

# Georgia Law Real Estate Practice Exam

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## 4. Chapter: Georgia Law Real Estate Practice Exam

### 1. Georgia Law Real Estate Practice Exam Questions

#### 4.1.1. In Georgia, the period of adverse use must be at least

Author: Tomika Skanes

In Georgia, the period of adverse use must be at least

Please choose only one answer:

- five (5) years for improved land and ten (10) years for wild land.
- seven (7) years for improved land and twenty (20) years for wild land.
- twenty (20) years for improved land and forty (40) years for wild land.
- three (3) years for improved land and seven (7) years for wild land.

Check the answer of this question online at QuizOver.com:

Question: [In Georgia the period of adverse use must Tomika Skanes Law Real](#)

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#### 4.1.2. In Georgia, a deed includes the following covenants and warranties ...

Author: Tomika Skanes

In Georgia, a deed includes the following covenants and warranties except:

Please choose only one answer:

- Right to Convey
- Restrictive Covenants
- Quiet Enjoyment
- Seisin

Check the answer of this question online at QuizOver.com:

Question: [In Georgia a deed includes the following Tomika Skanes Law Real Quest](#)

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### 4.1.3. Hazard insurance is:

Author: Tomika Skanes

Hazard insurance is:

Please choose only one answer:

- prorated by 360 days
- effective the day after you take it out
- prepaid in advance
- usually paid for six months

Check the answer of this question online at QuizOver.com:

Question: [Hazard insurance is: Tomika Skanes Georgia Law Real Estate Practice](#)

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#### 4.1.4. The total collection of rights that may be claimed by private owner...

Author: Tomika Skanes

The total collection of rights that may be claimed by private ownership is best described as:

Please choose only one answer:

- The fee simple system
- Freehold
- An estate
- The bundle of rights

Check the answer of this question online at QuizOver.com:

Question: [The total collection of rights that may be Tomika Skanes Georgia](#)

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#### 4.1.5. Which of the following costs is usually a credit on the estimated p...

Author: Tomika Skanes

Which of the following costs is usually a credit on the estimated purchaser's cost worksheet?

Please choose only one answer:

- Survey
- Accrued interest on loan assumed
- Hazard insurance escrow
- Purchase

Check the answer of this question online at QuizOver.com:

Question: [Which of the following costs is usually a Tomika Skanes Georgia Quest](#)

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#### 4.1.6. Georgia recognizes all of the following except:

Author: Tomika Skanes

Georgia recognizes all of the following except:

Please choose only one answer:

- Year's Support
- Tenancy by the Entirety
- Tenancy in Common
- Joint Tenancy

Check the answer of this question online at QuizOver.com:

Question: [Georgia recognizes all of the following Tomika Skanes Law Real Quest](#)

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#### 4.1.7. In Georgia, any person acting as a real estate licensee without a l...

Author: Tomika Skanes

In Georgia, any person acting as a real estate licensee without a license shall be guilty of:

Please choose only one answer:

- a felony
- a misdemeanor
- misrepresentation
- fraud

Check the answer of this question online at QuizOver.com:

Question: [In Georgia any person acting as a real Tomika Skanes Law Estate Quest](#)

Flashcards:

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#### 4.1.8. Real property legal descriptions in Georgia can be based on all of ...

Author: Tomika Skanes

Real property legal descriptions in Georgia can be based on all of the following EXCEPT:

Please choose only one answer:

- Land Lots
- Georgia Militia Districts
- Districts
- Townships

Check the answer of this question online at QuizOver.com:

Question: [Real property legal descriptions in Georgia Tomika Skanes Law](#)

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#### 4.1.9. In order to receive a Georgia Salesperson's License you must:

Author: Tomika Skanes

In order to receive a Georgia Salesperson's License you must:

Please choose only one answer:

- be a graduate of a High School.
- take a 75 hour in-class prelicense course.
- be at least 21 years of age.
- pass the state exam.

Check the answer of this question online at QuizOver.com:

Question: [In order to receive a Georgia Salesperson Tomika Skanes Law Real](#)

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#### 4.1.10. In Georgia, Power of Sale Notice requirements include all of the fo...

Author: Tomika Skanes

In Georgia, Power of Sale Notice requirements include all of the following except

Please choose only one answer:

- Foreclosure sales must take place on the first Tuesday of each month (between 10AM and 4PM) at the courthouse. The trustee will auction the property to the highest bidder at the courthouse steps.
- The lender must then publish the notice of the scheduled foreclosure sale in the county newspaper in which the property is located for four (4) consecutive weeks before the sale. The borrower must also receive by certified mail notice at least fifteen (15) days before the date of the proposed sale.
- There is a statutory right to reinstate the loan prior to the sale in Georgia in which the borrower can regain title to property provided that the balance is paid in full.
- Prior to initiating a foreclosure, the lender must send a demand letter requesting the payment of all past due amounts, which gives the borrower ten (10) days to pay these amounts otherwise foreclosure proceedings will begin. If payment is made at this stage no attorney's fees are assessed.

Check the answer of this question online at QuizOver.com:

Question: [In Georgia Power of Sale Notice requirements Tomika Law Real Estate](#)

Flashcards:

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#### 4.1.11. A township contains how many square miles?

Author: Tomika Skanes

A township contains how many square miles?

Please choose only one answer:

- 6
- 16.5
- 36
- 640

Check the answer of this question online at QuizOver.com:

Question: [A township contains how many square miles Tomika Skanes Georgia Quest](#)

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#### 4.1.12. Georgia recognizes the following types of deeds except:

Author: Tomika Skanes

Georgia recognizes the following types of deeds except:

Please choose only one answer:

- General Warranty Deed
- Warranty Forever Deed
- Special Warranty Deed
- Quit Claim Deed

Check the answer of this question online at QuizOver.com:

Question: [Georgia recognizes the following types of Tomika Skanes Law Real](#)

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#### 4.1.13. The legal instruments that establish a Georgia mortgage include all...

Author: Tomika Skanes

The legal instruments that establish a Georgia mortgage include all of the following EXCEPT:

Please choose only one answer:

- promissory note
- in a commercial transaction, a security agreement
- consideration
- deed to secure debt

Check the answer of this question online at QuizOver.com:

Question: [The legal instruments that establish a Tomika Skanes Georgia Law](#)

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#### 4.1.14. How are mortgage liens treated in Georgia?

Author: Tomika Skanes

How are mortgage liens treated in Georgia?

Please choose only one answer:

- Georgia is known as a Dual theory state
- Georgia is known as a Lien theory state
- Georgia is known as a Title theory state
- Georgia is known as a Intermediate theory state

Check the answer of this question online at QuizOver.com:

Question: [How are mortgage liens treated in Georgia Tomika Skanes Law Real](#)

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4.1.15. On a closing statement which of the following items would MOST LIKE...

Author: Tomika Skanes

On a closing statement which of the following items would MOST LIKELY be a debit to the seller:

Please choose only one answer:

- Transfer tax
- Property sale price
- Insurance policy refund
- Sale of personal property

Check the answer of this question online at QuizOver.com:

Question: [On a closing statement which of the following Tomika Georgia Law](#)

Flashcards:

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