

Real Estate Principles

Chapter 3 Quiz

1. Earl and Merle own a property together with undivided interests, without the right of survivorship. This would be considered:
 - A. joint tenancy
 - B. tenancy in common
 - C. severalty
 - D. a periodic estate

2. A possessory ownership right or interest in real property is a/an:
 - A. lien
 - B. encumbrance
 - C. tenancy
 - D. estate

3. In a condominium, real property tax assessments:
 - A. are made on each individual unit
 - B. are made on the entire property and then prorated by the building manager
 - C. do not include the value of the condominium common areas
 - D. will create a lien on the entire property, but not on the individual unit

4. A joint tenancy would become a tenancy in common in which of the following situations?
 - A. One of two joint tenants dies
 - B. One of three joint tenants dies
 - C. One of two joint tenants gets married
 - D. One of two joint tenants sells his interest to a third party

5. Which of the following would be considered an interest in personal property?
 - A. Improvements constructed on the land
 - B. Mineral rights
 - C. A leasehold estate
 - D. Growing trees in a natural forest

6. Adam leased a property from Casey for a five-year term. Casey died, at which point Adam found out that Casey had only a life estate in the property that he was leasing. The lease is:
 - A. valid for the remaining five years
 - B. valid until invalidated by the executor of Casey's estate
 - C. valid only during the life of Casey
 - D. invalid since it is fraudulent and illegal to lease a life estate

7. All of the following would defeat a joint tenancy, except:
 - A. Conveyance of one's interest to a third party
 - B. Receiving title in separate documents
 - C. Each joint tenant is restricted to a certain portion of the property
 - D. Executing a mortgage against one tenant's interest in the property

8. Jim, Mitch, and Noel own a vacant lot as joint tenants. If Jim dies:
- A. the joint tenancy is totally terminated
 - B. Mitch and Noel receive Jim's interest through intestate succession if Jim dies without a will
 - C. Mitch and Noel receive Jim's interest through survivorship as tenants in common
 - D. Jim's interest is terminated
9. Of the following choices, which one contains only items of real property?
- A. Land, harvested grain, unextracted oil
 - B. Flowing water, a leasehold estate, mineral rights
 - C. Land, cultivated crops, lumber
 - D. Land, growing trees, running stream
10. In his will, Raul left his house to his son, Steve, and Steve's wife, Tonya. Raul specified that Steve would receive a 2/3 interest and Tonya would receive a 1/3 interest, and that they would have the right of survivorship. How would Steve and Tonya take title?
- A. As community property
 - B. As joint tenants
 - C. As tenants in common
 - D. As tenants by the entirety
11. Which of the following statements about condominiums is false?
- A. A condominium owner has an estate in real property
 - B. A condominium owner has an undivided interest in real property plus a separate interest in a unit within that real property
 - C. A condominium owner has an estate for years
 - D. A condominium may be commercial or industrial
12. Of the following, which is the best definition of a fee simple absolute estate?
- A. Title and ownership without limitations
 - B. An estate for years
 - C. An estate based on a condition subsequent
 - D. The greatest interest one can own in land
13. Which of the following is NOT considered a common element in a condominium?
- A. Lobby area
 - B. Hallways within a unit
 - C. Parking lot
 - D. Elevator
14. Which of the following represents similarities between owning a condominium and owning a cooperative?
- A. The owners will receive a proprietary lease that authorizes use of the common areas
 - B. The owners are assessed for the cost of maintenance to the common areas
 - C. The owners will receive a deed for their respective interests
 - D. The owners will be issued stock in the corporations that own their respective projects

15. In which of the following ways are joint tenancy and community property similar?
- A. Both are limited to husband and wife
 - B. Both involve the right of survivorship
 - C. Both involve equal ownership interests
 - D. Both require the signature of all parties to sell the property