**Chapter Seven**

**Types of Contracts**

**Multiple Choice Questions**

1. In a sale contract, the transfer of ownership is made possible by

A) The mere agreement of the parties.

B) The physical delivery of the property.

C) The signature of a written contract.

D) The registration of the property.

Answer:

2. Which of the following things cannot be the subject of a contract of sale?

A) Things outside commerce.
B) Things legally inalienable.
C) Things incapable of appropriation.
D) All of the above.

Answer:

3. When the price is not clearly specified in the contract and cannot be fixed otherwise

A) The buyer must pay a fee.

B) The buyer must pay a penalty.

C) The buyer owes a reasonable price.

D) Price does not need to be paid.

Answer:

4. A sale of immovable property and the real rights to immovable property are void unless the sale is made

A) In writing and subscribed by the seller.

B) In writing and subscribed by the buyer.

C) In writing and subscribed by both parties.

D) In writing and registered by the competent official.

Answer:

5. The duration of a contract for hire of immovable property cannot exceed

A) 30 years.

B) 90 years.

C) 10 years.

D) None of the above.

Answer:

6. The lessee can sublet the property to third parties

A) Always.

B) Only if it is expressly allowed in the contract.

C) Only if the contract is registered by the competent official.

D) Only if the contract is made in writing and registered by the competent official.

Answer:

7. A contract for hire of movable property

A) Must be in writing.

B) Must be signed by the party liable.

C) Must be registered by the competent official.

D) Does not require any special form.

Answer:

8. In a contract for hire of property, lessee’s main obligations include

A) To take care of the property.

B) To do the ordinary maintenance and petty repairs of he property.

C) To deliver the property hired in a good state.

D) Both A and B are correct.

Answer:

9. A hire of property contract is extinguished on the death of the lessor

A) True.

B) False.

C) Only if it is a long-term lease.

D) Only if the contract is in writing.

Answer:

10. What happen if parties do not agree that interest rate is payable and do not specify any interest rate amount?

A) The interest rate is 7.5%.

B) The interest rate is 15%.

C) No interest is payable.

D) The interest should be fair.

Answer:

11. A verbal loan of money for a sum exceeding two thousand baht is:

A) Void.

B) Valid and enforceable.

C) Valid but not enforceable.

D) Enforceable but not valid.

Answer:

12. A lets B have the use of her land for a limited period of time and B agrees to pay the 5,000 baht a month in exchange for such use. This contract is:

A) Loan for use.

B) Loan for consumption.

C) Contract of sale.

D) None of the above.

Answer:

13. The loan for use contract is a real contract meaning that the contract between the borrower and the lender is only complete on

A) Delivery of the property.

B) Acceptance of the offer.

C) Signature by the parties.

D) Registration by the competent official.

Answer:

14. In the loan for use contract, the borrower must use the property for

A) Any purpose.

B) Ordinary purposes.

C) Residential purposes.

D) Religious purposes.

Answer:

15. The most significant difference between loan for use and loan for consumption lies in

A) The object.

C) The form of the contract.

B) The parties’ characteristics.

C) The registration process.

Answer: