

Student's Name _____ Version **A**

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Spring 2017 Exam 1. Jacobus Ch 1-4, 17 and 23 and Neb. Landlord Tenant**Multiple Choice**

Identify the choice that best completes the statement or answers the question.

1. Easements, rights of way, and condominium parking stalls are examples of
 - a. emblements.
 - b. trade fixtures.
 - c. riparian rights.
 - d. appurtenances.
2. Restrictions on the type and color of drapes, that are visible to the outside, which a condominium owner can use in his unit, would be found in the
 - a. master deed.
 - b. CC&Rs.
 - c. bylaws.
 - d. house rules.
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 - a. Income producing properties
 - b. Land and buildings for industrial sites
 - c. Agribusiness properties
 - d. Residential acreages
4. Ownership of rights to land, by a person and his/her heirs and assigns forever until the government can no longer protect those rights is:
 - a. A life estate
 - b. A less than freehold
 - c. Not available in the United States
 - d. Fee simple ownership of real estate
5. Which entity would be most likely to hold an easement in gross?
 - a. adjacent property owner.
 - b. a power company.
 - c. a tenant at will.
 - d. a corporation on the same road.
6. To transfer ownership of a chattle, which document should be used?
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 - b. Deed
 - c. Installment agreement
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7. Tests of a fixture include all of the following EXCEPT
 - a. agreement of the parties.
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 - c. value of the item.
 - d. manner of attachment.
8. The fact that a surviving cotenant automatically acquires all the right, title and interest of the deceased cotenant is characteristic of
 - a. the right of survivorship
 - b. tenancy in common
 - c. tenancy in severalty
 - d. life tenancy

9. A residential landlord (Nebraska) is required to give ____ day's notice to cure a breach of lease (not including non-payment of rent).
 - a. 3 days
 - b. 5 days
 - c. 14 days
 - d. 60 days
10. A Nebraska residential landlord, in order to enter a rental, must give the tenant at least:
 - a. Notice one day to the next
 - b. Twenty four hour notice
 - c. Written notice
 - d. No notice is required
11. A condominium owner can obtain all of the following EXCEPT
 - a. severalty ownership of his share of the common elements.
 - b. title insurance on his nit.
 - c. a separate mortgage.
 - d. joint tenancy ownership of his unit.
12. A deed grants a parcel of land to Betty and Art, with no further distinction as to tenancy. Betty and Art would own the property as
 - a. joint tenants.
 - b. community property.
 - c. partners.
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13. The term "estate" refers to:
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 - b. a legal interest or right in land
 - c. an impediment to title
 - d. right of the state to take ownership of privately held real estate
14. A major disadvantage to ownership in severalty is:
 - a. All responsibility is on one person
 - b. Co-owners share obligations
 - c. Remainderman pay taxes
 - d. Lack of flexibility in decision making
15. Gives a tenant the opportunity of renewing a lease at a predetermined rental without obligating the tenant to actually do so:
 - a. Option clause
 - b. Participation clause
 - c. Assignment clause
 - d. Constructive eviction
16. The owner of land in a cooperative project:
 - a. a corporation
 - b. the air lot owner
 - c. the state
 - d. the board of directors
17. By what action does the government take property for public use?
 - a. Condemnation
 - b. Adverse possession
 - c. Zoning
 - d. Public vote
18. Damages which exceed ordinary wear and tear::
 - a. is landlord's responsibility
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19. A father deeds a life estate in the farm to his son George. George sells this interest to Harry. What happens to the farm when Harry dies?
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20. The greatest estate or ownership in real property is
 - a. an estate at sufferance.
 - b. a fee simple estate.
 - c. a life estate.
 - d. a qualified estate.

21. All of the following may constitute a lien on real property EXCEPT
- a mortgage.
 - unpaid real property taxes.
 - a restrictive covenant in a deed.
 - a judgment against the owner.
22. A residential apartment tenant would be expected to pay the landlord for
- normal wear and tear.
 - damage to the apartment caused by the tenant.
 - any change in the apartment.
 - sun-faded carpet.
23. The tenants gave notice to vacate on the 2nd of the month to vacate on the 2nd of the next month.
- This notice is not effective, notices must be given prior to the periodic rental date
 - This notice is not effective, notices may be given at least 60 days prior to the termination date
 - This notice is effective, the notice was given 30 days prior to the termination date
 - This notice is effective, notices may be given on any day of the month
24. Absent an agreement to the contrary, all of the following would be considered real property except:
- automobiles on a car dealer's lot
 - grain bin
 - teller's window and counter
 - lights and doors of classrooms
25. All of the following are acceptable means of describing real property EXCEPT
- metes and bounds.
 - lot and block.
 - allodial method.
 - rectangular survey method.
26. A tenant will know in advance how much his rent will be at any time during the lease under a
- gross lease.
 - percentage lease.
 - pass through lease.
 - participation.
27. A right in another's real property acquired through continuous use is:
- eminent domain
 - easement by prescription
 - easement by color of title
 - easement by necessity
28. Property taxes are
- levied according to square footage.
 - a lien until paid.
 - based on income of the owner.
 - an encroachment until paid.
29. Individual units in a condominium development are classed as
- real property.
 - common elements.
 - cooperative elements.
 - personal property.
30. When would a metes and bounds survey be preferred?
- To describe irregularly shaped parcels
 - For mail delivery
 - To describe property in a subdivision
 - When a brief description is needed
31. The term *scarcity* as it relates to real estate refers to:
- fixity
 - the durability of real estate
 - the a limited supply of land
 - the fact that real estate cannot be moved

32. Mrs. Coffee has a life estate for the duration of her own life. She
- can devise it.
 - cannot lease it.
 - cannot sell it.
 - can sell the mineral rights.
33. Nebraska residential leases are what type of leasehold?
- Tenancy at will
 - Tenancy at sufferance
 - Estate for years
 - Periodic tenancy
34. If a condominium owner fails to pay his portion of maintenance fees, the response of the owners' association will be to
- evict him.
 - place a lien against his unit.
 - foreclose.
 - report him to the local authorities.
35. All of the following are true of a tenancy in common EXCEPT:
- An individual co-owner may dispose of their share without the agreement of the others
 - Each tenant may have his or her own deed to his or her share
 - The cotenants hold an undivided interest in the entire property
 - There is a right of survivorship among the tenants
36. The most widely recognized aspect of joint tenancy is the
- right of equal interest.
 - right of equal use.
 - right of survivorship.
 - simultaneous creation of ownership.
37. An estate in severalty is one held by
- one person.
 - two persons.
 - three or more persons.
 - joint tenants.
38. An easement appurtenant may be terminated
- by merger of the dominant and servient estates.
 - by court action when the dominant tenement changes.
 - by continuous use.
 - unilaterally by the holder of the servient tenement.
39. If you are an owner of a unit in a co-op apartment, your interest would be
- a tenancy at will.
 - a proprietary lease.
 - fee simple.
 - a stock-option.
40. Under the terms of a normal net lease, the lessee is responsible for all of the following EXCEPT
- mortgage payments.
 - repairs.
 - water bills.
 - taxes.
41. Section 35 is bounded on the south by a Section numbered:
- 36
 - 34
 - 26
 - 2
42. All of the following are true of a tenancy in common EXCEPT
- all tenants hold an undivided interest in the entire property.
 - each tenant must have a separate deed to his/her share.
 - the tenants may dispose of all or part of their shares without the agreement of the other tenants.
 - there is no right of survivorship among the tenants.

43. A leasehold estate that automatically renews itself unless canceled:
- Tenancy at Sufferance
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44. Interest in the common areas of a condominium regime would be held
- as joint tenants.
 - by the entirety
 - as tenants in common.
 - in severalty.
45. Joe and Tom, unrelated to each other purchase Blackacre together. To protect their heirs and assure that their interest in Blackacre goes to their individual heirs they should take title in::
- tenancy in common
 - tenancy by the entirety
 - severalty
 - joint tenancy
46. From the tenant's viewpoint a lease is preferred over a month to month oral agreement:
- Rent increases
 - Ease of termination
 - Assurance of a definite period
 - Parole evidence
47. The primary goal of the property manager is:
- to find suitable land and buildings for industrial concerns
 - to combine investment capital to buy large properties
 - to find economically sound properties
 - to produce the highest possible financial return
48. Of the following described properties, which contains the smallest amount of land?
- 1/2 of a section
 - one mile by one mile
 - 1/4 of 1/4 of a section
 - 320 acres
49. If a person dies testate, any real estate owned by the deceased will:
- come under the laws of escheat
 - go into a life estate
 - pass to the heirs
 - be titled to the devisee
50. When land is appropriated for use as a public road, this is done under:
- the police power
 - the power of eminent domain
 - confiscation
 - duress eminent domain

**Spring 2017 Exam 1. Jacobus Ch 1-4, 17 and 23 and Neb. Landlord Tenant
Answer Section**

MULTIPLE CHOICE

1. D
2. B
3. A
4. D
5. B
6. A
7. C
8. A
9. C
10. A
11. A
12. D
13. B
14. A
15. A
16. A
17. A
18. C
19. C
20. B
21. C
22. B
23. A
24. A
25. C
26. A
27. B
28. B
29. A
30. A
31. C
32. D
33. D
34. B
35. D
36. C
37. A
38. A
39. B

- 40. A**
- 41. D**
- 42. B**
- 43. C**
- 44. C**
- 45. A**
- 46. C**
- 47. D**
- 48. C**
- 49. D**
- 50. B**

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5. B
6. C
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18. C
19. C
20. D
21. C
22. B
23. A
24. D
25. A
26. C
27. B
28. B
29. A
30. D
31. A
32. D
33. A
34. B
35. C
36. A
37. D
38. A
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- 40. B**
- 41. A**
- 42. C**
- 43. D**
- 44. C**
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- 49. D**
- 50. B**

Student's Name _____ Version C

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 - Ease of termination
 - Parole evidence
23. Joe and Tom, unrelated to each other purchase Blackacre together. To protect their heirs and assure that their interest in Blackacre goes to their individual heirs they should take title in::
- tenancy in common
 - tenancy by the entirety
 - severalty
 - joint tenancy
24. Tests of a fixture include all of the following EXCEPT
- manner of attachment.
 - value of the item.
 - adaptability of the object.
 - agreement of the parties.
25. All of the following may constitute a lien on real property EXCEPT
- a mortgage.
 - a judgment against the owner.
 - a restrictive covenant in a deed.
 - unpaid real property taxes.
26. If a condominium owner fails to pay his portion of maintenance fees, the response of the owners' association will be to
- place a lien against his unit.
 - report him to the local authorities.
 - foreclose.
 - evict him.
27. A father deeds a life estate in the farm to his son George. George sells this interest to Harry. What happens to the farm when Harry dies?
- It goes back to George's father
 - It goes to Harry's heirs
 - It escheats to the state
 - It goes back to George
28. Ownership of rights to land, by a person and his/her heirs and assigns forever until the government can no longer protect those rights is:
- A less than freehold
 - Not available in the United States
 - Fee simple ownership of real estate
 - A life estate
29. A Nebraska residential landlord, in order to enter a rental, must give the tenant at least:
- No notice is required
 - Notice one day to the next
 - Written notice
 - Twenty four hour notice
30. Section 35 is bounded on the south by a Section numbered:
- 2
 - 26
 - 34
 - 36
31. The term *scarcity* as it relates to real estate refers to:
- fixity
 - the a limited supply of land
 - the fact that real estate cannot be moved
 - the durability of real estate

32. An easement appurtenant may be terminated
- by court action when the dominant tenement changes.
 - by merger of the dominant and servient estates.
 - unilaterally by the holder of the servient tenement.
 - by continuous use.
33. The owner of land in a cooperative project:
- a corporation
 - the board of directors
 - the state
 - the air lot owner
34. Commercial brokers specialize in
- Residential acreages
 - Land and buildings for industrial sites
 - Income producing properties
 - Agribusiness properties
35. A tenant will know in advance how much his rent will be at any time during the lease under a
- pass through lease.
 - percentage lease.
 - gross lease.
 - participation.
36. Easements, rights of way, and condominium parking stalls are examples of
- appurtenances.
 - trade fixtures.
 - riparian rights.
 - emblems.
37. By what action does the government take property for public use?
- Public vote
 - Adverse possession
 - Zoning
 - Condemnation
38. An estate in severalty is one held by
- two persons.
 - joint tenants.
 - one person.
 - three or more persons.
39. All of the following are acceptable means of describing real property EXCEPT
- lot and block.
 - allodial method.
 - metes and bounds.
 - rectangular survey method.
40. Absent an agreement to the contrary, all of the following would be considered real property except:
- lights and doors of classrooms
 - teller's window and counter
 - automobiles on a car dealer's lot
 - grain bin
41. Under the terms of a normal net lease, the lessee is responsible for all of the following EXCEPT
- repairs.
 - taxes.
 - water bills.
 - mortgage payments.
42. Gives a tenant the opportunity of renewing a lease at a predetermined rental without obligating the tenant to actually do so:
- Constructive eviction
 - Assignment clause
 - Participation clause
 - Option clause
43. Interest in the common areas of a condominium regime would be held
- by the entirety
 - in severalty.
 - as joint tenants.
 - as tenants in common.

44. Nebraska residential leases are what type of leasehold?
- Periodic tenancy
 - Estate for years
 - Tenancy at will
 - Tenancy at sufferance
45. Property taxes are
- a lien until paid.
 - levied according to square footage.
 - based on income of the owner.
 - an encroachment until paid.
46. The tenants gave notice to vacate on the 2nd of the month to vacate on the 2nd of the next month.
- This notice is effective, notices may be given on any day of the month
 - This notice is effective, the notice was given 30 days prior to the termination date
 - This notice is not effective, notices may be given at least 60 days prior to the termination date
 - This notice is not effective, notices must be given prior to the periodic rental date
47. A right in another's real property acquired through continuous use is:
- easement by color of title
 - easement by prescription
 - easement by necessity
 - eminent domain
48. The primary goal of the property manager is:
- to find economically sound properties
 - to combine investment capital to buy large properties
 - to produce the highest possible financial return
 - to find suitable land and buildings for industrial concerns
49. Which entity would be most likely to hold an easement in gross?
- a corporation on the same road.
 - adjacent property owner.
 - a tenant at will.
 - a power company.
50. Damages which exceed ordinary wear and tear::
- are the tenant's responsibility
 - is the new lessee's responsibility
 - will be paid for by landlord's insurance
 - is landlord's responsibility

**Spring 2017 Exam 1. Jacobus Ch 1-4, 17 and 23 and Neb. Landlord Tenant
Answer Section**

MULTIPLE CHOICE

1. B
2. A
3. A
4. A
5. A
6. C
7. D
8. C
9. B
10. C
11. D
12. C
13. C
14. D
15. D
16. C
17. D
18. D
19. D
20. D
21. A
22. B
23. A
24. B
25. C
26. A
27. B
28. C
29. B
30. A
31. B
32. B
33. A
34. C
35. C
36. A
37. D
38. C
39. B

- 40. C**
- 41. D**
- 42. D**
- 43. D**
- 44. A**
- 45. A**
- 46. D**
- 47. B**
- 48. C**
- 49. D**
- 50. A**

Spring 2017 Exam 1. Jacobus Ch 1-4, 17 and 23 and Neb. Landlord Tenant [Version Map]

	A	B	C
MC	1	33	36
MC	2	38	16
MC	3	49	34
MC	4	21	28
MC	5	50	49
MC	6	42	12
MC	7	3	24
MC	8	9	9
MC	9	25	8
MC	10	15	29
MC	11	14	18
MC	12	39	1
MC	13	36	13
MC	14	23	21
MC	15	5	42
MC	16	18	33
MC	17	7	37
MC	18	13	50
MC	19	43	27
MC	20	28	20
MC	21	22	25
MC	22	12	10
MC	23	35	46
MC	24	16	40
MC	25	46	39
MC	26	27	35
MC	27	10	47
MC	28	31	45
MC	29	41	19
MC	30	30	15
MC	31	45	31
MC	32	44	6
MC	33	48	44
MC	34	37	26
MC	35	8	5
MC	36	6	2
MC	37	34	38
MC	38	19	32
MC	39	40	14
MC	40	4	41
MC	41	32	30
MC	42	11	7
MC	43	2	4
MC	44	20	43
MC	45	24	23
MC	46	17	22
MC	47	1	48
MC	48	47	3
MC	49	26	17

	A	B	C
MC	50	29	11