

Land and Acreage - Pre-test

True or False

1. NAR Code of Ethics lists *land brokerage* as a specific real estate discipline that would require a Realtor® to conform to standards of practice and reasonable standard of competency while engaged in this service.
2. The Land and Acreage form (22L&A) is not necessary when drafting a Purchase and Sale Agreement on rural property when there is a home on the property.
3. When speaking of real property legal descriptions, a *government lot* is a term used to describe lots owned by the government that ensure that there is enough green space around a new development.
4. A *government survey* type legal description is the method used that basically gives directions and compass headings from a starting point and returns to the same point of beginning.
5. When it seems obvious that a property is fenced on the full perimeter there is no need for a purchaser to require a *survey*, especially when the owner has been there for many years.
6. VA lenders require that a seller conduct a *purge test* on a septic tank when a property has been vacant for more than six months.
7. Before obtaining a building permit for a new home in the country, County Health Departments require that a drilled well produces at least 5 gallons of water per minute.
8. A good buyer's agent should always be sure to include a *feasibility study* contingency on any offer made on raw land.
9. County Building Departments issue building permits for new home construction only after receiving proof of an approved *potable water* source and an approved *perc test* for the property.
10. When a septic system is pumped and certified by a qualified professional, they guarantee that the septic system will not fail for at least one full year after the inspection.

Multiple choice -circle the letter(s) of the correct answer(s)

11. When a listing agent on rural property receives an offer that does not include any addenda or contingencies concerning well or septic testing requirements, the agent should, (A) be happy that the offer is clean and that your client doesn't have to pay for any inspections. (B) require the buyers to sign a Land & Acreage addendum even if there are no contingencies. (C) file a complaint against the buyer's agent for violating the Code of Ethics.

12. County Health Departments approve septic systems based on, (A) the number of bedrooms in the house. (B) the number of bathrooms in the house. (C) the number of toilets in the house.
13. When showing a large rural property that has a lot of trees to an investor, the buyer's agent should, (A) be sure to point out that they have to ask for a *timber cruise* on the property. (B) be sure to point out to their client that they can make a lot of money if they logged the property. (C) make sure that they write a special addendum to insure that the trees won't be cut before closing. (D) check with the proper county agency or listing agent concerning the current tax designation.
14. When acting as a listing agent on a rural property that has a well, the agent should, (A) make sure to include the gallons per minute in the listing remarks just as it is indicated on the well log. (B) always believe the owners claims about the well, because they live there. (C) ask for a drink of water so they can see if it is pure. (D) research or collect the owner's information concerning the well and prior well tests in order to have that information on hand.
15. The seller of a rural property can legally represent that they have valid water rights, if (A) there is a certificate of water right filed with the Dept. of Ecology and they can prove that they have been used within the last five years. (B) there is a pond or stream on the property. (C) grandma says there is a water right and has the deed to prove it. (D) there is a pump and irrigation pipe in the field.
16. Before purchasing a rural property, the buyer must be sure that the seller will (A) remove all of the animal manure before closing. (B) provide marketable title. (C) not harvest the growing hay crop before closing. (D) leave the portable corrals, gates and water troughs.
17. Concerning well purity tests, County Health Departments throughout the state, (A) are uniform throughout Washington State and require tests for coliform, nitrates, lead and arsenic. (B) don't require any tests prior to issuing building permits. (C) require that well tests are conducted each time a property sells. (D) are not necessarily uniform in the items they require to be tested.
18. When acting as a listing agent on a rural property when the seller has told you that the well is an artesian well, (A) you should advertise that as a positive fact in all of your listing materials. (B) you should explain to the seller that it is not necessarily an advantage. (C) you should advertise it as special water. (D) you can forgo the water quantity test because you know there is plenty of water.
19. The fact that there are a couple of springs on the property usually means that, (A) drilling a good producing well might be an iffy thing. (B) drilling a good producing well will be easy. (C) there is a great aquifer with lots of water.

20. When representing a buyer on the purchase of a rural home, writing a water quality contingency into the offer is necessary unless, (A) the well has been properly capped and no debris can possibly enter the system. (B) the well is hand dug and covered with a plywood lid. (C) the water source is a public utility. (D) the well head is farther than 100 feet from the septic system.

Your rating:

1-10 answers correct – You are a *Greenhorn* and a city slicker!

10-15 answers correct – You’ve been down the trail a bit, but yer not a real expert yet.

15-20 correct answers – Country bumpkin!

Pre-test answers

1. T
2. F
3. F
4. F
5. F
6. F
7. F
8. F
9. T
10. F
11. B
12. A
13. D
14. D
15. A
16. B
17. D
18. B
19. A
20. C