

# National Real Estate Exam Practice Questions

A property owner has decided to do some landscaping work on his yard. He has planted a tree surrounded by some flowering shrubs. The tree and shrubs are an example of... - improvements

A property owner has a waterfront lot on a stream. He has the right to use the water from the stream. What is this right called? - riparian

A tenant is aware that his lease will expire at the end of the month. He has begun to disassemble his display cabinets and shelves. Which of the following statements about this is true - the tenant can take these as they are trade fixtures

A seller is attending the closing on his property. The title company has discovered an unsatisfied M&M lien on the property. Which of the following is the most likely reason for the lien? - plumbing work that was completed but never paid for

A listing agent went to inspect a seller's property hoping to list it for sale. The seller told the listing agent that his neighbor's satellite dish trespasses on his property. This is an example of... - encroachment

A father gives his son a life estate on a property. The son leases the property. The tenant dies. What happens to the property? - it goes back to the son until he dies

A man leaves his second wife a life estate in their home after which the property goes to his children from his first marriage. The children... - are remaindermen

Which of the following statements about an easement is true? - an easement is a benefit to the dominant property owner

P, Q and R are joint tenants. P wants to sell the property, but Q and R do not. What can P do? - file a suit for partition

A, B and C are joint tenants. C dies. B sells his share to D. What type of ownership do A and D have? - tenants in common

Under what right can the government change property use from commercial to residential only? - police power

Ownership of the common areas of condominiums is most likely to be: - tenancy in common

# Nysatas Practice Exam

**AW Chickering**



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