

BC Real Estate Trading Services Course Practice Test Questions and Answers

1. A building's 'R-value' refers to:

- A) The ratio of usable floor area to total building footprint
- B) A material's resistance to heat flow (thermal resistance)
- C) The building's resistance to lateral seismic forces
- D) The reflectivity rating of exterior cladding materials

2. Under BC law, 'escheat' refers to:

- A) The penalty for misrepresentation in a real estate transaction
- B) Property reverting to the Crown when an owner dies without heirs or a valid will
- C) The forfeiture of a deposit when a buyer defaults
- D) The cancellation of a mortgage upon full repayment

3. In BC, a 'mortgage term' refers to:

- A) The full repayment period of the loan
- B) The period during which the current interest rate and conditions are locked in before renewal
- C) The number of payments required annually
- D) The penalty period for early prepayment

4. In BC, a 'sub-agent' in real estate is:

- A) A buyer's agent who finds a property listed by another brokerage
- B) An agent appointed by the listing agent to assist with the transaction on behalf of the seller
- C) A junior licensee supervised by the managing broker
- D) A property manager acting for a strata corporation

Answers: 1-B 2-B 3-B 4-B

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