

## Quick Pass Study Guide

### Table of Content:

1. Passing Formula
2. The change comparison 2022 vs 2021 Question books
3. Statistics of UBC Questions and course manual page count
4. Categorization of 1000 questions Year 2022
5. What 1000 Question book does not cover
6. Quick Pass custom made practice questions
7. Answers to the custom made questions
8. Key Questions with short answers

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### Part 4

## Quick Pass Master's way to categorize UBC's trading 1000 question book version year 2022

#### Chapter 01 Fundamentals of Law

Category: procedures for bringing the claim: ESG9, 223, 528, 639, 897, 992

Category: [REDACTED]

Category: characteristics of laws (common law, statute law, public law, private law): Q14, 38, 102, 164, 489, 685, 741, 805, 812, 830, 905, 963

Category: special concept (stare decisis and real property law): Q148, 384, 963, 978

Category: [REDACTED]

#### Chapter 02 The Real Estate Services Act

Category: requirement for licensing: [REDACTED]

Category: real estate organizations: [REDACTED]

Category: licensing system: [REDACTED]

Category: licensee conduct: [REDACTED]

Category: disciplinary and enforcement: [REDACTED]

Category: Development Marketing Act: [REDACTED]

#### Chapter 03 What the Purchaser Buys - Estate and Interests in Land

Category: [REDACTED]

Category: [REDACTED]

Category: [REDACTED]

Category: [REDACTED]

Category: [REDACTED]

Category: [REDACTED]

#### Chapter 04 The Subdivision of Land and Title Registration in British Columbia

Category: [REDACTED]

Category: [REDACTED]

Category: [REDACTED]

#### Chapter 05 The Professional Liability of Real Estate Licensees

Category: [REDACTED]

Category: [REDACTED]

Category: [REDACTED]

Category: [REDACTED]

Category: [REDACTED]

Category: [REDACTED]

Category: [REDACTED]

#### Chapter 06 Commercial and Residential Tenancies

Category: [REDACTED]

Category: [REDACTED]

Category: [REDACTED]

Category: [REDACTED]

## Part 5: What 1000 Questions Year 2022 do not cover

### Chapter 1

CRT, Limitation

### Chapter 2

Trading Services and Rental Services, superintendent's duties

### Chapter 4

Costs, Builder's fee, Title insurance in Land Survey, requirements to move manufactured home

### Chapter 5

PLA, 100 day rules to report, cross chapters about interest and litigation

### Chapter 6

Tenancy and Carnation related to litigation

### Chapter 7

Tenancy and Carnation, Meeting, Enforcement, Section 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

### Chapter 8

Details about Corporation

### Chapter 9

Duty to report

### Chapter 10

Consummation, real offering, details about rules of assignment of contract

### Chapter 11

Time clause, PSL, Money lending, details about litigation, Notice and Allen's clause

### Chapter 12

Commission, Statutory duties, Working contract, New Disclosure Terms, signing process, Cash-back cost

### Chapter 13

Primary and secondary loans, variations of Mortgage loan, details about interest only loan

### Chapter 15

Cross chapter about time clause and mortgage interest, priority of mortgage, Consumer protection act, New Disclosure process, express terms

### Chapter 18

Permits, DEC, CAC, Secondary Juris, Details about provincial statutes, local government, content of OCP, board of variance

### Chapter 19

Income tax, Property Transfer Tax on Proceeds, GST/HST rebate, Home Owner Grant, Tax related fees, Assessment value and market value, different special uses, Principal Residence, Capital gain on Income, Appeal Process, GST rules, Foreigner seller

### Chapter 20

Roof Piping, Traditional style, windows and doors, energy efficient label, roof issues,

**Chapter 21**

**Special Purchases, Approval Form, details about approval methods**

**Chapter 25, 26**

**Teams, PMS, Advertising rules, anti-spam**



## Part 6: Quick Pass Custom Made Practice Questions

### Chapter 1 Fundamentals of Law

1. Peter has a legal dispute for a monetary amount of \$3000 relating to specific performance of an agreement involving personal property or service in British Columbia in year 2017, we recommend him that he should firstly submit his case to

- (1) Small claims court
- (2) Human rights tribunal
- (3) Residential Tenancy Branch
- (4) Civil Resolution Tribunal

2. On February 7, 2017, Lily found her contractor Jojo committed a tort action to her on December 6, 2016 in Greater Vancouver, British Columbia. Which of the following would be the best answer:

- (1) Lily has six years to sue Jojo starting from February 7, 2017.
- (2) Lily has two years to sue Jojo starting from December 6, 2016.
- (3) Lily has two years to sue Jojo starting from February 7, 2017.
- (4) Lily has fifteen years to sue Jojo starting from February 7, 2017.

3. About limitation period in British Columbia,

- (1) If a defendant acknowledges the liability, both the basic and ultimate limitation periods reset to begin on date of acknowledgement.
- (2) It is often acceptable that a person bringing a legal action in equity can bring that action a few weeks before the limitation period expires.

(3) In year 2014, the basic limitation period is 2 years.

(4) There is a big difference between the basic and ultimate limitation periods in terms of their basic limitation period in accordance with the new Limitation Act.

4. What is the correct chronological order of the trial process in B.C.?

- (1) Trial, Notice of Civil Claim, Discovery, Judgement
- (2) Notice of Civil Claim, Discovery, Response to Civil Claim, Trial

(3) Response to Civil Claim, Trial, Judgement

(4) Cause of Action, Discovery, Response to Civil Claim, Trial

5. Jasper sues Kevin for breaching of contract. For non-equitable remedy at common law, Jasper would only have the remedy of

- (1) Damage
- (2) Injunction

(3) Specific performance

(4) Quantum meruit

6. In Canada, the power to make laws is divided between the federal and provincial levels of government. Which of the following belongs to the provincial government's jurisdiction?

- A. Jurisdiction over education
- B. Jurisdiction over postal services
- C. Jurisdiction over banking
- D. Jurisdiction over copyrights

(3) A, C and D only

(4) D only

- (3) B, C, and D only
- (4) A only
- 7. Which of the following are examples of public law?
  - (1) Internal law
  - (2) Law of agency
  - (3) Real property law
  - (4) Law of contract

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## Chapter 2 Real Estate Services Act

1. After acknowledging that he has read the appropriate disclosure statement, Benson bought a development unit from developer. Benson may have a right to rescind or cancel the purchase agreement by serving written notice of the rescission on the developer. Which of the following explanation regarding Benson's rescission right is TRUE?

- (1) Benson may serve notice to rescind the contract no later than three days from the date of the contract.
- (2) Benson may serve notice to rescind the contract no later than seven days from the date of the contract.
- (3) Benson may serve notice to rescind the contract no later than thirty days from the date of the contract regardless.
- (4) Benson can't serve notice to rescind the contract because he has acknowledged that he read the appropriate disclosure statement.

2. For the purpose of protecting real estate purchase, the Real Estate Development Marketing Act requires real estate developer to

- (1) Prepare and file a disclosure statement as required by the Act.
- (2) Meet all preliminary requirements to ensure that the real estate is ready to be marketed.
- (3) Ensure appropriate steps are taken to ensure the real estate is ready to be marketed.
- (4) All of the above.

3. Stella would like to be a managing broker. She asks you if she should meet following requirements. Your answer will be:

- (1) Stella must have three years' licensed experience in British Columbia.
- (2) Stella must be of good reputation.
- (3) Stella must submit personal financial statements.
- (4) Stella must meet all above mentioned requirements.

4. Shelley has got her trading service license recently. She is concerned about the requirements of maintaining her license. Which of the following are required?

- A. Shelley must be engaged in the brokerage.
- B. Shelley must maintain all financial books and records required by the Act.
- C. Shelley can only provide services on behalf of her employing brokerage.
- D. Shelley can act for more than one other than her employing brokerage, provided that she gets written permission from her employing broker.

- (1) A and B
- (2) C and D
- (3) A and C
- (4) B and D

5. When a licensee advertises real estate, the Real Estate Services Act requires that:

- (1) It is not necessary to display the brokerage's name in a prominent and easily readable way if the licensee is advertising real estate on behalf a client.
- (2) It is not necessary to display the brokerage's name in a prominent and easily readable way if the licensee is advertising real estate owned by himself or herself, as long as the name, address, and phone number of the licensee's brokerage or place of business is not used.
- (3) Real estate brokerages that charge only desk fees are not responsible for any consequences resulted from the licensee's behavior.
- (4) All of the above.



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