1. To insure a binding contract, buyers are to approve all the seller’s disclosures:
   a. as quickly as possible.
   b. in front of a judge.
   c. within 6 months of making the offer.
   d. none of the above.

2. How many years does a buyer have to sue an agent for failure to make proper disclosures in the Transfer Disclosure Statement (TDS)?
   a. One
   b. Two
   c. Three
   d. Five

3. In an “as is” sale of a single-family residence by a private person:
   a. the seller must be represented by a member of the California Bar Association.
   b. the seller is not required to comply with any disclosure requirements.
   c. the seller must hire a licensed real estate broker as a “documentation consultant.”
   d. the seller is required to complete a Transfer Disclosure Statement (TDS).

4. When the offer is not accepted in its entirety:
   a. counter offers are made back and forth between the parties.
   b. the price of the property is always increased.
   c. the agent is always entitled to a commission.
   d. the property is permanently removed from the MLS.

5. FIRPTA refers to the:
   b. Federal Inspection of Real Property Tax Accounting Act
   c. Foreign Interest in Regulation of Transfer Accounts Act.
   d. Foreign Investment in Real Property Tax Act.

6. Who signs the "Contingency Removal" Form?
   a. The buyer
   b. The seller
   c. Both a and b
   d. None of the above

7. A few days prior to the closing of the sale, a "Verification of Property Condition" form is used to confirm that:
   a. the property is basically in the same condition as when the offer was made.
   b. the agreed upon repairs and/or alterations have been satisfactorily performed.
   c. both a and b.
   d. none of the above.
8. If the buyer declines to have a final inspection:
   a. the seller's broker should purchase an indemnity bond.
   b. the buyer's broker should purchase an indemnity bond to protect the firm.
   c. the seller should purchase an indemnity bond.
   d. the buyer should note it on the Verification of Property Condition form and sign and date it.

9. Owners of dwellings intended for human occupancy are required to install which devices in existing dwelling units having a fossil fuel heater or appliance, fireplace, or attached garage?
   a. Radon
   b. Ozone
   c. Carbon Dioxide (CO2)
   d. Carbon Monoxide (CO)

10. Radon measurements for real estate transactions:
    a. can be conducted by the seller's broker.
    b. can be conducted by any real estate appraiser.
    c. must be conducted by certified radon testers.
    d. can be conducted by any general contractor.