

CET SAMPLE TEST – True/False questions

1. If most of the instructions to escrow holder are satisfied, it is o.k. for you to close escrow.
2. FNMA are the initials for the Federal National Mortgage Association.
3. Notes made in an escrow file (by you or the escrow officer) can say anything you want them to say because they can never be submitted into court should a legal matter arise on the file.
4. When you receive a Statement of Information from a principal, it is wise to check the preliminary title report to see if one has been requested by the title company.
5. The County Tax Assessor collects Real Property Taxes.
6. A good escrow technician will always give anyone that calls any information that they may need with regards to an escrow file.
7. When signing loan documents, it is o.k. for you to tell the Borrower that the interest rate they are paying seems to be a bit higher than the last set of loan documents you just signed up.
8. The grant deed is executed by the Seller.
9. For purposes of title insurance, an unmarried woman is the same as a single woman.
10. "Community Property" is title held by any two people.
11. You cannot credit commission from a broker to a buyer that is short funds to close without telling anyone.
12. The term CC&R's refers to covenants, conditions and restrictions
13. The First Installment of taxes are due on February 1st.

14. A CLTA standard owner's policy of title insurance will insure the buyer.
15. A tenant who executed a lease is called the lessee.
16. An escrow holder cannot prepare documents or escrow provisions that go beyond the customary duties of an escrow officer, as this would constitute the unlawful practice of law.
17. Each of the principals to an escrow has the right to see all of the instructions of every person in the escrow.
18. An attorney in fact may convey the principal's property to himself.
19. An escrow must be kept confidential.
20. An escrow officer should be partial to the buyer.
21. A "condition" is not essential to an escrow transaction.
22. It is one of the duties of an escrow agent to police escrows for compliance with the Truth in Lending Act.
23. When a judgment debtor pays a judgment, he is entitled to a Satisfaction of Judgment.
24. Escrow holders must be very familiar with the different forms of leases as they may have the occasion to draw them in escrow.
25. The persons executing a Deed of Trust are called the Trustees.