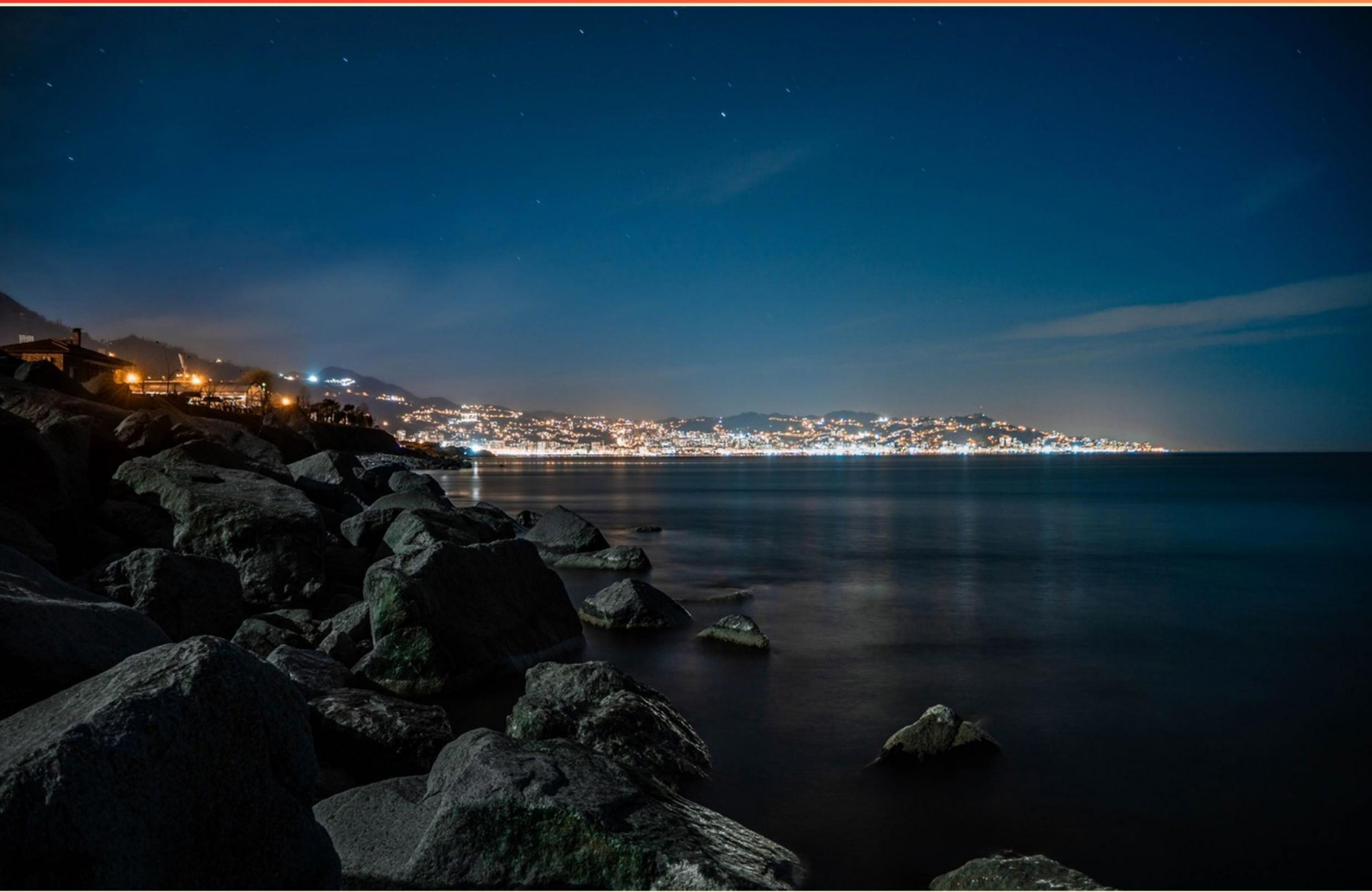


AZURE TIDE REALTY PRACTICE TEST (SAMPLE)

STUDY GUIDE



**SAMPLE STUDY GUIDE
WITH LIMITED QUESTIONS**

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

<https://azuretiderealty.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	15

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. How does the Federal Housing Administration (FHA) differ from the Department of Veterans Affairs (VA) regarding mortgage requirements?**
 - A. FHA has a higher down payment requirement
 - B. VA guarantees the mortgage but requires a down payment
 - C. FHA insures the mortgage and sets a maximum amount
 - D. VA does not insure mortgages at all
- 2. Which of the following items is not entered on the closing statement as a credit to the buyer?**
 - A. A mortgage taken out by the buyer to purchase the property
 - B. Homeowner Association Fees
 - C. Prorated property taxes, unpaid interest and paid rents
 - D. Rental security deposits held by seller
- 3. Why is it important to understand local real estate laws?**
 - A. To negotiate better prices
 - B. To ensure compliance and avoid legal issues
 - C. To identify historical properties
 - D. To increase a property's appraisal value
- 4. What document must Agent Sam have signed to represent both Tom and Sue?**
 - A. Buyer Representation Agreement
 - B. Consent Transition to Transaction Broker Notice
 - C. Listing Agreement
 - D. Dual Agency Disclosure
- 5. What does "earnest money" imply in a real estate deal?**
 - A. A deposit made by the buyer to demonstrate serious intent to purchase
 - B. A full payment in cash for the property
 - C. A loan taken out by the seller to purchase another property
 - D. A fee paid to the real estate agent for their services

- 6. Which document typically includes details of closing costs for a real estate transaction?**
- A. Title deed
 - B. Promissory note
 - C. Closing disclosure
 - D. Home warranty
- 7. What are the responsibilities of a landlord?**
- A. Only collecting rent from tenants
 - B. Maintaining property and addressing tenant concerns
 - C. Managing an investment fund
 - D. Securing financing for their tenants
- 8. What does the term "as-is" refer to in real estate transactions?**
- A. The property is sold with all existing furnishings included
 - B. The property is sold in its current condition without repairs
 - C. The property requires immediate occupancy
 - D. The property has historical preservation requirements
- 9. How do zoning laws impact property values?**
- A. They set a fixed value for each property
 - B. They can enhance or limit development potential
 - C. They have no effect on market conditions
 - D. They only apply to commercial properties
- 10. How much is debited and/or credited at closing for a rental investment property scheduled to close on September 10 with rent at \$1900?**
- A. \$1330 Credit to Buyer and \$1330 Debit to Seller
 - B. \$1900 Credit to Buyer and \$1900 Debit to Seller
 - C. \$1330 Credit to Seller and \$1330 Debit to Buyer
 - D. \$950 Credit to Buyer and \$950 Debit to Seller

Answers

SAMPLE

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

SAMPLE

Explanations

SAMPLE

1. How does the Federal Housing Administration (FHA) differ from the Department of Veterans Affairs (VA) regarding mortgage requirements?

- A. FHA has a higher down payment requirement
- B. VA guarantees the mortgage but requires a down payment
- C. FHA insures the mortgage and sets a maximum amount**
- D. VA does not insure mortgages at all

The Federal Housing Administration (FHA) provides mortgage insurance on loans made by approved lenders to borrowers with low to moderate incomes. This mortgage insurance protects lenders against losses if a borrower defaults, which ultimately enables lenders to offer loans to a broader range of potential homeowners. Additionally, the FHA establishes a maximum loan amount depending on the region to ensure that the loans align with the market conditions and housing prices in different areas. In contrast, the Department of Veterans Affairs (VA) does not have a maximum loan amount standard; it guarantees loans issued to veterans and active-duty service members, but these loans often do not require a down payment, depending on the veteran's entitlement. This is a critical distinction as it underscores the supportive role the FHA plays in insuring loans, as opposed to the VA's guarantee that helps veterans obtain loans with favorable terms. Option detailing FHA's insurance role and loan limits accurately reflects its function and how it contrasts with the VA's mortgage benefits, making it the correct choice.

2. Which of the following items is not entered on the closing statement as a credit to the buyer?

- A. A mortgage taken out by the buyer to purchase the property
- B. Homeowner Association Fees**
- C. Prorated property taxes, unpaid interest and paid rents
- D. Rental security deposits held by seller

Homeowner Association Fees are typically not entered as a credit to the buyer on the closing statement because they are usually considered an ongoing cost of property ownership that the buyer must pay after closing. Fees like these are often assessed periodically and do not act as a financial benefit that would reduce the buyer's closing costs. In contrast, a mortgage taken out by the buyer represents funds that are being provided for the purchase, making it a credit on the closing statement. Prorated property taxes, unpaid interest, and paid rents can also serve as credits or adjustments that benefit the buyer at closing. Rental security deposits held by the seller are often transferred to the buyer as part of the sale and would also be credited appropriately. Thus, homeowner association fees, being part of recurring costs and not direct credits, stand out as the correct answer.

3. Why is it important to understand local real estate laws?

- A. To negotiate better prices
- B. To ensure compliance and avoid legal issues**
- C. To identify historical properties
- D. To increase a property's appraisal value

Understanding local real estate laws is crucial for ensuring compliance and avoiding legal issues, making it the key reason for the correct answer. Real estate transactions are governed by a complex framework of local, state, and federal regulations. Knowledge of these laws helps agents and buyers navigate requirements such as property disclosures, zoning regulations, building codes, and fair housing laws. Being well-informed allows for smoother transactions and reduces the risk of potential lawsuits or penalties arising from non-compliance. Legal compliance is essential not only for protecting the interests of buyers and sellers but also for maintaining a trustworthy real estate market. Failure to adhere to these laws can result in significant financial and legal repercussions, including the potential loss of a property or damages in disputes. While negotiating better prices, identifying historical properties, or increasing a property's appraisal value may be important aspects of real estate, these tasks rely on a foundational understanding of local laws to be executed effectively and without legal repercussions.

4. What document must Agent Sam have signed to represent both Tom and Sue?

- A. Buyer Representation Agreement
- B. Consent Transition to Transaction Broker Notice**
- C. Listing Agreement
- D. Dual Agency Disclosure

To represent both Tom and Sue in a real estate transaction while maintaining compliance with legal and ethical standards, Agent Sam needs a specific document known as the Consent Transition to Transaction Broker Notice. This document allows an agent to operate in a dual agency capacity, meaning they can represent both parties in the same transaction, provided that both are fully informed and have given their consent. This notice is essential because it clarifies that the agent will act as a neutral facilitator in the transaction, helping both parties but not advocating for one over the other. In dual agency situations, it is important that the agent discloses their role to both parties to avoid potential conflicts of interest and to ensure that all parties are aware of their rights and responsibilities under this arrangement. In contrast, while the Buyer Representation Agreement, Listing Agreement, and Dual Agency Disclosure may be important documents in real estate transactions, they serve different specific purposes. The Buyer Representation Agreement typically establishes a relationship between the agent and the buyer alone, while the Listing Agreement is used by sellers to engage an agent for selling their property. The Dual Agency Disclosure is significant as it informs parties of the dual agency arrangement but does not provide the formal consent necessary to transition to the transaction broker role. Thus, the Consent Transition to Transaction Broker

5. What does "earnest money" imply in a real estate deal?

- A. A deposit made by the buyer to demonstrate serious intent to purchase
- B. A full payment in cash for the property
- C. A loan taken out by the seller to purchase another property
- D. A fee paid to the real estate agent for their services

Earnest money is a deposit made by the buyer that demonstrates their serious intent to purchase a property. This amount is typically submitted with an offer to buy and acts as a reassurance to the seller that the buyer is committed to the transaction. It reflects the buyer's good faith and can help secure the property while both parties complete the necessary steps in the closing process. If the transaction goes forward, this earnest money is usually applied toward the buyer's down payment or closing costs. In cases where the sale does not close due to a breach by the buyer, the seller may retain the earnest money as compensation for taking the property off the market. This practice is a common element in real estate transactions, helping facilitate trust and commitment between buyers and sellers.

6. Which document typically includes details of closing costs for a real estate transaction?

- A. Title deed
- B. Promissory note
- C. Closing disclosure
- D. Home warranty

The closing disclosure is the document that typically outlines detailed information regarding the closing costs associated with a real estate transaction. It provides a comprehensive breakdown of all fees and charges that the buyer and seller will need to pay at the closing of the deal. This document includes key details such as loan terms, monthly payments, and an itemized list of closing costs, which helps ensure that both parties understand their financial obligations before finalizing the transaction. The clarity and transparency provided by the closing disclosure are crucial for buyers and sellers to make informed decisions. It also serves to confirm the terms that were previously discussed, ensuring that there are no surprises at the closing table. The importance of this document is emphasized by federal regulations, which mandate that it be given to the parties involved at least three days before closing, giving them time to review all costs and fees thoroughly.

7. What are the responsibilities of a landlord?

- A. Only collecting rent from tenants
- B. Maintaining property and addressing tenant concerns
- C. Managing an investment fund
- D. Securing financing for their tenants

The responsibilities of a landlord encompass a wide range of duties that ensure the smooth operation of a rental property and the well-being of its tenants. Among these responsibilities, maintaining the property and addressing tenant concerns is crucial. This includes ensuring that the property is safe, habitable, and in good repair, which often involves conducting regular maintenance and responding promptly to repair requests. In addition to maintenance, landlords must also address tenant concerns, which can include anything from noise complaints to issues with the property itself. Good communication and responsiveness to tenants' needs help foster a positive rental experience and can reduce tenant turnover. While collecting rent is a fundamental responsibility, it is far from the sole duty of a landlord. Their role requires a proactive approach to property management, which encapsulates both the physical upkeep of the property and the interpersonal aspects of tenant relations. This creates a more stable and satisfactory living environment, benefiting both the landlord and tenants in the long run.

8. What does the term "as-is" refer to in real estate transactions?

- A. The property is sold with all existing furnishings included
- B. The property is sold in its current condition without repairs**
- C. The property requires immediate occupancy
- D. The property has historical preservation requirements

The term "as-is" in real estate transactions specifically refers to the sale of a property in its current condition, without any repairs being made by the seller. This means that the buyer is accepting the property with all its existing flaws, issues, or maintenance needs, and the seller is not obligated to fix or improve anything before the sale. Buyers should be aware that purchasing a property "as-is" requires careful inspection and consideration, as it may involve taking on significant repairs or renovations after acquisition. Other options mention aspects like furnishings, immediate occupancy, or historical preservation, but they do not encapsulate the essential meaning of "as-is" as it relates to the condition of the property being sold. Therefore, understanding that "as-is" signifies a lack of obligations for repairs is critical for buyers considering such transactions.

9. How do zoning laws impact property values?

- A. They set a fixed value for each property
- B. They can enhance or limit development potential**
- C. They have no effect on market conditions
- D. They only apply to commercial properties

Zoning laws play a significant role in influencing property values by either enhancing or limiting development potential. When zoning regulations are designed to support residential or commercial development, they can lead to increased demand for properties in those areas, thereby elevating property values. For instance, if an area is zoned for higher density development, it can attract developers, leading to more housing projects and an overall increase in the desirability of the location. Conversely, zoning can also restrict the types of developments permitted in an area. If zoning laws prohibit certain types of construction or limit the intensity of use, it can deter potential buyers and investors, resulting in lower property values due to perceived limitations on future growth or utilization of the land. This dual capacity of zoning laws to either enhance or restrict development potential directly correlates with the market demand and ultimately impacts property values significantly. Properties in areas with favorable zoning for development generally see a higher appreciation in value compared to those in areas with restrictive zoning, illustrating why understanding zoning laws is critical for real estate assessments.

10. How much is debited and/or credited at closing for a rental investment property scheduled to close on September 10 with rent at \$1900?

- A. \$1330 Credit to Buyer and \$1330 Debit to Seller**
- B. \$1900 Credit to Buyer and \$1900 Debit to Seller
- C. \$1330 Credit to Seller and \$1330 Debit to Buyer
- D. \$950 Credit to Buyer and \$950 Debit to Seller

In real estate transactions involving rental properties, prorated rent is typically adjusted at closing based on the closing date. In this case, the rental income for the property is \$1,900 per month. Since the closing is scheduled for September 10, the buyer will assume ownership halfway through the month, specifically 20 days into the month. This means that the seller is entitled to the rent for the first nine days of September, while the buyer will receive the rent for the last part of the month. To calculate the daily rental rate, you divide the monthly rent by the number of days in the month (assuming 30 days for the calculation). So, when calculating the daily rental rate: $\text{Daily Rent} = \frac{\$1900}{30} \approx \$63.33$. Next, you calculate how much rent corresponds to the first nine days of September, which the seller is entitled to: $\text{Rent for 9 days} = \$63.33 \times 9 = \$570$. This means the buyer will credit the seller for the portion of the month they occupied, which totals approximately \$570 up to September 9. Therefore, the amount that is to be credited to the seller

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://azuretiderealty.examzify.com>

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

SAMPLE