ALLIED SCHOOLS CALIFORNIA REAL ESTATE PRACTICE TEST (SAMPLE)

STUDY GUIDE

SAMPLE STUDY GUIDE WITH LIMITED QUESTIONS

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Introduction

Preparing for a certification exam can feel overwhelming, but with the right tools, it becomes an opportunity to build confidence, sharpen your skills, and move one step closer to your goals. At Examzify, we believe that effective exam preparation isn't just about memorization, it's about understanding the material, identifying knowledge gaps, and building the test-taking strategies that lead to success.

This guide was designed to help you do exactly that.

Whether you're preparing for a licensing exam, professional certification, or entry-level qualification, this book offers structured practice to reinforce key concepts. You'll find a wide range of multiple-choice questions, each followed by clear explanations to help you understand not just the right answer, but why it's correct.

The content in this guide is based on real-world exam objectives and aligned with the types of questions and topics commonly found on official tests. It's ideal for learners who want to:

- Practice answering questions under realistic conditions,
- Improve accuracy and speed,
- Review explanations to strengthen weak areas, and
- Approach the exam with greater confidence.

We recommend using this book not as a stand-alone study tool, but alongside other resources like flashcards, textbooks, or hands-on training. For best results, we recommend working through each question, reflecting on the explanation provided, and revisiting the topics that challenge you most.

Remember: successful test preparation isn't about getting every question right the first time, it's about learning from your mistakes and improving over time. Stay focused, trust the process, and know that every page you turn brings you closer to success.

Let's begin.

How to Use This Guide

This guide is designed to help you study more effectively and approach your exam with confidence. Whether you're reviewing for the first time or doing a final refresh, here's how to get the most out of your Examzify study guide:

1. Start with a Diagnostic Review

Skim through the questions to get a sense of what you know and what you need to focus on. Your goal is to identify knowledge gaps early.

2. Study in Short, Focused Sessions

Break your study time into manageable blocks (e.g. 30 – 45 minutes). Review a handful of questions, reflect on the explanations.

3. Learn from the Explanations

After answering a question, always read the explanation, even if you got it right. It reinforces key points, corrects misunderstandings, and teaches subtle distinctions between similar answers.

4. Track Your Progress

Use bookmarks or notes (if reading digitally) to mark difficult questions. Revisit these regularly and track improvements over time.

5. Simulate the Real Exam

Once you're comfortable, try taking a full set of questions without pausing. Set a timer and simulate test-day conditions to build confidence and time management skills.

6. Repeat and Review

Don't just study once, repetition builds retention. Re-attempt questions after a few days and revisit explanations to reinforce learning. Pair this guide with other Examzify tools like flashcards, and digital practice tests to strengthen your preparation across formats.

There's no single right way to study, but consistent, thoughtful effort always wins. Use this guide flexibly, adapt the tips above to fit your pace and learning style. You've got this!

Questions

1. What does accession refer to in property law?

A. The owner of land is entitled to all that the soil produces or all that is added to the land by natural or artificial means.

B. Trade fixtures not removed are assessed by the owner of the property.

C. Accession refers to the transfer of title by deed.

D. A leasehold interest ends at death.

2. A method of land description based on townships and sections (Rectangular survey system).

A. Metes and Bounds

B. Government Survey

C. Lot and Block

D. Platted System

3. Which of the following is NOT a form of concurrent ownership?

A. Joint Tenancy

B. Tenancy by the Entirety

C. Fee Simple Absolute

D. Tenancy in Common

4. Which term refers to substituting a new obligor for the original one and discharging the original obligation?

A. Subrogation

B. Assignment

C. Novation

D. Termination

5. The method of estimating value by comparing similar properties to identify market trends is also known as:

A. Cost Approach

B. Market Data Approach

C. Income Approach

D. Sales Comparison Approach

6. A lien that attaches to all property owned by an individual, real and personal, is:

A. Specific Lien

B. Judgment Lien

C. General Lien

D. Property Lien

7. A map showing the division of land into lots and blocks is called?

A. Plat

B. Hypothecate

C. Inheritable

D. Landlocked

8. A part of a mortgage that provides for the release of part of the property upon payment of a certain amount. Blanket mortgage.

A. Balloon Payment

B. Partial Release Clause

C. Escrow Clause

D. Prepayment Penalty

9. The body of legal rules derived from accepted customs and procedures in England, and the system of judge-made law, is known as?

A. Civil Law

B. Statutory Law

C. Equity

D. Common Law

10. The right retained when a fee simple determinable is granted is called

A. Remainder

B. Possibility of reverter

C. Reversion

D. Estate in land.

Answers

1. A
2. B
3. C
4. C
5. B
6. C
7. A
8. B
9. D
10. B

Explanations

1. What does accession refer to in property law?

A. The owner of land is entitled to all that the soil produces or all that is added to the land by natural or artificial means.

B. Trade fixtures not removed are assessed by the owner of the property.

C. Accession refers to the transfer of title by deed.

D. A leasehold interest ends at death.

Accession is the idea that ownership extends to whatever is added to the land. The landowner automatically owns not only the soil and its natural products but also anything that becomes part of the land through natural processes or through artificial additions. This means crops that grow on the land and permanent improvements or fixtures attached to the land belong to the landowner, even if those additions were made by someone else with permission. The other choices refer to different concepts—trade fixtures relate to tenant-installed items that may be removed, transfer of title by deed is conveyancing, and a leasehold ending at death concerns tenancy, not additions to land.

2. A method of land description based on townships and sections (Rectangular survey system).

A. Metes and Bounds

B. Government Survey

C. Lot and Block

D. Platted System

The land description that uses townships and sections comes from the rectangular survey system, also known as the Government Survey or Public Land Survey System (PLSS). In this system, land is located within a grid defined by principal meridians and baselines. Each township is a six-mile square, and every township contains 36 sections, with each section typically one square mile (640 acres). Descriptions point to a specific township and range, and then to the particular section (and sometimes fractions of a section) to pinpoint the land. This grid approach is distinct from metes and bounds, which describes boundaries by measured distances and directions from a starting point, often using natural landmarks. It's also different from the lot-and-block (platted) system, which describes parcels within subdivisions based on lots and blocks on a recorded plat map. The township-and-section method is the standardized grid-based description the question is highlighting.

3. Which of the following is NOT a form of concurrent ownership?

A. Joint Tenancy

B. Tenancy by the Entirety

C. Fee Simple Absolute

D. Tenancy in Common

Concurrent ownership means more than one person holds ownership rights in the same property at the same time, with rights of possession shared. The common ways this occurs are joint tenancy, tenancy by the entirety, and tenancy in common. Joint tenancy requires the four unities—time, title, interest, and possession—and includes the right of survivorship, so a surviving owner automatically inherits the deceased owner's share. Tenancy by the entirety is available to married couples and also includes survivorship, often with added protections related to the spouse. Tenancy in common allows multiple owners to hold undivided possession with potentially unequal shares and no right of survivorship. Fee simple absolute, by contrast, is the broadest form of ownership and is typically held by a single owner. When multiple people own property, their relationship is described as a form of concurrent ownership (such as tenancy in common or joint tenancy) with each owner holding a fee simple interest in their portion. The estate described as fee simple absolute itself is not a concurrent form.

4. Which term refers to substituting a new obligor for the original one and discharging the original obligation?

A. Subrogation

B. Assignment

C. Novation

D. Termination

Novation is the substitution of a new obligor for the original one with the original obligation being discharged. It requires the consent of all parties and results in the old contract ending while a new contract is created between the creditor and the new obligor. In real estate, this often happens when a buyer agrees to assume a mortgage and the lender releases the seller from liability, so the seller is discharged and the buyer becomes the debtor under a new agreement. This differs from subrogation, where someone who pays the debt gains the creditor's rights against the debtor but doesn't replace the obligor in a new contract. Assignment transfers rights to receive performance but doesn't automatically release the original party from the obligation, and termination simply ends the contract without substituting a new debtor.

5. The method of estimating value by comparing similar properties to identify market trends is also known as:

A. Cost Approach

B. Market Data Approach

C. Income Approach

D. Sales Comparison Approach

In appraisal practice, valuing a property by looking at recent sales of similar properties to gauge current market conditions is done with the Market Data Approach. This method uses the substitution principle—buyers compare comparable homes and won't pay more than the going market price—so the appraiser analyzes several recent sales, adjusts for differences (location, size, condition, features), and identifies both the value and the market trend (rising, stable, or falling). It's the same idea as the Sales Comparison Approach, just another name for it, and it's especially useful in active residential markets with plenty of comparable data. The other methods rely on cost to replace or depreciation, or on projected income, rather than on actual market sale data.

6. A lien that attaches to all property owned by an individual, real and personal, is:

A. Specific Lien

B. Judgment Lien

C. General Lien

D. Property Lien

A general lien is a claim that affects all property a person owns, not just a single asset. Because it attaches to both real and personal property, it allows the creditor to pursue satisfaction from any non-exempt property the debtor owns, in the debtor's jurisdiction, until the debt is paid. This broad scope is what distinguishes a general lien from a specific lien, which is tied to a particular property (like a house or a specific item). A common example of a general lien is a judgment lien, which arises from a court judgment and can encumber all property the debtor possesses within the relevant jurisdiction. The option that uses a vague term like "property lien" isn't a standard classification, so it doesn't capture the broad reach described here.

7. A map showing the division of land into lots and blocks is called?

A. Plat

B. Hypothecate

C. Inheritable

D. Landlocked

Dividing land into lots and blocks is depicted on a plat map. A plat is a surveyed, recorded map that shows how a larger parcel is subdivided into individual lots, blocks, streets, and sometimes easements, providing the legal descriptions used in deeds and ensuring clear property boundaries. The other terms don't describe this kind of map: to hypothecate means to pledge property as loan security, inheritable refers to inheritance rights, and landlocked describes a parcel with no access to a road or waterway.

8. A part of a mortgage that provides for the release of part of the property upon payment of a certain amount. Blanket mortgage.

A. Balloon Payment

B. Partial Release Clause

C. Escrow Clause

D. Prepayment Penalty

In a blanket mortgage that covers multiple parcels, the key feature is a partial release clause. This provision lets the borrower remove a specific parcel from the lien by paying a defined amount, often including a release price or fee and satisfying any loan obligations tied to that parcel. Once the payment is made and approved, that parcel is released from the mortgage, while the remaining parcels stay encumbered by the loan. This is different from a balloon payment, which is a large final payoff at the end of the term; an escrow clause, which deals with funds held to cover taxes and insurance; and a prepayment penalty, which is a fee for paying the loan off early. The partial release clause directly addresses releasing part of the collateral.

9. The body of legal rules derived from accepted customs and procedures in England, and the system of judge-made law, is known as?

A. Civil Law

B. Statutory Law

C. Equity

D. Common Law

Common law is the body of legal rules developed from accepted customs and the decisions of courts in England. It's judge-made law that grows through precedents set by earlier cases, with later rulings following those established decisions (stare decisis). This approach contrasts with statutory law, which comes from statutes enacted by the legislature, and with civil law, which relies on codified statutes and codes rather than case-based decisions. Equity is a related but distinct path aimed at fairness, providing remedies like injunctions or specific performance when strict common-law rules would be unjust. Because it describes rules shaped by judges and custom in England, the correct term is common law.

10. The right retained when a fee simple determinable is granted is called

A. Remainder

B. Possibility of reverter

C. Reversion

D. Estate in land.

In a fee simple determinable, the property is tied to a condition and will automatically revert to the grantor if that condition is violated or the event occurs. The future interest the grantor holds to regain ownership is called a possibility of reverter. For example, "to A so long as the property is used for a school" keeps the property with A only while it's used as a school; if it stops being used as a school, ownership reverts automatically to the grantor. This is different from a remainder, which would go to someone else after the determinable estate ends, and from a reversion, which arises when the grantor conveys a lesser estate without creating this specific conditional pattern.

Next Steps

Congratulations on reaching the final section of this guide. You've taken a meaningful step toward passing your certification exam and advancing your career.

As you continue preparing, remember that consistent practice, review, and self-reflection are key to success. Make time to revisit difficult topics, simulate exam conditions, and track your progress along the way.

If you need help, have suggestions, or want to share feedback, we'd love to hear from you. Reach out to our team at hello@examzify.com.

Or visit your dedicated course page for more study tools and resources:

https://alliedschcalirealestate.examzify.com

We wish you the very best on your exam journey. You've got this!