

Dubai Real Estate Regulatory Agency (RERA) Broker Practice Exam (Sample)

Study Guide



Everything you need from our exam experts!

This is a sample study guide. To access the full version with hundreds of 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. Don't worry about getting everything right, 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, and take breaks to retain information better.

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.

7. Use Other Tools

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!

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Questions

- 1. What does the Real Property Register document describe?**
 - A. The financial history of property transactions**
 - B. Documents related to property management**
 - C. A description and location of Real Property along with attached rights**
 - D. The market value of various properties**
- 2. What legal requirement should brokers assist clients with when selling property?**
 - A. Creating advertisements**
 - B. Transferring ownership through proper registration**
 - C. Setting property prices**
 - D. Conducting market research**
- 3. Which of the following is considered an essential part of UAE's legal framework?**
 - A. Personal beliefs**
 - B. Customary practices alone**
 - C. Cultural trends**
 - D. Coding established laws**
- 4. What are the main responsibilities of a RERA-registered real estate broker?**
 - A. Managing the construction of new buildings**
 - B. Facilitating property transactions and ensuring compliance**
 - C. Conducting property inspections**
 - D. Setting the prices for property listings**
- 5. What essential components should be included in a buyer representation agreement?**
 - A. Personal details of the buyer and seller**
 - B. Scope of representation, commission structure, and party duties**
 - C. Market value assessments and property details**
 - D. All previous transaction history of the broker**

- 6. What is a primary responsibility of the Real Estate Regulatory Agency's committee?**
- A. Conducting property inspections**
 - B. Setting policies and overseeing regulatory compliance**
 - C. Appraising property values**
 - D. Negotiating contracts between buyers and sellers**
- 7. What does the term 'norm' imply in the context of rental commissions?**
- A. A set fee that cannot be changed**
 - B. Optional fee depending on the market**
 - C. A suggested percentage that can be exceeded**
 - D. A fixed cost for all transactions**
- 8. Which of the following best defines 'freehold' property in Dubai?**
- A. Ownership of the property without owning the land**
 - B. Complete ownership of both the property and the land**
 - C. Limited ownership with a specified duration**
 - D. Ownership that requires a government lease**
- 9. What is a significant risk associated with verbal agreements in real estate transactions?**
- A. They can be easily recorded**
 - B. They are often enforceable in court**
 - C. They can lead to disputes due to lack of documentation**
 - D. They clarify the terms of the transaction**
- 10. What is the legal process of removing a tenant from a leased property called?**
- A. Lease termination**
 - B. Tenant eviction**
 - C. Landlord removal**
 - D. Contract dissolution**

Answers

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

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Explanations

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1. What does the Real Property Register document describe?

- A. The financial history of property transactions**
- B. Documents related to property management**
- C. A description and location of Real Property along with attached rights**
- D. The market value of various properties**

The Real Property Register serves as an official record that provides detailed information about real estate properties. This includes a comprehensive description of the property itself, such as its boundaries, dimensions, and specific location. Additionally, it delineates any rights associated with the property, such as easements or access rights, which are critical for understanding ownership and usage. The proper maintenance of this register is crucial as it assures potential buyers, owners, and other stakeholders that the information regarding the property is accurate and legally recognized. This thorough characterization not only promotes transparency but also aids in preventing disputes over property rights. Thus, the register plays an integral role in the real estate industry by ensuring that all relevant details about the real property, right down to its precise location and associated rights, are clearly documented and accessible.

2. What legal requirement should brokers assist clients with when selling property?

- A. Creating advertisements**
- B. Transferring ownership through proper registration**
- C. Setting property prices**
- D. Conducting market research**

Brokers play a crucial role in facilitating real estate transactions, particularly in ensuring that ownership of a property is transferred legally and correctly through proper registration. This process involves several steps, including the preparation of necessary documentation, compliance with the regulations set forth by the Dubai Real Estate Regulatory Agency (RERA), and ensuring that all financial obligations, such as payments of transfer fees and compliance with local laws, are met. Transferring ownership is a legal requirement that must be executed precisely to protect the interests of both the seller and the buyer. It involves registering the transaction with the relevant authorities, such as the Dubai Land Department, to ensure that the new ownership is officially recognized and that the title of the property is legally conveyed to the buyer. While creating advertisements, setting property prices, and conducting market research are important tasks that brokers may assist their clients with, these activities do not constitute legal requirements for the completion of a property sale. They are more about marketing and strategy rather than the legal obligations involved in the transfer of property ownership. Thus, brokers' assistance with proper registration reflects their vital role in ensuring legal compliance in real estate transactions.

3. Which of the following is considered an essential part of UAE's legal framework?

- A. Personal beliefs**
- B. Customary practices alone**
- C. Cultural trends**
- D. Coding established laws**

The choice regarding coding established laws is considered an essential part of the UAE's legal framework because it refers to the systematic organization and documentation of laws that govern the country. The UAE's legal system relies heavily on codified laws, which provide clarity and consistency in how laws are applied and interpreted across various legal matters. This codification allows for a more accessible legal structure, ensuring that individuals and entities understand their rights and obligations within the framework of the law. Having established laws in written form helps in maintaining order, resolving disputes, and protecting the rights of citizens and residents. The UAE's legal framework is built on a mixture of civil law and Islamic law, where codified laws play a pivotal role in defining legal processes and judicial outcomes. This approach contrasts sharply with options that focus on personal beliefs, customary practices alone, and cultural trends, which do not establish a formalized legal basis for governance and legal proceedings in the UAE. Instead, they may influence societal norms but are not foundational to the legal system itself.

4. What are the main responsibilities of a RERA-registered real estate broker?

- A. Managing the construction of new buildings**
- B. Facilitating property transactions and ensuring compliance**
- C. Conducting property inspections**
- D. Setting the prices for property listings**

A RERA-registered real estate broker plays a crucial role in facilitating property transactions and ensuring compliance with real estate regulations in Dubai. This involves a variety of tasks, including helping clients buy, sell, or lease properties while adhering to the legal frameworks and standards set by the Dubai Real Estate Regulatory Agency. Brokers are expected to navigate the complex landscape of property laws, ensuring that all transactions comply with local real estate regulations. This may include verifying ownership details, ensuring all necessary documentation is accurate and complete, and overseeing the financial aspects of the transaction, such as deposits and payments. In contrast, managing the construction of new buildings is not a responsibility typically assigned to brokers, as this falls under the purview of developers and construction companies. While conducting property inspections is an important task in the property buying process, it is usually performed by specialized inspectors rather than brokers. Additionally, while brokers may provide insights and advice on pricing based on market trends, they do not have the authority to set property prices; pricing is usually determined by market conditions, seller expectations, and buyer demand.

5. What essential components should be included in a buyer representation agreement?

- A. Personal details of the buyer and seller**
- B. Scope of representation, commission structure, and party duties**
- C. Market value assessments and property details**
- D. All previous transaction history of the broker**

A buyer representation agreement is a crucial document in real estate transactions that outlines the relationship between the buyer and the broker. The essential components of such an agreement primarily focus on defining the terms of representation and the responsibilities of each party involved. Including the scope of representation is vital, as it specifies what services the broker will provide to the buyer, such as property searches, negotiations, and market analysis. The commission structure is also a critical aspect because it clarifies how the broker will be compensated for their services, which helps to establish transparency and trust between the buyer and broker. Furthermore, outlining the duties of the parties ensures that both the buyer and broker are aware of their obligations, promoting a smooth working relationship throughout the buying process. While the other choices may contain relevant information for understanding a real estate transaction, they do not constitute the core components of a buyer representation agreement. Personal details of the buyer and seller, for instance, are important for identification but do not define the nature of representation. Market value assessments and property details are useful for buyers but play a secondary role to the contractual obligations outlined in the representation agreement. Lastly, an all-inclusive history of previous transactions is not typically necessary in this context, as the focus should primarily be on the current buyer-s

6. What is a primary responsibility of the Real Estate Regulatory Agency's committee?

- A. Conducting property inspections**
- B. Setting policies and overseeing regulatory compliance**
- C. Appraising property values**
- D. Negotiating contracts between buyers and sellers**

The primary responsibility of the Real Estate Regulatory Agency's committee is to set policies and oversee regulatory compliance. This involves establishing guidelines and standards that govern the real estate sector, ensuring that all stakeholders, including real estate agents, developers, and consumers, follow the relevant laws and regulations. By doing so, the committee plays a critical role in maintaining the integrity and professionalism of the real estate market in Dubai. Regulatory compliance helps to protect the interests of all parties involved and promotes transparency and trust in transactions. In the context of the other options, conducting property inspections is a more specific activity typically carried out by inspectors rather than a regulatory committee. Appraising property values usually falls under the purview of qualified appraisers or valuation specialists, while negotiating contracts is a task for real estate brokers and agents, who facilitate agreements between buyers and sellers. Thus, these activities, while relevant to the real estate process, do not align with the broader and foundational role of the committee in setting and ensuring adherence to policies.

7. What does the term 'norm' imply in the context of rental commissions?

- A. A set fee that cannot be changed**
- B. Optional fee depending on the market**
- C. A suggested percentage that can be exceeded**
- D. A fixed cost for all transactions**

In the context of rental commissions, the term 'norm' refers to a suggested percentage that can be exceeded. This is important for understanding how rental commissions function within the real estate market. Typically, commissions are not rigidly fixed; rather, they are often presented as a standard guideline or average rate that agents might charge based on customary practices. Real estate agents may use this norm to base their commission fees on, but they also have the flexibility to negotiate rates above or below this guideline depending on various factors, such as the complexity of the transaction, the needs of the client, or current market conditions. Therefore, understanding that a norm allows for deviation ensures that both landlords and tenants have room for negotiation and that agents can adjust their fees as needed to remain competitive and fair in the marketplace.

8. Which of the following best defines 'freehold' property in Dubai?

- A. Ownership of the property without owning the land**
- B. Complete ownership of both the property and the land**
- C. Limited ownership with a specified duration**
- D. Ownership that requires a government lease**

'Freehold' property in Dubai is best defined by the complete ownership of both the property and the land. This type of ownership allows the buyer to possess and use the property indefinitely, which is a significant advantage over other forms of property ownership that may involve restrictions or limited rights. In Dubai, freehold ownership is especially appealing to investors and homeowners as it grants them full control over their property, including the ability to sell, lease, or make modifications without needing approval from the landowner or lessor. This concept aligns with international property ownership standards and is a key feature in various developments within designated freehold areas. The other forms of property ownership, such as leasehold, provide limited rights over a specific period and do not include ownership of the land itself, making them fundamentally different from freehold arrangements.

9. What is a significant risk associated with verbal agreements in real estate transactions?

- A. They can be easily recorded**
- B. They are often enforceable in court**
- C. They can lead to disputes due to lack of documentation**
- D. They clarify the terms of the transaction**

Verbal agreements in real estate transactions pose a significant risk due to their propensity to lead to disputes stemming from a lack of proper documentation. Unlike written agreements, which provide a clear record of the terms and commitments made by the parties involved, verbal agreements rely heavily on memory and interpretation. This can result in misunderstandings or misinterpretations about what was agreed upon, which can lead to conflicts when the parties' recollections differ. In formal real estate practices, the absence of written documentation can complicate matters, especially in legal proceedings. Courts generally prefer written contracts because they provide tangible evidence of the agreed-upon terms. Without such documentation, it becomes challenging to prove what was discussed, making it difficult to enforce supposed agreements. Therefore, the risk of disputes is significantly heightened with verbal agreements, underscoring the importance of having all agreements in writing to ensure clarity and legal enforceability.

10. What is the legal process of removing a tenant from a leased property called?

- A. Lease termination**
- B. Tenant eviction**
- C. Landlord removal**
- D. Contract dissolution**

The legal process of removing a tenant from a leased property is known as tenant eviction. This term specifically refers to the formal procedure that a landlord must follow in order to regain possession of their property when a tenant fails to adhere to the terms of the lease agreement, such as non-payment of rent or other violations. Eviction is governed by legal regulations, which vary by jurisdiction, and typically requires the landlord to provide notice to the tenant as well as possibly proceeding through the court system. The eviction process ensures that the landlord's rights are protected while also providing a fair opportunity for the tenant to respond or rectify the situation.

Understanding tenant eviction is crucial for real estate professionals since they must be familiar with the laws and procedures that govern landlord-tenant relationships to appropriately handle issues that may arise during the leasing period. The other options, while related to aspects of lease agreements or rental relations, do not accurately describe the legal process specifically intended for removing a tenant from the property.

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://dubairerabroker.examzify.com>

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