

RECA PRACTICE EXAM(RESIDENTIAL) 2023-2024 ACTUAL EXAM 180 QUESTIONS AND CORRECT ANSWERS WITH RATIONALES (VERIFIED ANSWERS) | ALREADY GRADED A

Adaptability - ANSWER- -How easy it is to change a home to meet a client's need, ie a home to grow old in.

Developer warranty programs - ANSWER- -1 year warranty on materials/workmanship used to construct residence, begins when buyer takes possession.

Extended warranty programs - ANSWER- -In conjunction with builder's warranty, provides 10-year protection against structural defects.

Manufactured construction - ANSWER- -3 sections almost complete (up to 95%)

-Minimal time required to join and complete sections.

Modular construction - ANSWER- -Three-dimensional, combined to create cohesive building.

-85% complete, few weeks to fully develop.

Panelized construction - ANSWER- -Prefabricated wall, floor or roof panel.

-Partial wall panel is framing sheathing.

-Completed wall panel include windows and or siding.

Building substructure - ANSWER- Below grade construction of foundation.

Building superstructure - ANSWER- Above grade construction of building.

-Envelope, service systems, interior building features.

Building envelope - ANSWER- -Everything that encloses structure and protects from elements.

-Roof, exterior walls, windows, exterior doors and interior walls.

Interior building features - ANSWER- -Interior finishes that complete interior.

-Interior walls, features, finishes, fixtures, lighting, floor, ceiling, kitchen/bathroom cabinets.

Building service systems - ANSWER- Essential services, connected to applicable municipal services

-Heat, electricity, water

Building lot - ANSWER- Lot grading, landscaping and other exterior components.

-Landscaping, walkways, driveway, fences.

Poured concrete - ANSWER- Cement, gravel, aggregate and sand.

Poured from mix trucks into large foundation molds known as forms. -

Strengthened by reinforced steel bars (rebar)

Cement block - ANSWER- Poured concrete, cement, gravel aggregate and sand. Fills blocks that are hollow but filled with mortar and reinforced with rebar.

Preserved wood - ANSWER- Load bearing walls built with treated lumber and sheathed with treated plywood.

-Wood used is treated with preservative chemicals to prevent decay and layered with mortar.

-Requires certification before usage.

Damp proofing - ANSWER- Asphalt-based film or coating applied to below grade exterior of foundation walls during construction process.

-Reduces passage of water vapor into foundation walls

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Waterproofing - ANSWER- Seamless membrane or spray is applied to exterior of foundation walls. Alternatively, compound can be added to concrete foundation mixture.

-Prevents water vapor and liquid water from penetrating foundation walls.

Subsurface drainage: Drain tiles - ANSWER- Perforated piping surrounded by aggregate rock, placed along foundation footings or beneath concrete slab.

-AKA weeping tile, directs water to municipal storm sewer system or to sump pit containing sump pump.

Subsurface drainage: Sump pump - ANSWER- Lined hole of shaft, two feet in diameter. Draws water away from foundation and redirects it to municipal storm water system or rock pit (rural).

-Located in sump pit, located in foundation floor.

Flat ceiling - ANSWER- Installing drywall to underside of the floor above or underside of roof structure.

-Common residential construction

Sloped ceiling - ANSWER- Make a residence appear more open and spacious, allow natural light into residence. -Popular but less common than flat ceilings.

Vaulted ceilings - ANSWER- Attached directly to roof trusses and have two unequal sloping sides that meet at a high point in the room.

Surface drainage systems - ANSWER- Roofs gutters, downspouts, extensions(connected and kept clear)

-Overall slope of lot facilitates water movement away from building

4 types of light pollution

-Urban sky glow

-Light trespass

-Glare

-Light clutter

Accessibility

-Individuals ability to access a building, move within and independence without barriers. IE Ramps, lifts elevators.

Accrual accounting

Recognizes revenues and expenses when the transaction occurs.

Adaptability

-How easy it is to change a home to meet a client's need, ie a home to grow old in.

Adjustments to CMA

Make adjustments to comparable property.

-For features missing from inferior properties (+)add

-For features subject properties missing (-) value.

Advantages of current RPR + Municipal certificate stamp

-Prevents unnecessary delays on closing transactions.

-Assures integrity of information through Land surveyor's liability insurance.

-Supports property's marketability.

Agreement for Sale

Seller allows buyer to finance the property, helps facilitate the sale when buyer cannot get financing for down payment.

-Buyer files caveat on title for interest.

-Seller remains as title owner until payment has been made in full.

Alberta Township System Description

Meridian/Range/Township/Section/Quarter Section/Legal Subdivision

ie. LSD1-17-42-1-W5 (subdivision 1, section 17, township 42, range 1, west of 5th Meridian)

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Amortization

The reduction of a loan balance through payments made over a period of time.

Amortization period

The length of time it takes to repay a loan in full based on constant blended payments.

Asbestos

Silicate minerals that naturally form in host rocks.

-Health risk occur when they become air-born and are inhaled.

Assemblage

Purchase of contiguous lots by same buyer(s), with intent to create single larger site with enhanced development potential.

-Involves efforts to change applicable land use bylaws if it limits or restricts property owner's intended (re)development of the land.

Assigned parking stall

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Not illustrated.

-Sold with unit, described in purchase contract.

Assignment of mortgage

The document used by a mortgagee to transfer the mortgagor to another company or person.

-Borrower does not have opportunity to contest sale of mortgage.

-Lender only has to notify that a sale of the mortgage took place.

Assumable mortgage

Buyer takes on existing mortgage as part of purchase contract.

-May require a credit check etc.

Back-to-front grading

Back of lot = high point.

-Ground surrounding building is elevated to allow water to flow back around towards front of lot.

Balanced market

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Supply = Demand

-Equilibrium, stable sale prices, prices changes vary, stable and steady.

Blanket mortgage

A mortgage which covers more than one piece of real estate.

-Often used by a developer in the financing of undeveloped lots.

-Contains a partial release clause that stipulates payment as each lot sells.

Brokerage interests

Interest of brokerage at odds with brokerage client

Builder's loan

Funding advance in intervals to a developer or builder to work on construction progresses.

-Funds are made available in intervals.

Building code requirements for secondary suites:

-Minimum 1.85 meter ceiling height.

-Direct access to exit to outside(in the event of emergency). Door must be 1890mm high, not less than 810mm wide, permitted to swing inward.

-Landings (stairs) Not less than 860mm in length.

-One window/bedroom.

-Fire protection between suite and dwelling.

-Interconnected smoke alarms, carbon monoxide alarms between primary & secondary suites.

-Enclosed furnace room, with specified thickness fire code.

-Independent heating, ventilation and electrical panel.

Building envelope

- Everything that encloses structure and protects from elements.
- Roof, exterior walls, windows, exterior doors and interior walls.

Building lot

Lot grading, landscaping and other exterior components.

- Landscaping, walkways, driveway, fences.

Building permits [learnexams](https://www.learnexams.com)

- Used for new residential buildings.
- Valid for one year in which building must proceed.
- ABC establishes technical specifications for new buildings.

Building service systems

Essential services, connected to applicable municipal services

- Heat, electricity, water

Building substructure

Below grade construction of foundation.

Building superstructure

Above grade construction of building.

-Envelope, service systems, interior building features.

Buyer conditions

-Financing

-Property inspection

-Condominium document

-Another party's approval

-Relocation

Buyer's confidential info

-Reason for purchase of property

-Motivation to purchase

-Price willing to pay for property

-Offers submitted

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Buyer's market

Supply > Demand

-More listings, Lower sale price, buyers can negotiate more, less offers, decrease in property sales/pricing

Capacity (mortgage)

Borrower's ability to repay all current debt obligation plus new mortgage.

-Calculated using Gross debt service ratio (GDS), total debt service ratio (TDS).

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Capital (mortgage)

Amount of funds personally invested in a property.

-Borrower that invests their own capital in a property represents less risk.

Cash accounting

Records cash when it is received and expenses when paid.

CASL

Canada's anti spam legislation - federal

Caveats

Notice or warning that someone is claiming interest in the land.

-notice of claim, does not relate to validity of claim.

Cement block

Poured concrete, cement, gravel aggregate and sand. Fills blocks that are hollow but filled with mortar and reinforced with rebar.

Certificate of title: information shown

-Land resignation district, LINC, short legal description.

-Title number, owners (name & addresses), fee simple.

-Instruments/other interests registered against title.

-Consideration paid for property.

-Municipality for property taxation/land use purposes.

-Reference number, ATS reference, total number of registered instruments.

Character (mortgage)

- Educational background.
- Professional experience.
- Length of employment at current job.
- Current residence.

Comparative market analysis process:

1. Communicate with prospective client.
2. Conduct research on property.
3. View subject property.
4. Select comparable sales.
5. Make adjustments to comparable properties.
6. Determine value of subject property.

Competing interests

Interest of brokerage clients compete in a transaction or potential transaction

Concepts of residential construction

- Technology
- Sustainability
- Accessibility
- Adaptability

Condominium additional data sheets (CADS)

Provides the following important information:

- Short legal description of condo plan, registered name of condo corporation, name/address of property management or condo management company.
- Number of units in condo. Registered bylaws or changes to bylaws of condo corporation,
- Name of Board of directors, encumbrances, financial obligations, pending litigations.
- Total number of instruments registered against condo.

Condominium units: RMS

- Registered size not to be used as RMS.
- Use standard RMS measurement practices.

Confined aquifers

Aquifer that lies between layers of impermeable material, causing it to be fully saturated with ground water.

-Pressurized because of confining layers.

Conservation easement

Voluntary easement between landowner and government agency; Limits amount and type of development that can occur on a landowner's property, to preserve ecological and/or natural portions of land.

Consideration **learnexams**

What each party to a contract receives in exchange for promised actions specified in contract.

-Must be of value, monetary, or an exchange of promises.

-Must be lawful.

-Contracts made under seal may still bind parties.

Conventional mortgage

Loan that does not exceed 80% of the appraised value or price of purchase of the property, whichever is less.

-20% down payment required.

-High ratio = more than 80% loan.

Conveyancing

act of transferring property title from one person to another.

-Respond to offers

-Accept/decline/expire/withdraw/counter.

Credit score analysis (mortgage) breakdown:

-35% payment history.

-30% level of debt.

-15% length of credit history.

-10% frequency of new credit card inquiries.

-10% type of credit owned.

Curtain principle

All current registered interests in land appear on certificate of title.

Damp proofing

Asphalt-based film or coating applied to below grade exterior of foundation walls during construction process.

- Reduces passage of water vapor into foundation walls

Days on market (DOM)

Average number of days a property is on open market and sold.

Densification

Increased concentration of residents or jobs over particular land area.

- Involves increase to maximum allowable number of occupants in particular parcel of land relative to land use classification/district.

Developer warranty programs

- 1 year warranty on materials/workmanship used to construct residence, begins when buyer takes possession.

Development permits

- Used for new subdivisions.

- Authorizes location, size and use of building.

Disaster Recovery Program (DRP)

Temporary programs that provide financial assistance to eligible individuals and organizations for uninsurable property damage, loss and other expenses as a result of extraordinary event.

-Covers costs essential to return property to basic function.

-Does not cover costs of enhancements/improvements made to essential property before disaster.

-DRP notice is placed on property once used up (can not occur again until 100 years event), can only be removed if proper flood mitigation is installed for future preventative matters.

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Discharge of contracts - 5 common methods:

Performance: The contract is fulfilled. Contract complete.

Mutual agreement: Both parties decide to end terms of contract, mutual agreement.

Frustration: is void because impossibility of performance.

Operation of law: purchase cannot proceed because bankruptcy or alteration without consent or if a brokerage ceases to be authorized by RECA.

Breach: One of the members of the party breaks or fails a obligation of the contract.

Dower consent

Agreement to specific disposition of a property, where untitled spouse provides agreement that is signed and executed by a lawyer.

Dower release

Untitled spouse waives any dower rights by signing legal release that is executed by lawyer.

-Titled spouse is free to do with property as they wish.

Dower rights

Grant certain property rights to untitled spouse (whose name is not on title).

-Life interest in property.

-Right to prevent disposal of property by titled spouse.

-Does not apply to common law relationships.

Easements

Right acquired by one party to use another party's land, allowing for shared or common use, typically for a specific purpose.

IE: overland drainage, access roads, maintenance access, parking rights, shared walkways.

Elements of a contract that make it valid:

- Parties to contract must have legal capacity.
- Objective of contract must be lawful.
- Intent by parties to enter contract.
- Consideration for promises made.
- Parties are in agreement.
- Parties have all fact and use free will to give consent.

Environmental awareness **learnexams**

- Consumers developing increased awareness of environmental hazards.
- Property values can be affected by presence of hazards.
- Can affect any type of property.

Environmental site assessments (ESA)

Determines if property is contaminated, level of contamination and how it is to be remediated.

ESA Phase 1

Determine through inquiry if contamination exists on property.

ESA Phase 2

Testing to confirm contamination, if contaminated, further testing to identify level of contamination.

ESA Phase 3

Any further testing to deal with any outstanding issues, determination of remediation options, and development of remediation plan.

-Carrying out remediation plan is not a part of ESA P3.

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Exclusive use parking stall

Illustrated with dashed lines or not differentiated from common.

-Sold with unit, described in purchase contract.

Executors

Person who receives title of property when owner of the property is deceased.

Extended warranty programs

-In conjunction with builder's warranty, provides 10-year protection against structural defects.

Fee simple estate

Highest form of private land ownership, includes most ownership rights.

-After rights of crown(government), closest to absolute ownership.

-AKA Freehold ownership

Fiduciary duties

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-Utmost loyalty

-Not to make secret profits

-Maintain confidentiality

-To account

-Avoid and disclose conflicts of interest

Flat ceiling

Installing drywall to underside of the floor above or underside of roof structure.

-Common residential construction

Flood fringes

Areas near waterways where floodwaters expected to be shallower and flow slowly.

-Include overland flow special areas.

-Overflow areas: Shallow floodwater is present; includes flood water that would run down streets between curbs.

Flood hazard map application

-Maps areas of Alberta that are frequent with flood hazards, includes areas that are a flood hazard.

-Over 70% mapped of major flood areas.

Floodways

Portion of flood hazard area most likely to flood.

-Include main channel of water way and part of adjacent bank.

-Areas where floodwaters expected to be deepest, fastest and most destructive.

-Highest risk.

Front-to-back grading

Front of lot = high point.

-Ground is built-up around building, water drains forward before moving around to back of lot.

GIM calculation (used for smaller revenue properties, limited units)

=Value/Annual gross income

Greenwashing

Making environmental claim about a product, practice or service that is beyond the benefits they actually produce.

Heating

Main

-Forced air

-Hot water

-Radiant - hot water electric

-electric systems

*High efficiency vents out the buildings exterior wall.

Injunction

Court mandated restrain to the offending party from performing an act.

Insurance principle

Government guarantees accuracy of every title.

-Indefeasibility of title: title is not subject to being annulled, voided or undone.

Intensification **learnexams**

Change in use within same land use classification. Development of a residential property or site to higher of occupancy that currently exists.

Intentional misrepresentation

False or misleading statement, made by someone who knew it was untruthful.

Interim financing

bridge or swing loan for short-term financing before a sale.

-Higher interest.

-Bridges the gap until long term financing is obtained.

Interior building features

-Interior finishes that complete interior.

-Interior walls, features, finishes, fixtures, lighting, floor, ceiling, kitchen/bathroom cabinets.

Joint tenancy: 4 conditions

Joint tenants hold equal interest in a property, in the event of survivorship, the interests of the deceased will pass to surviving owner(s). 4 conditions must exist:

1. Time: Interests all received at the same time.
2. Title: Title obtained from same document.
3. Interest: Same type of ownership interests.
4. Possession: Undivided interest.

Land use: Commercial classifications

Division of district of land, C-1, C-0, C-C1 etc.

Land use: Discretionary

Generally appropriate for applicable land use district, but are not necessarily compatible with surrounding uses.

-May be approved permanently or for a limited time and may require conditions to be met.

-Decision is based on merits of proposed development and impact on surrounding area.

Land use districts

Divides municipality into number of land use districts.

Land use: Illegal secondary suite

Secondary suite that does not meet current land use bylaw requirements and/or built without property permits.

Land use: Industrial classifications

Division of district of land, IM, IB etc.

Land use: Legal secondary suite

Secondary suite that meet current land use bylaw requirements and are built in accordance to ABC and fire code requirements.

Land use: Non-conforming secondary suite

Secondary suite that meets requirements that were in place when they were developed but do not meet the current requirements.

Land use: Permitted

Identified in land use bylaw for each land use district within municipality.

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-Entitles property owner to a permit if development conforms to applicable sections of bylaw.

Land use: Residential classifications

Division of district of land, R-1, R-2, R-3, R-5 etc.

Land use: Special use or direct control classification

Agricultural areas, public parks, school areas, recreation areas and urban-reserve areas.

Latent defects

-Physical deficiencies that do not make property dangerous or unfit for habitation. Something not known by seller/buyer at time of sale, thus not disclosed.

-Caveat emptor applies "Buyer beware".

IE: Hole in drywall hidden by wall hanging, dent in hardwood hidden by carpet. Damage to inner closet.

Leasehold estate

Land ownership via contract or lease between landlord and tenant.

-Gives right to exclusive use.

-Leases that last 3 years+: leasehold title obtainable, registering lease on property title.

Life estate

Grants life interest to land, exclusive possession of the land(usually for life of the person).

-Life tenant controls the land during life time, defaults to assignee when deceased and changes to fee simple.

Manufactured construction

-3 sections almost complete (up to 95%)

-Minimal time required to join and complete sections.

Material latent defects

Not visible upon ordinary inspection, has a potential to have adverse impact on value of property and or be a risk to people.

IE: Concealed structure damage, environmental contamination not remedied, renovations without building permits required, corroded post-tension cables, grow operations not remediated.

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Mirror principle

When referring to a certificate of title that reflects accurately and completely the current facts about the title.

Modular construction

-Three-dimensional, combined to create cohesive building.

-85% complete, few weeks to fully develop.

Mortgage

Pledging of real property to a lender as security for a debt.

Mortgage loan insurance

-Canada mortgage and housing corporation (CMHC)

-Genworth Canada

-Canada Guaranty Mortgage Insurance Company (Canada Guaranty)

MRF calculation (used for single unit rental)

=Value of property/monthly income

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Negligent misrepresentation

False or misleading statement who believed it to be true, after taking reasonable steps to assure accuracy.

Occupancy permits

-Used for new residential buildings. Builder must secure permit before residence is approved for occupation by purchaser.

Opposing interests

Interest of brokerage clients oppose in the same transaction or potential transaction

Panelized construction

- Prefabricated wall, floor or roof panel.
- Partial wall panel is framing sheathing.
- Completed wall panel include windows and or siding.

Participating mortgage

Two or more lenders involved that have fractional equitable interests in the real property.

-Lenders capitalize on any increase of prices in the property without any responsibilities.

Patent defects

-Obvious flaw discovered upon reasonable inspection.

Minor: Broken window pane, damage to entry walkway, cracks in cement etc.

Material: Roof re-shingling, large windows broken seals.

-Caveat emptor applies "Buyer beware" buyer is responsible to see suitability to their needs.

Permitted additional property measurements:

- Below grade areas.
- Area of structures not connected to property.
- Area of structures connected but do not meet year-round requirements.
- Attached properties: assumed exterior size.

Phased development disclosure

- Statement indicated development is in phases.
- Min/max # of units in entire project.
- Description of unit and common property in initial/subsequent phases.
- Basis for unit factor allocation.
- Extent developer will contribute to common expenses during development phases.
- Effect on owners' monthly contributions for administrative expenses and condominiums corporation's budget if future phase are not completed.
- Details of proposed appearance for each phase and compatibility with previous phases.

PIPA

Provincial - Privacy act

PIPEDA

Federal - privacy act

Postponement of mortgage

-Lender agrees to maintain position of subsequent priority on title.
Permits borrower to renew or replace an existing mortgage.

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Poured concrete

Cement, gravel, aggregate and sand. Poured from mix trucks into large foundation molds known as forms.

-Strengthened by reinforced steel bars (rebar)

Presentation order for CMA

1. Sold properties.
2. Active properties.

3. Brokerage services.

Preserved wood

Load bearing walls built with treated lumber and sheathed with treated plywood.

-Wood used is treated with preservative chemicals to prevent decay and layered with mortar.

-Requires certification before usage.

Principle of Highest and Best Use

-How much of a net return you can get by building on the property?

-If the use is temporary, it would then be considered the Interim use

Principle of substitution

Pay no more for a property than the cost of acquiring a similar and equally desirable property in the market.

Priority of mortgage

-Established by order of date it is registered against title of property at the LTO.

Priority of registered interests on titles:

1. Property taxes
2. Condominium fees
3. Mortgage(s), in the order of registration.

Privacy principles

-Accountability

-Identifying purposes

-Consent

-Limiting collection

-Limiting use, disclosure, retention

-Accuracy

-Safeguards of data protection

-Openness

-Individual access

-Challenging compliance

Processing seller's condominium documents

1. Inventory documents received via seller, note date received.
2. Compare seller's documents to those needed for transaction
3. Determine what is required condominium documents, distinguish if documents are current, determine remaining necessary documents to facilitate sale.
4. Follow up with seller a request documents needed.
5. Read all condominium documents to know content.
- 6*. if bare land unit, advise the seller the need of current RPR for municipal compliance.

Property inspection exclusions

- Alarm/smoke systems
- Wood burning appliances
- Sprinkler/pool/spas
- Underground items (IE storage)
- Decorative items
- Telephone/ other cables
- Outbuildings (things not attached to main building).

Property inspection inclusions

- Roof

-walls, floors

-Insulation

-Windows/doors

-Foundation

-Exterior

-Heating/ventilation/AC

-Plumbing/electrical

-Interior

-Asbestos/mould

Property inspection report aspects:

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-Current condition of inspected items

-Inspected items that are deemed unsafe or require repair or replacement.

-Estimation of approximate replacements/repairs are needed.

-Preventative measures to remedy current issues/extend life of inspected items.

*should never include estimates or quotes for repairs, replacements or improvements.

Quantum Meruit

Reasonable pay for the injured party to breach of a contract that has already had obligations completed under it.

Real estate

Raw land plus any improvements that are fixed/permanent.

Real property

Land, permanent improvements and property rights that go with ownership of the land.

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Real property reports (RPR)

- Legal description/municipal address
- Dimensions, directions of boundaries, date of title search and survey.
- Certificate title number, registered owners.
- Location and dimensions of buildings relative to boundaries, improvements, rights-of-ways, encroachments, easements registered on title.
- Designation of adjacent properties, certification from land survey company, permit stamp (when applicable), parcel designations of adjoining lands.
- Areas of concern from land surveyor's perspective.

Reckless misrepresentation

False or misleading statement, not intended to be, but without taking reasonable steps to assure accuracy.

Reclassification

Change in land use for particular parcel of land.

-Process property owners seek to change residential land use to non-residential land use.

Rented parking stall

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Not illustrated.

-Not sold with unit, must be negotiated with corporation again.

Representing Buyers (rural)

1. Educate about different types of utilities and services offered.
2. Look up any existing utility payments.
3. Look up current utility and service providers cost.
4. Look up any outstanding payments for utility/services.

Representing sellers (rural)

1. Obtain info about utilities/service providers.
2. Confirm any outstanding payments for installations cost from utility services.
3. Secure representations.
4. Document discussions/decisions and file to brokerage.
5. Take reasonable steps to determine facts about property.
6. Acquire relevant info about utilities and services to describe property.

Residential buying process:

1. Pre-discussion with prospect.
2. Prepare presentation package
3. Present presentation package
4. Enter into service agreement.
5. Determine wants, needs, preferences, concerns.
6. Select properties, schedule showing, show.
7. Write, present, negotiate offers.
8. Finalize sale and help with closing process.

Reverse mortgage

A loan based on the equity in a home, that provides elderly homeowners with tax-free income and is paid back with interest when the home is sold or the homeowner dies.

RMS & client.

- Retain measurements, calculations, notes, and date to be reported to brokerage.
- Retain measurement report if a qualified professional does RMS, submit to brokerage.
- Check measurements are up to standards and accurate/error free.

RMS: Detached properties.

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- Take exterior measurements at foundation.
- Extrapolate exterior measurements from interior when foundation is inaccessible.
- Take interior measurements at floor level.

RMS Principles

- RE agents must use it.
- Identify measurement system, use consistently.
- For single detached, measure exterior wall at foundation.

-Semi-attached, measure interior perimeter walls (paint to paint) at floor level. Additional area assumed with exterior measurements.

-Include floor levels entirely above grade, exclude floor levels below floor grade. Below grade may be measured but must not be included.

-Include all additions above grade areas within structure, must be weatherproof and suitable for year-round use.

RMS Principles continued.

-Minimum floor-to-ceiling height of 2.13 meters (7ft).

-When ceiling sloped, area with floor-to-ceiling of at least 1.52 meters (5ft) may be included as long as there is 2.13 meters(7ft) in the same room.

-Include extensions from main structure with minimum floor-to-ceiling of 1.52 meters(5ft), cantilevers, bay/bow/dormer windows.

-Exclude open areas that have no floor, vaulted areas.

-Additional areas can be included as long as they are: Permanent, connected to main electrical, and has main heating or self that can maintain 22 degrees year round.

-Box window can be included if it is 1.52 meters(5ft).

RPR & Municipal certificate of compliance

Proves RPR is conforming to any standards set by municipal regulation.

Rural Electrification Administration (REA)

The administration that provided electricity for rural Canada; utility co-ops.

-non profit.

Sale price to list price ratio

Average sale price of property percentage of their list price at time of sale.

Sales to new listing ratio

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Newly listed properties: number of sold properties over specified period.

Self regulation

- General obligation
- Care & Skill
- Act honestly
- Negotiate favorable terms
- Maintain confidentiality
- Disclose information

- Act in person
- Obey lawful instructions
- Perform mandate

Seller conditions

- Relocation
- Seller purchase
- Lawyer review
- Dower

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Seller's confidential info

- Reason of property sale
- Motivation regarding sale
- Price seller will accept for sale
- Offers received by seller

Seller's market

Demand > Supply

- Less listings, higher sale price, multiple offers, increase in property sales/pricing.

Septic system maintenance

- Performed annually to test working condition.
- Must be pumped out every 1-2 years.

Sequence of CMA adjustments

- Time of sale.
- Location of sold property.
- Physical characteristics comparable.

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Signs of septic system failure

- Sewage odors / backup / slow draining / nitrates or bacteria in water / lush green grass / buildup of weeds.

Sloped ceiling

Make a residence appear more open and spacious, allow natural light into residence.

- Popular but less common than flat ceilings.

Specific performance

Guilty party of the breach can be compelled to carry out their promise from order of a court.

SPIN 2 Search requirements (1 of 3)

- Legal description of the land.
- Land identification number code (LINC)
- Title number for property

Split grading **learnexams**

Building = high point

-Used on relatively flat lots, allows water to flow to the back and front edges of the property.

Standard of care

- Professional standards
- Professional norms/practices
- Expert testimony
- Benefits of role clarity/consistency

- Meeting regulatory requirements
- Enhances professionalism
- Prevents unintended relationships
- Clarifies responsibilities and services to consumers
- Reduces disputes

Subdivision

Division of larger lot into two or more smaller lots. Each smaller lot granted own title, allowing it to be sold separately.

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Subsequent building permits

- Used to change existing buildings.
- Required for new additions, demo or relocation, Major alterations or renovation, supplemental structure.

Subsurface drainage: Drain tiles

Perforated piping surrounded by aggregate rock, placed along foundation footings or beneath concrete slab.

- AKA weeping tile, directs water to municipal storm sewer system or to sump pit containing sump pump.

Subsurface drainage: Sump pump

Lined hole of shaft, two feet in diameter. Draws water away from foundation and redirects it to municipal storm water system or rock pit (rural).

-Located in sump pit, located in foundation floor.

Surface drainage systems

Roofs gutters, downspouts, extensions (connected and kept clear)

-Overall slope of lot facilitates water movement away from building

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Sustainability

-Use and recycling of materials used in construction

Technology

-the process of implementing single application to operate multiple functions of a property

Tenancy in common

Two or more property owners, with equal or unequal shares of the property.

-No rights of survivorship.

Titled parking stall

Illustrated as solid, bold lines

-Sold with unit, described in purchase contract.

Title insurance

Protected the insured against losses as a result of title related/ some non-title related matters. Any defects or issues regarding property must be disclosed to insurer.

-Gap coverage, some lenders accept it in lieu of RPR.

-May facilitate some transaction when RPR is unavailable.

-Defends insured's interest.

Trustee

Legally appointed person to hold assets for benefits of one or more persons. Trust agreements set out terms of trustee's powers and duties.

Types of RPR (2)

Current: Current status, as of date of report.

Existing: Status of property as of date it was prepared.

-updating is cheaper than preparing new one.

*Optionally Title insurance can be substituted if accepted by terms of transaction.

Unconfined aquifers

Aquifer which has a upper boundary that is exposed directly to the atmosphere through an opening in the soil.

-AKA water table aquifers.

-Can be contaminated by surface waters.

Underground storage tanks (USTs)

Underground storage of gasoline, diesel, oil and other chemicals.

-Can be hazardous if leaks develop

-Used by Service stations, dealerships, taxi companies, bus, research etc.

Utility right-of-way

Common easement on most property titles; Provides access for utility installations or service points that cannot be altered, removed or blocked by property owner.

Vaulted ceilings

Attached directly to roof trusses and have two unequal sloping sides that meet at a high point in the room.

Vendor Take-Back Mortgage

Property title is transferred to the buyer, who makes mortgage payments directly to the seller.

- Seller registers interest on title.
- AKA seller take-back mortgage.
- Seller is Mortgagee and buyer is mortgagor

Water efficiency: 3 principles

- Reduce: awareness and active ways to use less
- Retrofit: Replacing fixtures with more efficient less use.
- Repair: Immediate repair of fixtures to reduce water usage.

Waterproofing

Seamless membrane or spray is applied to exterior of foundation walls. Alternatively, compound can be added to concrete foundation mixture.

-Prevents water vapor and liquid water from penetrating foundation walls.

Water quality tests for wells

Bacteriological/chemical test

Water well performance test

Yield tests, gallons/minute

Well water quality

Impacted by chemical/ Microbial / Sediment contamination

WHMIS

-National hazard communication system, safe use and storage of controlled products in workplace.

-Requires labels, material safety data sheets (MSDS), and education/training.

Wraparound mortgage

A mortgage that encompasses any existing mortgages and is subordinate to them.

- Borrower receives difference between original and new mortgage.
- AKA umbrella mortgage.

Written service agreements: Benefits

- Complies with regulatory requirements for service agreements.
- Identifies relationship between consumer and agent.
- Service provisions, arrangements and conditions.
- Responsibilities of parties.
- Discloses amount or method of calculating brokerage remuneration.
- Defines expiry date, provisions for termination, enhances professionalism.
- Transparency, enhances value of services provide.

Xeriscaping

Form of landscaping that emphasizes planting low-water demand vegetation.

- "Dry scaping" minimizing usage of water, fertilizer and other maintenance.

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