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| 14 | A | B | C | D | E |
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| 27 | A | B | C | D | E |
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| 37 | A | B | C | D | E |
| 38 | A | B | C | D | E |
| 39 | A | B | C | D | E |

PRACTICE QUESTIONS

Alabama Real Estate Appraiser Program

# VFWGBB8C

Trainee Examination

EDITION

Demo

QUESTIONS

9

FORMAT

Limited Edition PDF

# Before you begin

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## What this is

9 practice questions for Alabama Real Estate Appraiser Program VFWGBB8C , each with its answer key and an explanation. Answer a question before you read its key — the explanation is worth more once you have committed.

## If something looks wrong

Send us three things and we will check it:

- the exam code, VFWGBB8C
- the question number
- the email address on your order

Write to **support@mometrix.net**. We reply within one business day.

**QUESTION 1**

SINGLE CHOICE

Under the Alabama Real Estate Appraiser Board's regulations, which of the following is a basic eligibility requirement to apply for a Trainee Real Property Appraiser credential?

- ☐ A A bachelor's degree from an accredited college or university
- ☒ B Completion of a 75-hour qualifying education course approved by the Appraiser Qualifications Board (AQB)
- ☐ C At least 2,000 hours of appraisal experience completed within the previous 12 months
- ☐ D A current Alabama real estate salesperson license

**ANSWER B**

**WHY** The Alabama Real Estate Appraiser Board requires applicants for the Trainee credential to complete the AQB-approved qualifying education (currently 75 hours for the Trainee level). A bachelor's degree is not required at the Trainee level, the 2,000-hour experience threshold does not apply, and a real estate salesperson license is not a prerequisite.

**QUESTION 2**

SINGLE CHOICE

A licensed Alabama Certified Residential Appraiser is required to complete how many hours of qualifying education before sitting for the examination?

- ☐ A 75 hours
- ☒ B 150 hours
- ☐ C 200 hours
- ☐ D 300 hours

**ANSWER B**

**WHY** The AQB and Alabama Appraiser Board require 150 hours of qualifying education for the Licensed Residential / Certified Residential credential level. The Trainee level requires 75 hours, while the Certified General level requires 300 hours.

**QUESTION 3**

SINGLE CHOICE

Which organization publishes the Uniform Standards of Professional Appraisal Practice (USPAP), the standards that apply to appraisal work performed in Alabama?

- ☐ A The Appraisal Institute
- ☒ B The Appraisal Foundation
- ☐ C The Alabama Real Estate Appraiser Board
- ☐ D The National Association of REALTORS

**ANSWER B**

**WHY** The Appraisal Foundation is the congressionally authorized source of USPAP. The Alabama Real Estate Appraiser Board adopts USPAP by reference as the standards governing appraisal practice in the state.

**QUESTION 4**

SINGLE CHOICE

An Alabama Trainee Real Property Appraiser may perform appraisals only under the direct supervision of a properly credentialed supervisor. Which of the following best describes that supervisor's role?

- ☐ A The supervisor signs the appraisal report only when the trainee is unavailable
- ☒ B The supervisor is responsible for the conduct and reporting of the trainee performing under their supervision
- ☐ C The supervisor is required only to provide office space and access to MLS data
- ☐ D The supervisor must personally inspect every property with the trainee on each assignment

**ANSWER B**

**WHY** USPAP and Alabama Board rules require the supervising certified appraiser to accept full responsibility for the trainee's appraisal work. The supervisor must direct, review and cosign the report; the supervisor is not merely a signatory when the trainee is absent, nor is the role limited to providing office space, nor does supervision require joint inspection of every property.

**QUESTION 5**

MULTIPLE CHOICE

A Trainee Appraiser in Alabama who works under a Certified Residential supervisor may appraise which of the following property types? (Choose two.)

- ☒ **A** A single-family residence intended for owner-occupancy
- ☐ **B** A 30-unit apartment complex where the highest and best use is as an investment property
- ☒ **C** A vacant residential lot zoned for single-family use
- ☐ **D** A 400-acre operating timber farm with multiple income-producing improvements

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**ANSWER** A • C

**WHY** A Trainee working under a Certified Residential supervisor may appraise residential properties of 1 to 4 units and vacant lots intended for such use, but not commercial or income-producing nonresidential properties. A 30-unit apartment complex and a 400-acre timber farm exceed the Certified Residential scope of practice.

**QUESTION 6**

SINGLE CHOICE

In the sales comparison approach, an appraiser adjusts the comparable sale price for differences between the subject and the comparable. What is the PRIMARY reason for these adjustments?

- ☐ **A** To reflect changes in market conditions since the comparable closed
- ☒ **B** To make the comparable's adjusted price reflect the value of the subject property
- ☐ **C** To calculate the depreciation accrued on the comparable property
- ☐ **D** To reconcile the three approaches to a single final value opinion

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**ANSWER** B

**WHY** The purpose of adjustments in the sales comparison approach is to account for differences in features between the subject and the comparable so the adjusted comparable price reflects the value of the subject. While market condition adjustments are one type of adjustment, the overarching purpose is to make the comparable act as if it were the subject.

**QUESTION 7**

SINGLE CHOICE

According to USPAP Standards Rule 2-2, an appraisal report for a federally related transaction must, at a minimum, contain certain elements. Which of the following is required to be stated in a Summary Appraisal Report?

- ☐ A Detailed derivation of every adjustment with supporting market data
- ☒ B Information sufficient for the client and intended users to understand the report
- ☐ C Only the final opinion of value with no supporting analysis
- ☐ D A complete legal description verified by a licensed surveyor

**ANSWER B**

**WHY** USPAP Standards Rule 2-2(a) requires that the report contain sufficient information to enable the intended users to understand the report. A Summary Report is less detailed than a Self-Contained Report and need not include every step; it does not eliminate analysis entirely, and a legal description verified by a surveyor is not a USPAP requirement.

**QUESTION 8**

MULTIPLE CHOICE

Under USPAP's Conduct, Management, and Confidentiality section, an appraiser is required to do which of the following? (Choose two.)

- ☒ A Disclose any services performed on the property within the prior three years
- ☐ B Predetermine the value opinion to match the client's requested loan amount
- ☒ C Keep confidential any information given by the client unless disclosure is required
- ☐ D Accept an assignment that includes reporting a predetermined result

**ANSWER A • C**

**WHY** USPAP's Conduct, Management, and Confidentiality Rule requires disclosure of prior services within a defined period and the protection of client confidentiality. Predetermining a value or accepting an assignment contingent on reporting a predetermined result is unethical conduct and is prohibited, not required.

**QUESTION 9**

SINGLE CHOICE

Under Alabama Real Estate Appraiser Board rules, a credentialed appraiser's continuing education cycle requires which of the following within each renewal period?

- ☒ **A** 14 hours of continuing education including the 7-hour USPAP update course
- ☐ **B** 30 hours of continuing education with no required USPAP component
- ☐ **C** 45 hours of continuing education including a 15-hour appraisal procedures course
- ☐ **D** No continuing education is required as long as USPAP is followed

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**ANSWER A**

**WHY** Alabama appraisers must complete 14 hours of continuing education within each cycle, which includes the 7-hour National USPAP Update Course (or equivalent) required by the AQB. Larger totals apply to other jurisdictions' initial qualifying education, not Alabama's CE cycle.