

DUBAI REAL ESTATE REGULATORY AGENCY (RERA) BROKER PRACTICE EXAM (SAMPLE) STUDY GUIDE



SAMPLE STUDY GUIDE WITH LIMITED QUESTIONS

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THE FULL VERSION STUDY GUIDE**

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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

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- 1. Which party signs last in a form F real estate transaction?**
 - A. Buyer
 - B. Seller
 - C. Estate agent
 - D. Witness

- 2. Which of the following is a requirement for real estate brokers in Dubai under RERA?**
 - A. Conducting property inspections
 - B. Obtaining a valid broker's license
 - C. Launching personal marketing campaigns
 - D. Participating in international real estate expos

- 3. How many members can be in the Board appointed by the Owners' Association?**
 - A. 3 or 5
 - B. 4 or 6
 - C. 5 or 7
 - D. 6 or 8

- 4. What is a No Objection Certificate (NOC)?**
 - A. A document allowing a transfer or transaction related to the property
 - B. A type of insurance policy for property owners
 - C. A form required for property tax exemptions
 - D. A letter of recommendation from a financial institution

- 5. 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

- 6. Which law pertains to Escrow Accounts in real estate transactions?**
- A. Law No. 8/2007
 - B. Law No. 26/2007
 - C. Law No. 85/2006
 - D. Law No. 14/2008
- 7. How many types can Form A be classified into?**
- A. Two types
 - B. Three types
 - C. Four types
 - D. Five types
- 8. What penalties may be imposed for operating without a RERA license?**
- A. Mandatory training sessions
 - B. Restrictions on future property investments
 - C. Fines and potential criminal charges
 - D. Increased competition regulations
- 9. What is the maximum reservation period allowed for off-plan property in Dubai?**
- A. 14 days
 - B. 21 days
 - C. 30 days
 - D. 60 days
- 10. What law established the Real Estate Regulatory Agency (RERA)?**
- A. Law No. 7/2006
 - B. Law No. 16/2007
 - C. Law No. 27/2007
 - D. Law No. 14/2008

Answers

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

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Explanations

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1. Which party signs last in a form F real estate transaction?

- A. Buyer
- B. Seller**
- C. Estate agent
- D. Witness

In a Form F real estate transaction, the seller is the party that signs last. This process is formalized to ensure that upon the seller's final signature, the agreement is complete and binding. The seller's signature indicates their acceptance of the contract's terms and conditions after all prior actions, including negotiations and potential amendments, have been finalized. The sequence of signing is structured to reflect the transaction's logical flow: the buyer typically signs first to indicate their offer and commitment to the deal. Following the buyer's signature, the estate agent may sign to validate the transaction and confirm their involvement. Finally, the seller's signature serves as the concluding point of the agreement, solidifying their endorsement of the contract and completing the transaction process. This specific signing order is critical for establishing the finality of the agreement and protecting the rights and responsibilities of all parties involved.

2. Which of the following is a requirement for real estate brokers in Dubai under RERA?

- A. Conducting property inspections
- B. Obtaining a valid broker's license**
- C. Launching personal marketing campaigns
- D. Participating in international real estate expos

In Dubai, real estate brokers are required to obtain a valid broker's license from the Real Estate Regulatory Agency (RERA) to operate legally. This license serves as proof that the broker has fulfilled the necessary criteria set forth by RERA, which includes passing a broker test and meeting educational and professional standards. The licensing process emphasizes the importance of regulatory compliance in the real estate industry, ensuring that brokers are knowledgeable and adhere to professional standards that protect the interests of clients involved in property transactions. Obtaining this license is fundamental for establishing trust and credibility in the real estate market, and it is a legal requirement for anyone wishing to engage in brokerage activities. Without this license, individuals cannot legally perform functions related to real estate transactions in Dubai, making it a critical step for all brokers operating in the region.

3. How many members can be in the Board appointed by the Owners' Association?

- A. 3 or 5
- B. 4 or 6
- C. 5 or 7**
- D. 6 or 8

The correct choice reflects the regulations set by the Dubai Real Estate Regulatory Agency regarding the governance of Owners' Associations. According to RERA guidelines, the board of an Owners' Association can consist of either five or seven members. This structure is designed to ensure a balance between effective decision-making and representation of the various owners within the community. By having an odd number of members, such as five or seven, the board can avoid tie votes when making decisions, which is crucial for maintaining the smooth operation of the association and addressing the interests of all owners effectively. The specified range of five or seven members ensures that there is adequate diversity in perspectives while allowing for efficient management of the collective property interests. Other configurations, such as options that suggest three, four, six, or eight members, do not align with the established guidelines and may not provide the desired structure for governance within the association. The focus is on promoting effective management and fair representation, which the five or seven-member structure supports well.

4. What is a No Objection Certificate (NOC)?

- A. A document allowing a transfer or transaction related to the property**
- B. A type of insurance policy for property owners
- C. A form required for property tax exemptions
- D. A letter of recommendation from a financial institution

A No Objection Certificate (NOC) is a crucial document within the real estate sector, particularly in Dubai. It serves as an official confirmation from relevant authorities or stakeholders indicating that they have no objections to a particular transaction involving a property. This might include transfers of ownership, leasing agreements, or other significant transactions associated with the property. In the context of real estate transactions, the NOC often needs to be obtained from developers or property management entities, especially in cases where the property is governed by a homeowners' association or has specific regulations attached to it. This certificate ensures that all dues or obligations related to the property have been cleared and that the transaction can proceed without legal hindrances. Therefore, in situations where a buyer or seller wishes to complete a transaction, having an NOC is typically a prerequisite to moving forward, illustrating its importance in facilitating smooth and compliant property dealings. Understanding the role and significance of an NOC is essential for real estate professionals, as it directly impacts the legality and success of property transactions.

5. 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.

6. Which law pertains to Escrow Accounts in real estate transactions?

- A. Law No. 8/2007
- B. Law No. 26/2007
- C. Law No. 85/2006
- D. Law No. 14/2008

Law No. 8/2007 is the framework that specifically addresses the establishment and regulation of escrow accounts within real estate transactions in Dubai. This legislation is critical because it mandates that developers must open escrow accounts for specific properties to protect buyers' funds, ensuring these funds are handled appropriately and used solely for the development of the property in question. The law's objective is to increase transparency and protect both investors and developers, thus enhancing trust in the real estate market. This regulation also outlines the conditions under which funds can be released from the escrow account, ensuring that release is contingent upon meeting certain development milestones. This protective measure is significant in a rapidly growing market like Dubai, where safeguarding consumer interests is essential for fostering confidence among buyers. Understanding this law is vital for any real estate professional operating in Dubai, as compliance is not only a legal requirement but also a means to enhance the credibility of the real estate sector as a whole.

7. How many types can Form A be classified into?

- A. Two types
- B. Three types**
- C. Four types
- D. Five types

Form A is classified into three types, which are essential for different aspects of real estate transactions within Dubai. This classification allows for a more organized approach when dealing with sales, leases, or tenancy agreements. The three types of Form A serve distinct purposes: one is specific to sale agreements, which outlines the terms between the buyer and seller; the second revolves around lease agreements, detailing the conditions agreed upon by the landlord and tenant; and the third pertains to tenancy agreements that encompass various rental conditions. Each type is designed to provide clarity and legal backing to the transactions involved, ensuring compliance with the regulations set forth by the Dubai Real Estate Regulatory Agency (RERA). This classification is crucial for real estate professionals to navigate the legal frameworks effectively and maintain standards in the industry.

8. What penalties may be imposed for operating without a RERA license?

- A. Mandatory training sessions
- B. Restrictions on future property investments
- C. Fines and potential criminal charges**
- D. Increased competition regulations

Operating without a RERA license can result in significant penalties, including fines and potential criminal charges. This is because RERA has established strict regulations to ensure that all real estate professionals adhere to the necessary legal and ethical standards. The penalties are intended to enforce compliance, protect consumers, and maintain the integrity of the real estate market in Dubai. Fines can vary based on the severity of the violation, and in some cases, legal action may lead to criminal charges if the breach is severe enough, such as fraudulent activity. By imposing these measures, RERA aims to deter unlicensed operations, ensuring that every broker is qualified and operates within the bounds of the law, which ultimately protects both the real estate market and its participants.

9. What is the maximum reservation period allowed for off-plan property in Dubai?

- A. 14 days
- B. 21 days**
- C. 30 days
- D. 60 days

The maximum reservation period allowed for off-plan properties in Dubai is 21 days. This period is significant as it provides potential buyers a reasonable timeframe to enter into a formal agreement after securing the property. During this reservation period, buyers can assess their options, conduct necessary due diligence, and finalize their financing arrangements. This strictly regulated timeframe is designed to protect both buyers and developers by ensuring that opportunities for acquiring properties remain fair and organized. The 21-day window strikes a balance between giving buyers enough time to make an informed decision while maintaining a level of urgency that reflects the dynamic nature of the Dubai real estate market. Understanding this timeframe is crucial for both real estate professionals and prospective buyers, as it directly impacts the transaction process and helps in planning the next steps effectively.

10. What law established the Real Estate Regulatory Agency (RERA)?

- A. Law No. 7/2006
- B. Law No. 16/2007**
- C. Law No. 27/2007
- D. Law No. 14/2008

The Real Estate Regulatory Agency (RERA) was established by Law No. 26 of 2007, which is pivotal for regulating real estate in Dubai. This law aims to ensure transparency, efficiency, and professionalism within the real estate sector, establishing a structured framework to protect the rights of all parties involved in real estate transactions. RERA plays a crucial role in defining property-related laws, integrating regulations that govern brokers, developers, and property management, fostering a secure environment for real estate investment. In this context, the selection of Law No. 16/2007 is not appropriate because it does not accurately reference the foundational legislation behind RERA. Recognizing the correct legal framework is essential for anyone working within or engaging with Dubai's real estate market, as understanding regulatory standards is fundamental to compliance and operational practices. The importance of this law extends beyond its creation of RERA; it encompasses various functions, including overseeing developer conduct, setting standards for property transactions, and ensuring that developers keep their commitments to buyers.

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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!

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