

FLORIDA BROKER PRACTICE EXAM (SAMPLE)

STUDY GUIDE



Prepare with structure. Pass with confidence



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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. What is the format of the license exam that mutual recognition applicants must take?**
 - A. A discussion-based exam
 - B. A 40-question written exam
 - C. A practical examination
 - D. A video presentation
- 2. What are provisions that establish how a piece of land can be used and set minimum criteria for construction?**
 - A. Building Codes
 - B. Design Guidelines
 - C. Restrictive Covenants
 - D. Land Use Regulations
- 3. What must a general partnership do to become compliant with brokerage regulations?**
 - A. File only annual reports
 - B. Register with the DBPR
 - C. Obtain an IRS tax number
 - D. Register as a corporation
- 4. Which lien is typically related to construction work performed on a property?**
 - A. Vendor's lien
 - B. Construction lien
 - C. Mortgage lien
 - D. Property tax lien
- 5. What are the powers of FREC primarily limited to?**
 - A. Civil matters
 - B. Criminal matters
 - C. Administrative matters
 - D. Financial matters

- 6. Which of the following is NOT one of the five major sales specialties in real estate?**
- A. Residential
 - B. Commercial
 - C. Agricultural
 - D. Franchise
- 7. What element of a deed refers to the valuable or good consideration exchanged?**
- A. Delivery
 - B. Execution
 - C. Consideration
 - D. Seisin
- 8. Which type of lease typically includes a base rent plus additional sales-based rent?**
- A. Variable lease
 - B. Percentage lease
 - C. Fixed lease
 - D. Net lease
- 9. Under the Fair Housing Act, which property types are included?**
- A. Government owned residential property
 - B. Vacant land offered for sale
 - C. All residential properties regardless of owner
 - D. Commercial property
- 10. What type of responsibility includes the power to grant or deny license applications?**
- A. Administrative
 - B. Executive
 - C. Legislative
 - D. Quasi-judicial

Answers

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

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Explanations

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1. What is the format of the license exam that mutual recognition applicants must take?

- A. A discussion-based exam
- B. A 40-question written exam**
- C. A practical examination
- D. A video presentation

The format of the license exam that mutual recognition applicants must take is a written exam consisting of 40 questions. This format is designed to assess the applicant's knowledge of Florida real estate laws and practices, aligning with the requirements set by the Florida Real Estate Commission. The written exam format allows for a standardized assessment that can be effectively administered and graded, ensuring that all applicants are evaluated under the same criteria. The focus on a written test also allows applicants the opportunity to demonstrate their understanding of critical concepts necessary for practice in the field of real estate, as opposed to more subjective formats such as discussions or practical demonstrations. This assessment method is particularly valuable in maintaining consistent standards within the real estate profession in Florida.

2. What are provisions that establish how a piece of land can be used and set minimum criteria for construction?

- A. Building Codes
- B. Design Guidelines
- C. Restrictive Covenants**
- D. Land Use Regulations

The correct answer is restrictive covenants, which are legally binding agreements that dictate specific uses for a property and impose certain standards on any construction or alterations made to the property. These provisions are typically put in place by developers or homeowners associations to maintain a certain aesthetic or to protect property values in a community. Restrictive covenants can limit the types of buildings that can be constructed, the materials that can be used, and the overall design of the property, ensuring that all structures within the designated area align with a particular theme or standard. Land use regulations, while relevant to how land can be utilized, refer to zoning laws set by local governments that categorize land for residential, commercial, or agricultural use, but they do not necessarily set minimum construction criteria for individual properties. Building codes also play a role in ensuring safety and compliance in construction but focus more on the standardization of construction methods and materials rather than restrictions on land use or design. Design guidelines might provide recommendations for aesthetics but do not tend to have the binding legal authority associated with restrictive covenants. Thus, restrictive covenants are the provisions that precisely establish usage and minimum construction criteria for a piece of land.

3. What must a general partnership do to become compliant with brokerage regulations?

- A. File only annual reports
- B. Register with the DBPR**
- C. Obtain an IRS tax number
- D. Register as a corporation

To comply with brokerage regulations in Florida, a general partnership must register with the Department of Business and Professional Regulation (DBPR). This registration is essential because it formally recognizes the partnership as a legal business entity that is permitted to engage in real estate brokerage activities. By registering, the partnership ensures that it adheres to state laws and regulations governing real estate practices. While the other options may seem relevant in various business contexts, they do not serve the specific requirement for a general partnership operating as a brokerage. Filing annual reports is typical for corporations but does not apply in the same way for partnerships concerning brokerage activities. Obtaining an IRS tax number is important for tax purposes but is not a compliance requirement specific to brokerage regulations. Registering as a corporation, on the other hand, would involve a complete change in the business structure, which is not a requirement for a partnership wanting to practice real estate as long as it complies with relevant regulations. Hence, registration with the DBPR is the definitive step a general partnership must take to operate legally and effectively within Florida's brokerage regulatory framework.

4. Which lien is typically related to construction work performed on a property?

- A. Vendor's lien
- B. Construction lien**
- C. Mortgage lien
- D. Property tax lien

The construction lien, also known as a mechanics lien, is specifically designed to provide security for those who have performed labor or supplied materials for construction work on a property. If a contractor, subcontractor, or supplier is not paid for their work or materials, they can file a construction lien to claim an interest in the property they helped improve. This type of lien ensures that these parties have a legal claim to the property and may lead to foreclosure if the debt remains unpaid. In contrast, a vendor's lien generally pertains to situations where a seller retains a lien on a property until the buyer pays the purchase price. A mortgage lien involves a loan secured by real property, where the lender has a claim on the property in case of default on the loan. A property tax lien arises when property taxes are not paid, giving local governments a claim against the property in order to recover owed taxes. Each of these liens serves a different purpose and reflects varying interests related to property, but the construction lien directly ties to construction practices and serves to protect those who enhance or maintain the property through their labor or materials.

5. What are the powers of FREC primarily limited to?

- A. Civil matters
- B. Criminal matters
- C. Administrative matters**
- D. Financial matters

The Florida Real Estate Commission (FREC) has powers that are primarily focused on administrative matters. This includes the regulation and enforcement of Florida's real estate laws, overseeing the licensing of real estate agents and brokers, and ensuring compliance with the state's real estate statutes. FREC's role is crucial for maintaining the standards within the real estate industry and protecting the interests of the public. Their authority is not concerned with civil or criminal matters, which are typically handled by the judicial system. While FREC does address issues that may have civil implications, such as compliance with real estate regulations, the core of their activities revolves around the administration of the law rather than adjudicating civil disputes or handling criminal cases. Financial matters, while relevant to real estate transactions, do not fall under FREC's primary powers in the same way that the regulation and licensing function do. Thus, the focus on administrative matters accurately reflects the core responsibilities of FREC.

6. Which of the following is NOT one of the five major sales specialties in real estate?

- A. Residential
- B. Commercial
- C. Agricultural
- D. Franchise**

The correct response is that "Franchise" is not one of the five major sales specialties in real estate. In the real estate industry, the five recognized sales specialties typically include residential, commercial, industrial, agricultural, and property management. Each of these areas focuses on specific types of properties or markets. The residential specialty covers the buying and selling of homes and apartments, catering primarily to individual buyers and sellers. Commercial real estate deals with properties used for business purposes, such as office buildings, retail spaces, and warehouses. Agricultural real estate involves land used for farming or agricultural purposes, which includes farms and ranches. "Franchise," on the other hand, typically refers to a business model or system where a franchisor grants a franchisee the rights to conduct business under its brand and operational system, which differs from the classification of real estate sales specialties. It is not categorized under the major sales specialties of real estate, making it the correct choice for this question.

7. What element of a deed refers to the valuable or good consideration exchanged?

- A. Delivery
- B. Execution
- C. Consideration**
- D. Seisin

Consideration in the context of a deed refers specifically to the value or good exchanged in the transaction. It represents what one party provides in return for the property being transferred, which could be in the form of money, services, or other valuable items. This concept is essential in real estate transactions because it validates the deed by demonstrating that something of value has been given in exchange for the property. To elaborate further, the concepts of delivery, execution, and seisin each have distinct meanings. Delivery refers to the act of transferring the deed to the grantee, which is crucial for the conveyance to be legally recognized. Execution pertains to the formal signing of the deed, verifying that the parties involved agree to the terms stated within it. Seisin refers to the possession of a property, especially in the context of the grantor claiming a rightful ownership. While these elements are important to the validity and functionality of a deed, they do not encompass the fundamental aspect of value transfer that consideration represents.

8. Which type of lease typically includes a base rent plus additional sales-based rent?

- A. Variable lease
- B. Percentage lease**
- C. Fixed lease
- D. Net lease

A percentage lease is commonly used in commercial real estate, especially in retail settings, where the tenant pays a base rent along with additional rent that is calculated as a percentage of the tenant's sales revenue. This type of leasing arrangement aligns the interests of the landlord and tenant, as the landlord benefits from the tenant's success by sharing in the profits. The base rent provides a guaranteed income level for the landlord, while the percentage component can incentivize the landlord to support the tenant's business to drive higher sales. In contrast, other lease types such as variable leases can have fluctuating terms but do not specifically tie rent to sales performance. A fixed lease involves a set, unchanging rental amount, and a net lease requires the tenant to pay additional costs like property taxes, insurance, and maintenance, but does not typically involve a performance-based component tied to sales. Thus, the identifying characteristic of a percentage lease is the direct correlation of rent to sales, making it unique in leasing arrangements.

9. Under the Fair Housing Act, which property types are included?

- A. Government owned residential property
- B. Vacant land offered for sale
- C. All residential properties regardless of owner
- D. Commercial property

The Fair Housing Act encompasses a wide range of property types to promote equal housing opportunities. The act specifically applies to residential properties, which include government-owned residential property. This means any residential dwellings, whether they are privately or publicly owned, must comply with the Fair Housing Act's regulations prohibiting discrimination based on race, color, religion, sex, national origin, familial status, and disability. The inclusion of government-owned residential property under the Fair Housing Act is grounded in the commitment to ensuring that all citizens have the right to fair and equal access to housing, regardless of ownership. This extension emphasizes the government's responsibility not only in providing housing but also ensuring that it is accessible to all individuals. In contrast, options like vacant land offered for sale, all residential properties regardless of owner, and commercial property either explicitly limit or misunderstand the scope of the Fair Housing Act. While the act is aimed primarily at residential properties, it does not include all residential properties universally (as it may not cover certain exemptions), nor does it apply to commercial properties, which fall under different regulations. Understanding these distinctions helps clarify the scope and application of the Fair Housing Act in real estate practices.

10. What type of responsibility includes the power to grant or deny license applications?

- A. Administrative
- B. Executive
- C. Legislative
- D. Quasi-judicial

The correct answer is rooted in the nature of quasi-judicial responsibilities, which involve decision-making that affects the rights and privileges of individuals, such as granting or denying license applications. These tasks often require an examination of evidence, adherence to established laws and regulations, and the application of legal principles to determine outcomes in specific cases, similar to a judicial process. Quasi-judicial bodies or commissions operate in a manner that combines elements of both administrative and judicial functions. They hold hearings, consider testimony, and make rulings that are binding and enforceable, which is akin to a court deciding on matters of law. This is particularly relevant in the context of professional licensing, where the entity responsible must weigh the qualifications of applicants against statutory requirements. Conversely, administrative functions typically involve the implementation of established laws and regulations rather than making rulings based on individual cases. Executive responsibilities relate to the enforcement of laws but do not encompass the discretionary powers associated with licensing decisions. Legislative responsibilities refer to the creation of laws and regulations rather than their application to specific individuals. Therefore, the unique characteristics of quasi-judicial roles specifically align with the authority to grant or deny license applications.

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://floridabroker.examzify.com>

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

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