

CURRENT ISSUES 2022-2023 Final Exam

True or False 1. If buyer is unable to prove that he/she possesses the required cash, then the seller may terminate the transaction instead of having to wait for the sale to fail.

TRUE or False 2. The buyer cannot benefit from adding a plan for a quick exit from the contract if the home inspector finds problems

TRUE or False 3. Unless there is apparent reason, such as a highly competitive seller's market, it may not be wise to include an escalation clause

4. HB 1462 requires -----days' notice from a landlord to terminate month-to-month tenancies if the termination is for substantial rehabilitation for the property, a change of use, or demolition. Substantial rehabilitation is defined as, "extensive structural repair or extensive remodeling of premises that requires a permit such as a building, electrical, plumbing, or mechanical permit, and that results in the displacement of an existing tenant". Change of use is defined as conversion from residential to nonresidential, or to another form of residential use

A, 60 Days

B. 90 Days

C. 120 Days

D. 140 Days

5. Washington State is making several changes to the law as a result of the passing of Senate Bill 5160 ("SB 5160"). These changes went into effect upon its passing on _____

A. April 22, 2021

B. May 22, 2021

C. Aug 22, 2021

D. July 22, 2021

6 A landlord is prohibited from:

A. imposing late fees on the debt;

B. reporting the delinquency or an unlawful detainer based upon the debt to a prospective landlord; and

C. inquiring about, considering, or requiring disclosure of a tenant's or prospective tenant's medical records or

D. history, unless it is necessary to evaluate a reasonable accommodation or modification request.

E. All of the Above

True or False 7. The Eviction Resolution Pilot Program (ERP) was mandated and now applies to all counties in the state of Washington. In accordance with the program, new notices must be sent before filing an unlawful detainer action and mediation may be required

True or False 8. Landlords are NOT ineligible for reimbursement through the Fund if the tenant vacated the tenancy because of an unlawful detainer action for nonpayment

9. For a successful and long term business, brokers and licensees need to work well with other

- A. Brokers
- B. Licensees
- C. Clients
- D. Brokers and Licensees

True or False 10. Listing brokers should present offers to the seller immediately upon receipt ("timely" presentation is likely getting the offer to the seller the day it is received by the listing broker).