

Chapter 2 Questions Real Property and the Law

1. The phrase "bundle of legal rights" is properly included in
 - a. the definition of real property.
 - b. a legal description.
 - c. real estate transactions.
 - d. leases for less than one year.

2. All of the following are included in the right to control one's property EXCEPT
 - a. The right to sell the property to a neighbor
 - b. The right to exclude the utilities' meter reader
 - c. The right to erect "no trespassing" signs
 - d. The right to enjoy profits from its ownership

3. According to law, a trade fixture is usually treated as
 - a. a fixture.
 - b. an easement.
 - c. personalty.
 - d. a license.

4. Kandace is interested in a house that fits most of her needs, but it is located in a busy area where she is not sure she wants to live. Her concern about the property's location is called
 - a. physical deterioration.
 - b. area preference.
 - c. permanence of investment.
 - d. immobility.

5. Which of the following is considered personal property?
 - a. Wood-burning fireplace
 - b. Awnings
 - c. Bathtubs
 - d. Patio furniture

6. All of the following are properly described by the word “improvement” EXCEPT
 - a. Streets
 - b. A sanitary sewer system
 - c. Trade fixtures
 - d. The foundation of a building

7. Real property can become personal property by
 - a. severance.
 - b. purchase.
 - c. hypothecation.
 - d. attachment.

8. All of the following are physical characteristics of land EXCEPT
 - a. Indestructibility
 - b. Uniqueness
 - c. Immobility
 - d. Scarcity

9. A broker showed an owner-occupied property that had window screens, custom venetian blinds, and a wall bed to a buyer whose offer was then accepted by the owner. Before the close of escrow, the seller may remove
 - a. all of the identified items because they are trade fixtures.
 - b. only the venetian blinds as personal property.
 - c. only the wall bed because it is real property.
 - d. none of the identified items.

10. Land is considered to be
 - a. indestructible.
 - b. a wasting asset.
 - c. immune to the forces of supply and demand.
 - d. subject to personal property rights.

11. A rancher owns a parcel of land on which oil is discovered. If the rancher has not previously conveyed the oil rights, who owns the oil?
 - a. The rancher
 - b. The tenant to whom the property has been leased
 - c. The state government
 - d. The federal government

12. The type of housing which can become permanent if affixed to the land is called
 - a. on-site built
 - b. semi-detached single family
 - c. manufactured
 - d. multi-family

13. All of the following are treated as personal property EXCEPT
 - a. Chattels
 - b. Trade fixtures
 - c. Emblements
 - d. Fructus naturales

14. Fixtures are
 - a. treated as real property.
 - b. considered to be chattels.
 - c. removable by a tenant before the expiration of the lease.
 - d. removable by a tenant after the expiration of the lease.

15. After the construction of a building in the air rights above a railroad right-of-way, the trains can
 - a. operate as usual.
 - b. no longer use the tracks under the building.
 - c. use the tracks under the building only if they cause no problem for the building's occupants.
 - d. use the tracks under the building as long as they first obtain the building owner's permission.

16. All of the following are economic characteristics of land *EXCEPT*
- scarcity.
 - permanence of investment.
 - uniqueness.
 - area preference.
17. Generally, personal property can be distinguished from real property by its
- greater variety.
 - mobility.
 - cost.
 - multiplicity of use.
18. An important characteristic of land is that it may be modified or improved at some point in time. Depending on its type, an improvement may increase the value of real estate greatly. All of the following are considered to be improvements *EXCEPT*
- Sewers
 - Crops
 - Buildings
 - Roads
19. Tonya leases store space to Klem for a restaurant, and Klem installs his ovens, booths, counters, and other equipment. When would these items become real property?
- After they are installed
 - After Klem defaults on his rental payments
 - After the lease takes effect
 - If Klem does not remove them at lease expiration
20. Rights or privileges which are connected with real property, are
- improvements
 - appurtenances
 - not conveyed with the real estate
 - restricted to air and water rights

21. The term *improvements*, when referring to real estate, would include
- shrubbery.
 - trees.
 - sidewalks.
 - lawns.
22. Which of the following is *NOT* a test to identify a fixture?
- Intent of the parties
 - Size of the item
 - Method of attachment of the item
 - Adaptation of the item to the real estate
23. The owner of a house wants to fence the yard for her dog. When the fence is erected, the fencing materials are converted to real estate by
- severance.
 - annexation.
 - immobility.
 - indestructibility.
24. The uniqueness of land and its inability to be substituted is known as
- Nonhomogeneity
 - Scarcity
 - Permanence of investment
 - Nonheterogeneity
25. The rights of ownership of real property include all of the following EXCEPT the right of
- disposition.
 - exclusion.
 - control.
 - compatibility.

26. A bill of sale is used to transfer the ownership of
- a. real property.
 - b. fixtures.
 - c. personal property.
 - d. appurtenances.