

Connecticut Real Estate Practice Exam (Sample)

Study Guide



Everything you need from our exam experts!

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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 typically happens to a listing agreement once the property is sold?**
 - A. It is automatically renewed**
 - B. It is terminated**
 - C. It becomes void after a month**
 - D. It is transferred to the new owner**
- 2. What is required for a real estate licensee to renew their license in Connecticut?**
 - A. Payment of a fee**
 - B. Completion of continuing education requirements**
 - C. Submission of a new background check**
 - D. Completion of a renewal application**
- 3. Which of the following actions by an agent is mandatory?**
 - A. To advise the seller on pricing**
 - B. To disclose material facts affecting residential property value**
 - C. To show properties to potential buyers**
 - D. To negotiate a sale price**
- 4. If an unrepresented person refuses to sign a disclosure form, what should the agent do?**
 - A. Ignore the refusal and proceed with the transaction**
 - B. Compensate the unrepresented party for signing**
 - C. Document the refusal and attach it to the disclosure**
 - D. Have another agent approach the unrepresented party**
- 5. When is a real estate agent required to provide agency disclosure in Connecticut?**
 - A. At the final negotiation stage**
 - B. After the contract is signed**
 - C. At the first substantive conversation with a client**
 - D. When the closing date is set**

- 6. What are the essential requirements for a valid real estate contract in Connecticut?**
- A. Offer and acceptance, consideration, lawful object, and competent parties**
 - B. Written contract only**
 - C. Notarization of all parties involved**
 - D. Witnesses for signing**
- 7. What is a home inspection?**
- A. An assessment of the property's cleaning needs**
 - B. An evaluation of the condition of a property to identify repairs or issues**
 - C. A formal appraisal of market value**
 - D. A review of the property's legal title**
- 8. In the event of agent disloyalty, which option is NOT available to the principal?**
- A. Terminate the existing agreement**
 - B. Collect profits from the agent**
 - C. Request a refund on fees paid**
 - D. Seek damages through court**
- 9. Which of the following is a requirement under the Connecticut Fair Housing Act?**
- A. Promotion of investment opportunities**
 - B. Disclosure of property imperfections**
 - C. Equal treatment in housing**
 - D. Preference for local job holders**
- 10. What is the length of time a real estate candidate must complete their pre-licensing education in Connecticut?**
- A. 30 hours**
 - B. 60 hours**
 - C. 90 hours**
 - D. 120 hours**

Answers

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

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Explanations

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1. What typically happens to a listing agreement once the property is sold?

- A. It is automatically renewed**
- B. It is terminated**
- C. It becomes void after a month**
- D. It is transferred to the new owner**

Once a property is sold, the listing agreement is typically terminated. This occurs because the purpose of the listing agreement is fulfilled once the transaction is completed; the property has been sold, and the obligations defined in the listing agreement have been satisfied. The real estate agent has executed their role in facilitating the sale of the property, and therefore, there is no longer a need for the agreement to remain active. In general, listing agreements are specific to the sale of a particular property for a designated time frame or until a sale occurs. After the property is sold and closed, the contractual relationship created by the listing agreement ends, freeing both parties from any further obligations to one another under that specific agreement. This understanding is a common practice in real estate transactions, ensuring clarity and finality once a property changes ownership.

2. What is required for a real estate licensee to renew their license in Connecticut?

- A. Payment of a fee**
- B. Completion of continuing education requirements**
- C. Submission of a new background check**
- D. Completion of a renewal application**

In Connecticut, one of the primary requirements for a real estate licensee to renew their license is the completion of continuing education requirements. This is crucial as it ensures that real estate professionals remain updated on current laws, ethical practices, market trends, and industry standards. The state mandates that licensees participate in continuing education courses to maintain their expertise and competency in the field, which ultimately protects consumers and upholds the integrity of the real estate profession. Continuing education isn't just a formality; it's a structured way to reinforce knowledge and introduce new concepts that can greatly impact how real estate transactions are conducted. It supports the idea that licensees must continually develop their skills, allowing them to serve their clients effectively and responsibly. While the other options may also play roles in the renewal process, they do not capture the essential educational component that is essential for ensuring that agents are informed and capable of performing their duties in compliance with evolving best practices and regulatory changes.

3. Which of the following actions by an agent is mandatory?

- A. To advise the seller on pricing
- B. To disclose material facts affecting residential property value**
- C. To show properties to potential buyers
- D. To negotiate a sale price

The duty to disclose material facts affecting residential property value is mandatory for real estate agents. This obligation stems from the fiduciary responsibilities agents have towards their clients and the necessity for transparency in real estate transactions. Agents must ensure that all relevant information, which could influence a buyer's or seller's decision, is disclosed. Failure to disclose these material facts can lead to legal repercussions such as a breach of contract or liability for misrepresentation. This duty not only protects the interests of the parties involved but also upholds the integrity of the real estate profession. In contrast, advising the seller on pricing, showing properties to potential buyers, and negotiating a sale price are important functions of a real estate agent but are not considered mandatory actions in the same way. These tasks may vary based on the needs of the client or the market conditions and may not have the same legal implications as the obligation to disclose relevant information.

4. If an unrepresented person refuses to sign a disclosure form, what should the agent do?

- A. Ignore the refusal and proceed with the transaction
- B. Compensate the unrepresented party for signing
- C. Document the refusal and attach it to the disclosure**
- D. Have another agent approach the unrepresented party

The appropriate course of action when an unrepresented person refuses to sign a disclosure form is to document the refusal and attach it to the disclosure. This approach is essential for several reasons. First, it creates a record of the interaction and the refusal, which could be important for legal compliance and transparency. By documenting the refusal, the agent demonstrates that they have made an effort to fulfill their obligation to provide necessary disclosures while also respecting the unrepresented party's decision. Additionally, having this documentation can protect the agent and their brokerage from potential liability in the event of a dispute down the line regarding disclosures made during the transaction. In real estate transactions, it is crucial to maintain clear records of communications and actions, particularly around compliance with disclosure regulations designed to protect all parties involved. This option upholds ethical standards in real estate practice, ensuring that agents provide full disclosure while also respecting the autonomy of the unrepresented party.

5. When is a real estate agent required to provide agency disclosure in Connecticut?

- A. At the final negotiation stage**
- B. After the contract is signed**
- C. At the first substantive conversation with a client**
- D. When the closing date is set**

In Connecticut, a real estate agent is required to provide agency disclosure at the first substantive conversation with a client. This means that as soon as the agent engages with a prospective client in a meaningful way—discussing the client's needs, preferences, or financial details related to a real estate transaction—they must disclose their agency relationship. This practice is designed to ensure transparency and establish clarity regarding the working relationship between the agent and the client. Providing this disclosure early in the interaction allows clients to understand their rights and the agent's obligations, enabling them to make informed decisions throughout the buying or selling process. It also helps in building trust between the agent and the client from the very beginning of their relationship. By being upfront about these essential details, agents foster a more ethical and professional environment within the real estate industry.

6. What are the essential requirements for a valid real estate contract in Connecticut?

- A. Offer and acceptance, consideration, lawful object, and competent parties**
- B. Written contract only**
- C. Notarization of all parties involved**
- D. Witnesses for signing**

A valid real estate contract in Connecticut, as in many jurisdictions, must satisfy several foundational elements to be legally enforceable. These requirements include: 1. ****Offer and Acceptance****: This refers to the mutual agreement between parties, where one party proposes terms and the other party agrees to those terms. Both must clearly understand what they are agreeing to. 2. ****Consideration****: For a contract to be valid, it must involve consideration, which is something of value exchanged between the parties. This could be money, services, or another form of value that demonstrates the parties' intention to enter into a binding agreement. 3. ****Lawful Object****: The subject matter of the contract must be legal. A contract that involves illegal activities or contravenes public policy cannot be enforced. 4. ****Competent Parties****: All parties involved must have the legal capacity to enter into a contract. This means they should be of legal age, sound mind, and not under duress or undue influence. While a written contract is highly advisable in real estate transactions for clarity and proof, it is not exclusively required in all cases; however, the Statute of Frauds typically necessitates a written form for agreements relating to real property. Notarization and

7. What is a home inspection?

- A. An assessment of the property's cleaning needs
- B. An evaluation of the condition of a property to identify repairs or issues**
- C. A formal appraisal of market value
- D. A review of the property's legal title

A home inspection is an evaluation of the condition of a property to identify repairs or issues. This process typically involves a thorough examination of various aspects of the home, including its structure, systems (like plumbing and electrical), and safety features. The goal is to uncover any existing problems or potential issues that could affect the property's value or the safety of its occupants. Home inspections are crucial for prospective buyers because they provide valuable information that can influence purchasing decisions. If significant repairs are needed, buyers may decide to negotiate the purchase price or request that the seller address these issues before closing. Additionally, home inspections can help inform current homeowners about maintenance needs to prevent future problems. This understanding of a home inspection as a detailed assessment is what distinguishes it from other activities, such as cleaning needs, appraisals, or legal title reviews, which do not focus on the condition of the property itself in the way that a home inspection does.

8. In the event of agent disloyalty, which option is NOT available to the principal?

- A. Terminate the existing agreement
- B. Collect profits from the agent
- C. Request a refund on fees paid**
- D. Seek damages through court

In the context of agent disloyalty, the principal has several legal recourses to address the situation. The ability to terminate the existing agreement allows the principal to end the agency relationship because the agent has breached their duty of loyalty. Seeking damages through the court is also a valid option, as the principal may want to recover losses caused by the agent's disloyal actions. Collecting profits from the agent is another possible course of action, as it allows the principal to claim any profits that the agent may have gained through their disloyalty, especially if it involved competing against the principal or taking business away unlawfully. Requesting a refund on fees paid, however, is typically not a valid remedy in cases of agent disloyalty. Fees paid cover the services rendered under the agreement, and merely being disloyal does not necessarily mean that the services provided were worthless. Therefore, the principal may not have a straightforward claim to get these fees back simply due to the disloyalty of the agent. This is why this option is not available to the principal in such scenarios.

9. Which of the following is a requirement under the Connecticut Fair Housing Act?

- A. Promotion of investment opportunities**
- B. Disclosure of property imperfections**
- C. Equal treatment in housing**
- D. Preference for local job holders**

The Connecticut Fair Housing Act is designed to eliminate discrimination in housing and ensure equal opportunities for all individuals regardless of their race, color, religion, national origin, sex, disability, or familial status. The requirement for equal treatment in housing is central to the act, as it mandates that all people should have the same rights and access to housing options without facing bias or unfavorable treatment. This means that individuals seeking housing must be treated equally in similar situations, ensuring that no one is denied the opportunity to rent, sell, or buy a home based on the protected classes. This promotes inclusivity and fairness within the housing market, helping to create diverse communities. In contrast, other options like promoting investment opportunities or disclosing property imperfections do not directly pertain to the core principles of the Fair Housing Act, which primarily focuses on preventing discrimination in housing practices. Preference for local job holders also does not align with the act's objectives, as it could lead to discriminatory practices against individuals who may not meet that specific criterion, thus undermining the goal of equal access to housing.

10. What is the length of time a real estate candidate must complete their pre-licensing education in Connecticut?

- A. 30 hours**
- B. 60 hours**
- C. 90 hours**
- D. 120 hours**

In Connecticut, the law mandates that a real estate candidate must complete 60 hours of pre-licensing education before qualifying for the real estate licensing exam. This educational requirement ensures that aspiring real estate professionals acquire a foundational knowledge of real estate principles, practices, law, and ethics that are essential for operating effectively in the industry. The 60-hour education program typically includes both in-class learning and practical applications of real estate concepts, covering essential topics such as property ownership, contracts, agency, and real estate finance. This structure equips candidates with the necessary skills and knowledge to perform competently in their real estate careers, ensuring that they are prepared to provide valuable services to clients and comply with professional standards and regulations. Understanding that the other options represent different time frames helps to clarify the specific educational requirements set forth by Connecticut's real estate authority. While other states may have varying requirements, Connecticut's clear stipulation of 60 hours emphasizes the importance placed on education in this field within the state.

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://connecticutrealestate.examzify.com>

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