

AMERICAN LAND TITLE ASSOCIATION (ALTA) PRACTICE EXAM (SAMPLE)

STUDY GUIDE



**SAMPLE STUDY GUIDE
WITH LIMITED QUESTIONS**

**VISIT US ONLINE FOR
THE FULL VERSION STUDY GUIDE**

<https://alta.examzify.com>



Copyright © 2026 by Examzify - A Kaluba Technologies Inc. product.

ALL RIGHTS RESERVED.

No part of this book may be reproduced or transferred in any form or by any means, graphic, electronic, or mechanical, including photocopying, recording, web distribution, taping, or by any information storage retrieval system, without the written permission of the author.

Notice: Examzify makes every reasonable effort to obtain accurate, complete, and timely information about this product from reliable sources.

SAMPLE

Table of Contents

Copyright	1
Table of Contents	2
Introduction	3
How to Use This Guide	4
Questions	5
Answers	8
Explanations	10
Next Steps	16

SAMPLE

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

SAMPLE

- 1. What must be noted on a new description prepared in an ALTA NSPS Land Title Survey?**
 - A. It must state the purpose of the new survey
 - B. It must describe the differences from the record description
 - C. A new drawing of the area must be provided
 - D. No note is necessary if the description is unchanged
- 2. What is the role of the surveyor in relation to the title insurance company and the lender?**
 - A. Only report findings without interaction
 - B. Maintain the client's confidentiality at all costs
 - C. Provide a clear understanding of survey results
 - D. Draft the title insurance policy
- 3. When documenting buildings during fieldwork, what is essential to record?**
 - A. The historical significance of the buildings
 - B. The architectural style of the buildings
 - C. The exact measurements of the buildings
 - D. The location of the buildings on the surveyed property
- 4. What does the certification outlined in the ALTA/NSPS standards ensure?**
 - A. Only that the survey was performed
 - B. The professionalism and accuracy of the survey
 - C. The surveyor's personal endorsement
 - D. The submission of the survey to local authorities
- 5. Which information must the client specify regarding the survey?**
 - A. Distance to the nearest park
 - B. 'As built' details of structures
 - C. Distance to the nearest intersecting street
 - D. Elevation changes in the area

- 6. What should be identified when measuring the height of buildings above grade?**
- A. The location specified by the client
 - B. The average height among similar buildings
 - C. The height should be measured at random locations
 - D. The building's height in relation to the surrounding trees
- 7. Which item must the surveyor negotiate regarding their survey responsibilities?**
- A. Client's feedback
 - B. Items from Table A
 - C. The type of materials used
 - D. Survey deadlines
- 8. What is a "third-party closing"?**
- A. A closing where only the buyer is present
 - B. A transaction where a neutral third party conducts the closing on behalf of the buyer and seller
 - C. A sale that occurs after foreclosure has been completed
 - D. A method for investors purchasing distressed properties
- 9. What is an important factor for buyers to consider before closing on a property?**
- A. Securing financing options
 - B. Understanding the terms of their insurance coverage
 - C. Reviewing the title report for any discrepancies
 - D. Negotiating closing costs with the seller
- 10. Which information is required for rights of way abutting the surveyed property?**
- A. The landowner's name
 - B. Locations and widths
 - C. Market value estimate
 - D. Accessibility features

Answers

SAMPLE

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

SAMPLE

Explanations

SAMPLE

1. What must be noted on a new description prepared in an ALTA NSPS Land Title Survey?

- A. It must state the purpose of the new survey
- B. It must describe the differences from the record description**
- C. A new drawing of the area must be provided
- D. No note is necessary if the description is unchanged

Noting the differences from the record description on a new description prepared in an ALTA NSPS Land Title Survey is essential for ensuring clarity and transparency in the title survey process. This practice helps to identify any discrepancies between the new survey and the existing records, which can be critical for stakeholders involved, such as lenders, buyers, and title insurance companies. By highlighting these differences, the surveyor provides vital information that can affect the title, ownership, and any associated rights or easements. This note is important for the due diligence process, helping to prevent disputes or misunderstandings regarding property boundaries and legal descriptions that could arise in the future. Accurate communication of any changes supports the integrity of the land title survey, ensuring all parties are well-informed and can confidently proceed with their transactions.

2. What is the role of the surveyor in relation to the title insurance company and the lender?

- A. Only report findings without interaction
- B. Maintain the client's confidentiality at all costs
- C. Provide a clear understanding of survey results**
- D. Draft the title insurance policy

The role of the surveyor in relation to the title insurance company and the lender is primarily to provide a clear understanding of survey results. This involves interpreting various aspects of a property, such as its boundaries, easements, encroachments, and any potential zoning issues. The surveyor's findings help both the title insurance company and the lender assess risks associated with the property that may affect its value and insurability. By delivering accurate and detailed survey results, the surveyor ensures that all parties involved have a comprehensive view of the property's status, which is crucial for making informed decisions regarding title insurance policies and loan approvals. While maintaining client confidentiality is important, it is not the distinguishing function of the surveyor in this context. Drafting title insurance policies is a task typically performed by the title insurance company or its legal team, not the surveyor. Reporting findings without interaction does not reflect the collaborative nature of the surveyor's role, as they must engage with both the title insurer and lender to clarify the implications of their findings.

3. When documenting buildings during fieldwork, what is essential to record?

- A. The historical significance of the buildings
- B. The architectural style of the buildings
- C. The exact measurements of the buildings
- D. The location of the buildings on the surveyed property**

Recording the location of the buildings on the surveyed property is essential because it provides a crucial reference point for all subsequent analysis and documentation. Knowing the specific placement of a building helps in understanding how it relates to the property boundaries and other structures. This detail is fundamental for creating accurate maps and surveys, ensuring that the information can be utilized effectively in property assessments, legal disputes, and future developments. While the historical significance, architectural style, and exact measurements are important aspects of architectural documentation, they do not serve the primary purpose of establishing the building's relationship to the surveyed property. Without an accurate location, the other details may lack context and relevance in the overall land use and ownership considerations.

4. What does the certification outlined in the ALTA/NSPS standards ensure?

- A. Only that the survey was performed
- B. The professionalism and accuracy of the survey**
- C. The surveyor's personal endorsement
- D. The submission of the survey to local authorities

The certification outlined in the ALTA/NSPS standards is designed to ensure the professionalism and accuracy of the survey. This certification signifies that the survey adheres to the established industry standards, which includes a comprehensive and precise assessment of the property in question. By meeting these standards, surveyors demonstrate their commitment to delivering high-quality work that can be relied upon by stakeholders involved in property transactions, including buyers, lenders, and title companies. This certification not only enhances the credibility of the surveyor but also protects the interests of clients by ensuring that all critical aspects of the property boundary and existing developments are accurately documented.

5. Which information must the client specify regarding the survey?

- A. Distance to the nearest park
- B. 'As built' details of structures
- C. Distance to the nearest intersecting street**
- D. Elevation changes in the area

The requirement for clients to specify 'as built' details of structures is crucial in the context of surveys because it encompasses the actual construction and layout of buildings, fences, and other improvements on the lot. These details are essential for accurate property boundaries and identifying any potential encroachments or zoning issues. Knowing 'as built' information helps in confirming that the structures are in compliance with applicable regulations and any restrictions. While distance to the nearest intersecting street provides some context about the property's location and access, the 'as built' details offer more directly actionable information that is necessary for a comprehensive understanding of what exists on the property. This specificity can impact future development decisions, property value assessments, and legal considerations, making it vital for the survey documentation process. Clients should ensure this information is clearly stated and verified within their survey requirements.

6. What should be identified when measuring the height of buildings above grade?

- A. The location specified by the client**
- B. The average height among similar buildings
- C. The height should be measured at random locations
- D. The building's height in relation to the surrounding trees

Identifying the location specified by the client is essential when measuring the height of buildings above grade because it ensures that the measurement is consistent with the client's specific requirements or intentions. Different locations may have unique methods or standards for measuring height, which can vary based on regulations, zoning laws, or project specifications. By adhering to the client's specified location, you ensure that the measurement accurately reflects their intentions and needs, which is crucial in construction, real estate, and architectural assessments. While considering average heights among similar buildings could provide context, the measurement must be site-specific to meet the client's objectives. Measuring at random locations, on the other hand, may yield inconsistent results that do not accurately represent the building in question. Lastly, although assessing a building's height in relation to surrounding trees might provide insights into visibility or context, it does not fulfill the requirement of measuring the building's height accurately as defined by the client's parameters. Thus, focusing on the location the client specifies provides the most direct and relevant context for measuring height.

7. Which item must the surveyor negotiate regarding their survey responsibilities?

- A. Client's feedback
- B. Items from Table A**
- C. The type of materials used
- D. Survey deadlines

The correct choice regarding what the surveyor must negotiate concerning their survey responsibilities is items from Table A. Table A is a part of the ALTA/NSPS land title survey standards and outlines specific optional items that can be included in a survey. These items often involve details that can affect how the survey is conducted, the scope of work, and the responsibilities of the surveyor. Negotiating these items allows both the surveyor and the client to clarify expectations and agreements about what will be included in the survey, ensuring that the work aligns with the client's needs and any applicable legal requirements. For instance, if a client desires to have certain features highlighted in their survey—like utilities, easements, or flood zones—the surveyor must discuss and confirm which specific optional items from Table A will be implemented. This negotiation is crucial as it establishes a clear understanding between the parties and prevents potential disputes later about the survey deliverables and responsibilities. While client feedback, materials used, and survey deadlines are important factors for survey projects, they do not require the same level of negotiation or do not fall under the specific responsibilities outlined by the ALTA/NSPS standards that include Table A items. Thus, focusing on Table A is essential for delineating the scope of

8. What is a "third-party closing"?

- A. A closing where only the buyer is present
- B. A transaction where a neutral third party conducts the closing on behalf of the buyer and seller**
- C. A sale that occurs after foreclosure has been completed
- D. A method for investors purchasing distressed properties

A third-party closing refers to a transaction in which a neutral third party acts as an intermediary to conduct the closing on behalf of both the buyer and seller. This process ensures that the interests of both parties are represented fairly and that all aspects of the transaction are handled according to regulatory requirements and industry standards. The third party is usually a title company, escrow agent, or attorney who manages the exchange of documents, funds, and the title transfer, providing an objective and professional oversight to the process. This approach is beneficial as it helps mitigate potential conflicts of interest, ensures compliance with legal obligations, and creates a structured environment for the closing. Neutral oversight is especially important in real estate transactions, where large sums of money and significant interests are involved. The involvement of a third party not only enhances transparency but also provides a reliable mechanism for dispute resolution should any issues arise during the closing process. Other options describe situations that are not representative of a neutral third-party involvement, such as a closing where only the buyer is present or a sale resulting from a foreclosure. These situations do not encapsulate the essence of a third-party closing, which is fundamentally about impartial management of the sale process.

9. What is an important factor for buyers to consider before closing on a property?

- A. Securing financing options
- B. Understanding the terms of their insurance coverage
- C. Reviewing the title report for any discrepancies**
- D. Negotiating closing costs with the seller

Reviewing the title report for any discrepancies is crucial for buyers prior to closing on a property because it ensures that the title is clear of any encumbrances or legal issues that could affect ownership. The title report provides key information about the property, including existing liens, easements, and any claims that could potentially dispute the buyer's ownership rights. Addressing discrepancies found in the title report can prevent future legal complications, protect the buyer's investment, and provide peace of mind that they are acquiring a property free of unexpected liabilities. This step is fundamental to the due diligence process, allowing buyers to fully understand what they are purchasing and safeguarding their ownership after the transaction is completed. If discrepancies are present, they need to be resolved before proceeding to closing, as these issues could jeopardize the buyer's title rights. While securing financing options, understanding insurance terms, and negotiating closing costs are all important considerations, they do not directly address the fundamental issue of title integrity. Without a clear and marketable title, none of those other factors hold value, as the buyer could end up facing title-related disputes or financial losses in the future.

10. Which information is required for rights of way abutting the surveyed property?

- A. The landowner's name
- B. Locations and widths**
- C. Market value estimate
- D. Accessibility features

The requirement for information concerning rights of way abutting the surveyed property primarily focuses on the locations and widths of those rights of way. This data is essential for several reasons. First, knowing the locations of existing rights of way is crucial for understanding how they interact with the surveyed property. This includes ensuring that any frames of easements or access points are properly documented and recognized in any property description or title research. Additionally, the width of the rights of way is significant because it can affect not only access to and from the property but also the potential use of that land. Wider rights of way may allow for multiple uses, such as utility lines or public access, and may have implications for zoning and land development considerations. Ensuring this information is comprehensive and accurate is vital for title examination, as it impacts property rights, ownership clarity, and potential future disputes regarding land use.

SAMPLE

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://alta.examzify.com>

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

SAMPLE