

workbook exercises:

1. Put a name to each of these real estate concepts, choosing from the box below:

Easements	Subletting	Encumbrance	Good Behaviour
Escrow	Default on Payments		

- A. This refers to proper maintenance of the premises by the tenant: _____
- B. This deals with the tenant's right to rent the property to a third party under certain conditions _____
- C. This refers to failure by the lessee to pay the rent on time _____
- D. A mortgage or other charge on a property which will have to be discharged in order for the title to pass from one party to another _____
- E. Special permissions given to third parties that allow them to use a part of the property such as a passageway, without possessing any part of that property _____
- F. An account held by a third party on behalf of two other parties that are in the process of completing a real estate transaction _____

2. Decide whether these statements are True or False:

- A. Tenant and Lessor mean the same T/F
- B. Generally speaking, both the Seller and Buyer will have to pay tax related to a sale and purchase of real estate T/F
- C. Rental and Tenancy Agreement mean the same thing T/F
- D. It is the Seller's responsibility to conduct a Property Inspection for Structural and Hidden defects T/F
- E. The Closing Date refers to date the Sale and Purchase agreement is signed T/F
- F. Eviction is a process by which the landlord informs the tenant that he/she will inspect the premises T/F

3. Fill in the gaps with the correct prepositions from the box:

To	into	by	with	upon
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- A. A security deposit will have to be left ____ the Landlord.
- B. A property inspection will have to be performed ____ a qualified technician.
- C. A sum of 5,000 Euros will have to be deposited ____ an Escrow account.

- D. A capital gains tax is payable _____ the sale of a property that increased in value
- E. The bank refused _____ issue a mortgage pre-approval to the Buyer.