

MATH EXERCISES

1. A parcel of vacant land 80 feet wide and 250 feet deep was sold for \$200 per front foot. How much money would a salesperson receive for her 60 percent share in the 10 percent commission?
 - a. \$640
 - b. \$960
 - c. \$1,600
 - d. \$2,400

2. A building sold for \$157,000. The broker charged a 6 percent commission and divided it as follows: 10 percent to the salesperson who took the listing; one-half of the balance to the salesperson who made the sale; and the remainder to the broker. What was the listing salesperson's commission?
 - a. \$239
 - b. \$942
 - c. \$1,570
 - d. \$4,239

3. The listing and selling brokers agree to split a 7% commission fifty-fifty on a \$96,900 sale. The listing broker gives the listing salesperson 30% of his commission and the selling broker gives the selling salesperson 35% of his commission. How much does the selling salesperson earn from the sale?
 - a. \$1,139.78
 - b. \$1,174.78
 - c. \$971.95
 - d. \$1,187.03

4. The seller wants to net \$65,000 on the sale of his house after paying the broker a fee of 6%. How much must the gross selling price be?
 - a. \$69,149
 - b. \$68,093
 - c. \$67,035
 - d. \$66,091

5. If a seller needs to net \$50,000 after the sale, how much must the real estate sell for, if the selling costs include a 7% commission and \$1,200 in other expenses?
 - a. \$54,700.00
 - b. \$54,963.44
 - c. \$55,053.76
 - d. \$55,633.25

6. The Larsons sold their vacation home for \$88,000. If they made a profit of 10 percent, what was the original cost of the property?
- a. \$61,000
 - b. \$79,000
 - c. \$79,200
 - d. \$80,000
7. The salesperson received \$2,800 commission on her 35% share of the total commission on the sale of a property that sold for \$160,000. What was the commission rate?
- a. 10%
 - b. 5%
 - c. 7%
 - d. 4.6%
8. Salesperson Gail received \$787.50 as her half of her broker's 7% commission on a sale. What was the sales price?
- a. \$45,000
 - b. \$22,500
 - c. \$22,000
 - d. \$25,000
9. Mr. Sutfin's house sold for \$185,000 and the total commission was 6.5% of that amount. The broker received three-fourths of that amount and the salesperson received one-fourth. How much was the broker's commission?
- a. \$9,018.75
 - b. \$3,006.25
 - c. \$6,012.50
 - d. \$12,025.00
10. Ms. Rivera paid \$75,500 for a house. She now wants to sell it and net a 20% profit after paying the broker's commission. She gave the broker the listing at 5%. What would the selling price have to be?
- a. \$80,000
 - b. \$79,473
 - c. \$95,368
 - d. \$95,000
11. A property has a market value of \$178,000. The property is assessed at the rate of 45%. The tax rate is \$4.50 per \$100 of assessed value. How much tax will be charged in one year?
- a. \$3,604.50
 - b. \$7,649.55
 - c. \$8,010
 - d. \$4,000

12. A residential property sold for \$175,000. The assessed value for tax purposes is 35% of market value. What will be the amount of the tax bill if the tax rate is \$8.25 per \$100 of assessed value?
- \$14,437.50
 - \$7,500
 - \$5,053
 - \$21,625
13. The tax rate can be expressed as a certain number of mills for each dollar of assessed value. Indicate which of the following decimal equivalents is correct?
- 19 mills = .19
 - 23 mills = .023
 - 45 mills = .0045
 - 35 mills = .0035
14. The Smith home has an assessed value of \$325,000. The Smiths are permitted a \$3,500 exemption and will owe current annual tax based on \$4.50 per \$100 of valuation. What will their monthly tax bill be?
- \$14,625.00
 - \$14,467.50
 - \$1,218.75
 - \$1,205.63
15. Real Estate was sold for \$284,000 with the buyer assuming a mortgage of \$52,000. What amount of transfer tax is due if the tax is based on the cash exchanged at closing at the rate of \$.50 per \$500?
- \$232.00
 - \$284.00
 - \$2,320.00
 - \$2,840.00
16. Real Estate is being sold for \$195,000, with the purchaser assuming \$56,000 unpaid balance of the seller's existing mortgage. What is the state transfer tax?
- \$195.00
 - \$2,085.00
 - \$1,390.00
 - \$139.00
17. A bank issued a loan of \$21,000 at 11% simple interest for two and a half years. If the loan was paid in full at the end of two and a half years, how much interest was paid to the bank?
- \$5,775.00
 - \$4,620.00

- c. \$6,612.53
 - d. \$6,006.43
18. If a bank wished to earn \$6,300 on a loan of \$50,000 over twelve months, what interest rate would the bank have to charge?
- a. 11%
 - b. 12.5%
 - c. 12%
 - d. 12.6%
19. A homeowner borrows \$15,000 from a lender at 11% interest. When this loan is paid off at the end of seven months, what will the total paid be?
- a. \$1,500
 - b. \$83.13
 - c. \$15,962.50
 - d. \$16,425.00
20. Ms. Wilson can obtain a 90% loan on a home selling for \$385,000. What will her required cash down payment be?
- a. \$346,500
 - b. \$77,000
 - c. \$38,500
 - d. \$308,000
21. Two discount points cost a seller \$1,650. What is the amount of his loan?
- a. \$168,367
 - b. \$82,500
 - c. \$165,000
 - d. \$924
22. Mrs. York can obtain an 80% conventional loan to purchase a home listed for \$428,000. If the property appraises for \$425,000, what will be the required down payment if she buys it for the appraised value?
- a. \$42,400
 - b. \$85,000
 - c. \$85,600
 - d. \$42,800
23. Mrs. Walsh owns a residence valued at \$77,000 and has been granted a 30-year mortgage loan equal to 75% of the value of the property. If the interest rate is 9%, compute the amount of interest charged for the first month of the loan.
- a. \$577.50
 - b. \$567.50
 - c. \$433.12

- d. \$462.00
24. If Mrs. Walsh's monthly payment is \$464.89, what will be the balance of the principal of her loan next month? (use the information from previous question)
- a. \$57,718.23
b. \$77,000.00
c. \$76,887.39
d. \$58,250.32

ANSWERS

1. b
2. b
3. d
4. a
5. c
6. d
7. d
8. b
9. a
10. c
11. a
12. c
13. b
14. b
15. a
16. d
17. a
18. d
19. c
20. c
21. b
22. b
23. c
24. a