

Delaware Property Bar 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 is required for a real estate broker to operate legally in Delaware?**
 - A. A real estate license issued by the state**
 - B. A broker's license from the Delaware Real Estate Commission**
 - C. Membership in a national broker organization**
 - D. An insurance policy against malpractice**
- 2. What rights do tenants typically have under Delaware lease law?**
 - A. Right to a pet in all circumstances**
 - B. Right to a habitable living environment and protection from unlawful eviction**
 - C. Right to alter the premises without landlord approval**
 - D. Right to cancel the lease at any time without penalty**
- 3. What is necessary for a purchase money mortgage to have priority status?**
 - A. It must be recorded within 30 days of the deed transfer**
 - B. It must be recorded within 10 days after the deed transferring the mortgaged property is recorded**
 - C. It must be approved by a court**
 - D. It must be given a public notice**
- 4. What type of court hears cases involving a writ of estrepement?**
 - A. Justice Court**
 - B. Chancery Court**
 - C. Superior Court**
 - D. Family Court**
- 5. What is the purpose of the Rule Against Perpetuities (RAP) in land ownership?**
 - A. To allow indefinite property ownership**
 - B. To restrict property ownership duration**
 - C. To prevent property from being held indefinitely**
 - D. To enhance land use regulations**

- 6. What is the implication of a property being distributed to beneficiaries after 110 years?**
- A. It is considered expired**
 - B. It is transferred instantly to the state**
 - C. It denotes the termination of the trust**
 - D. It signifies a transfer for tax purposes only**
- 7. What must be proved for an easement by necessity?**
- A. Necessity cannot be shown through intent**
 - B. The dominant estate must remain connected to the original owner**
 - C. There must have been a previous unity of ownership followed by severance**
 - D. The dominant estate must be zoned for commercial use**
- 8. What is one possible action a landlord can take if faced with a claim of breach of implied warranty of habitability?**
- A. Ignore the claim**
 - B. Attempt to fix the issue to maintain the lease**
 - C. Allow the tenant to break the lease without penalty**
 - D. Evict the tenant immediately**
- 9. What type of discretion makes a restrictive covenant unenforceable?**
- A. Arbitrary discretion without standards**
 - B. Standardized discretion based on aesthetics**
 - C. Community-based discretion validated by committee**
 - D. Fixed discretion approved by all members**
- 10. What does the term 'short sale' mean in real estate?**
- A. A sale of property where the proceeds are less than the outstanding mortgage balance**
 - B. A transaction involving a discounted sale price for quick closure**
 - C. A sale that occurs within a specified short time period**
 - D. A property sale conducted under foreclosure conditions**

Answers

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

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Explanations

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1. What is required for a real estate broker to operate legally in Delaware?

- A. A real estate license issued by the state
- B. A broker's license from the Delaware Real Estate Commission**
- C. Membership in a national broker organization
- D. An insurance policy against malpractice

To operate legally as a real estate broker in Delaware, one must obtain a broker's license from the Delaware Real Estate Commission. This requirement is established to ensure that brokers are adequately trained and knowledgeable about the laws and regulations governing real estate transactions in the state. The licensing process typically includes meeting specific education and experience criteria, passing a state exam, and adhering to ethical standards. While having a real estate license is a fundamental step for any broker, the distinction lies in the need for a broker's license specifically, which grants the authority to manage real estate transactions and supervise other agents. Membership in a national broker organization or having an insurance policy may be beneficial or necessary for specific aspects of business practice, but they do not fulfill the essential legal requirement for operation as mandated by the state. Thus, obtaining a broker's license from the Delaware Real Estate Commission is the definitive requirement for legal operation.

2. What rights do tenants typically have under Delaware lease law?

- A. Right to a pet in all circumstances
- B. Right to a habitable living environment and protection from unlawful eviction**
- C. Right to alter the premises without landlord approval
- D. Right to cancel the lease at any time without penalty

Under Delaware lease law, tenants have the right to a habitable living environment and protection from unlawful eviction. This means that landlords are legally required to maintain rental properties in a condition that is safe and suitable for living. This includes ensuring basic amenities like running water, heat, and proper sanitation are available and that the property is structurally sound. Additionally, tenants are protected from unlawful eviction, which means that landlords cannot forcibly remove or threaten to remove tenants without following appropriate legal procedures. This protection is crucial in maintaining fair rental practices and ensuring that tenants are not removed from their homes without just cause or due process. The other options do not accurately reflect typical tenant rights under Delaware law. For instance, the right to have a pet can be subject to the lease terms and may not be universally granted. The right to alter premises usually requires landlord approval to ensure that the property is not devalued or compromised. Similarly, a tenant's ability to cancel a lease at any time without penalty is generally not permitted and typically requires following specific lease terms and notice periods.

3. What is necessary for a purchase money mortgage to have priority status?

- A. It must be recorded within 30 days of the deed transfer**
- B. It must be recorded within 10 days after the deed transferring the mortgaged property is recorded**
- C. It must be approved by a court**
- D. It must be given a public notice**

For a purchase money mortgage to have priority status, it is crucial that it be recorded within a specific timeframe after the deed transferring the mortgaged property is recorded. In Delaware, this timeframe is 10 days. Recording the mortgage promptly helps establish the lender's legal right to the property in relation to claims or liens that may arise in the meantime. This priority ensures that the lender can enforce their right to repayment without risk of losing priority to subsequent mortgagees or creditors. Timely recording is significant because it places the mortgage on public record, thereby putting third parties on notice of the mortgage interest. If the mortgage is recorded beyond the specified timeframe, it may lose its priority status compared to other claims against the property that are recorded later. Thus, the requirement to record the purchase money mortgage within 10 days plays a critical role in maintaining its priority over potential competing interests.

4. What type of court hears cases involving a writ of estrepement?

- A. Justice Court**
- B. Chancery Court**
- C. Superior Court**
- D. Family Court**

The correct answer is Chancery Court because this court is specifically designed to handle matters involving equity, including injunctions and other equitable remedies that pertain to property disputes. A writ of estrepement is an equitable remedy that aims to prevent a party from doing something that would interfere with another party's right to property, which falls squarely within the jurisdiction of the Chancery Court. Chancery Court specializes in resolving disputes in a manner that emphasizes fairness over rigid adherence to legal statutes, making it particularly suited for cases like those involving estrepement. This court's function is to provide equitable relief that is often necessary when legal remedies are insufficient. In contrast, other courts mentioned, such as Justice Court, often handle limited civil and criminal matters, while the Superior Court focuses on serious civil and criminal cases. Family Court is specifically mandated to address family law issues, such as divorce, custody, and support, and would not hear cases related to property disputes in the context of estrepement. Thus, the nature of the remedy sought through a writ of estrepement aligns with the equitable jurisdiction of the Chancery Court, validating the choice made.

5. What is the purpose of the Rule Against Perpetuities (RAP) in land ownership?

- A. To allow indefinite property ownership**
- B. To restrict property ownership duration**
- C. To prevent property from being held indefinitely**
- D. To enhance land use regulations**

The purpose of the Rule Against Perpetuities (RAP) is primarily to prevent property from being held indefinitely, thereby ensuring that property interests are transferable and usable within a reasonable timeframe. The RAP achieves this by limiting the duration of certain contingent future interests in a property, ensuring that such interests must vest or fail within a specified period, typically not exceeding the lives of people living at the time the interest is created plus 21 years. This rule is significant as it promotes marketability of property and sustainability of land use over time. By ensuring that property cannot be tied up indefinitely through certain conditions, the RAP facilitates the transfer of property and prevents the scenario where land becomes stagnant in terms of ownership and developmental potential. In contrast, the other options misinterpret the concept: indefinite property ownership and enhancing land use regulations do not reflect the essence of the RAP, which focuses specifically on time limitations for future interests, while restricting property ownership duration does not fully convey the impact of the rule as it relates more specifically to the nature of future interests rather than ownership in general.

6. What is the implication of a property being distributed to beneficiaries after 110 years?

- A. It is considered expired**
- B. It is transferred instantly to the state**
- C. It denotes the termination of the trust**
- D. It signifies a transfer for tax purposes only**

When property is distributed to beneficiaries after 110 years, it indicates the termination of the trust. Trusts are established with specific terms regarding their duration and purpose, and once the stipulated period elapses, the trust's assets are typically required to be distributed to the beneficiaries named in the trust document. This period of 110 years represents a duration beyond which the trust is likely considered spent or fulfilled in its purpose. Upon termination, the involved parties must execute the transfer of assets to the designated beneficiaries in order to recognize their ownership rights immediately. This assures that the property does not remain indefinitely encumbered by the terms of the trust and allows beneficiaries to benefit from the property. The other concepts—like expiration, automatic transfer to the state, or a tax-only transfer—do not accurately reflect the legal implications of property distribution stemming from a trust that has reached its conclusion after a specified time frame. Instead, the proper understanding centers on the defined end of the trust and the subsequent action of property distribution to beneficiaries.

7. What must be proved for an easement by necessity?

- A. Necessity cannot be shown through intent**
- B. The dominant estate must remain connected to the original owner**
- C. There must have been a previous unity of ownership followed by severance**
- D. The dominant estate must be zoned for commercial use**

To establish an easement by necessity, the critical requirement is that there must have been a previous unity of ownership, followed by a severance of that ownership. This legal principle arises from the idea that when a property is divided, and one part (the dominant estate) is left landlocked or without reasonable access to a public road or utility, the owner of that property should have a legal right to access it. This easement arises out of the necessity to access the dominant estate effectively, ensuring its use is viable. This principle highlights that the easement is rooted in the historical connection between the severed properties, as it seeks to remedy the lack of access that results from the division. Thus, demonstrating the former unity of ownership is essential in proving an easement by necessity, as it substantiates the claim that the easement is required due to the previous relationship between the properties. Other potential choices do not address this critical requirement of unity of ownership and severance directly. The concepts of intent, connections to a previous owner, or zoning classifications for commercial use do not pertain to the fundamental legal requirement necessary for establishing an easement by necessity. Understanding this foundational concept is crucial for applying property law principles properly in real estate practice.

8. What is one possible action a landlord can take if faced with a claim of breach of implied warranty of habitability?

- A. Ignore the claim**
- B. Attempt to fix the issue to maintain the lease**
- C. Allow the tenant to break the lease without penalty**
- D. Evict the tenant immediately**

The implied warranty of habitability ensures that landlords provide rental properties that are safe and livable, meeting basic health and safety standards. When a claim arises concerning a breach of this warranty, the appropriate and responsible action for a landlord is to address the issue. By attempting to fix the problem, the landlord not only works to remedy the situation but also protects their own interests in maintaining the lease agreement. Fixing the issue demonstrates a commitment to providing a habitable living environment, which can mitigate potential legal repercussions and help maintain a positive relationship with the tenant. Additionally, this proactive approach can prevent further escalation of the situation, such as litigation or tenant claims for damages. It is typically in the best interest of the landlord to resolve the issue promptly rather than ignore it, allow a breach of the lease, or resort to eviction, which can be contentious and legally complex.

9. What type of discretion makes a restrictive covenant unenforceable?

- A. Arbitrary discretion without standards**
- B. Standardized discretion based on aesthetics**
- C. Community-based discretion validated by committee**
- D. Fixed discretion approved by all members**

A restrictive covenant may become unenforceable when it is based on arbitrary discretion without any established standards. This occurs because such discretion can lead to inconsistent and unpredictable enforcement, creating an environment where property owners cannot reasonably rely on the terms of the covenant. Restrictive covenants are meant to promote a consistent and harmonious use of properties within a community, often serving aesthetic or functional purposes. When the enforcement of these covenants is entirely left to arbitrary decision-making, it undermines their purpose, making it difficult for property owners to understand what is permissible, and can lead to accusations of discrimination or unfair treatment. The other options involve either standards or community input which provide a basis for enforcement. For instance, standardized discretion based on aesthetics and community-based discretion validated by a committee can help ensure that actions taken regarding enforcement are grounded in predefined criteria or collective consensus, promoting fairness and transparency. Fixed discretion approved by all members further reinforces adherence to the original intent of the covenant by requiring broader consensus for decisions.

10. What does the term 'short sale' mean in real estate?

- A. A sale of property where the proceeds are less than the outstanding mortgage balance**
- B. A transaction involving a discounted sale price for quick closure**
- C. A sale that occurs within a specified short time period**
- D. A property sale conducted under foreclosure conditions**

In real estate, the term 'short sale' specifically refers to a transaction where the sale price of the property is less than the outstanding balance of the mortgage. This typically occurs when a homeowner is facing financial difficulties and cannot continue to make mortgage payments, yet wants to avoid foreclosure. In a short sale, the lender must agree to accept a lower amount than what is owed on the mortgage, thereby allowing the seller to settle their debts and potentially avoid the more damaging process of foreclosure. The lender's approval is essential as they are essentially taking a loss on the property, but they may see it as a better option than going through a lengthy foreclosure process. It's a way to enable a sale that can relieve the seller of their financial obligations while providing some return to the lender. Other definitions associated with the choices do not accurately reflect the contractual and financial framework that defines a short sale. A discounted sale price for quick closure does not capture the essential characteristic of a short sale, which is the mortgage situation involved. Similarly, a specified short time period does not define a short sale, nor does a sale conducted under foreclosure conditions, as foreclosure represents a different legal process altogether in real estate transactions.

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://delawarepropertybar.examzify.com>

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