

FLORIDA 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 body is responsible for regulating real estate brokers in Florida?**
 - A. Florida Board of Realtors
 - B. Florida Department of Business and Professional Regulation
 - C. Florida Real Estate Commission
 - D. Florida Real Estate Association
- 2. What action can a buyer of a residential condo take if they want to cancel their contract according to the Condominium Act?**
 - A. File for reimbursement
 - B. Deliver a written notice of intent to cancel
 - C. Negotiate a new contract
 - D. Request an escrow disbursement order
- 3. Which type of lease has a specific starting date but no specific ending date?**
 - A. Estate for years
 - B. Tenancy at sufferance
 - C. Tenancy at will
 - D. Life estate
- 4. What does 'reliction' refer to in the context of land ownership?**
 - A. Anthropogenic changes to land
 - B. Increase of land due to rising water
 - C. Gradual receding of water uncovering land
 - D. Damage to land from natural disasters
- 5. Which of the following describes voluntary alienation?**
 - A. Without owner's control and consent
 - B. With owner's control and consent
 - C. By court order
 - D. Through adverse possession

- 6. What characterizes a weekend or month-to-month lease agreement?**
- A. Estate for years
 - B. Tenancy at sufferance
 - C. Tenancy at will
 - D. Fee simple estate
- 7. What is a homestead protection against?**
- A. Sale of the property for market value
 - B. Forced sale for certain debts
 - C. Transfer of property to heirs
 - D. Eviction notices
- 8. What does "Caveat emptor" imply in real estate transactions?**
- A. Buyer must conduct due diligence
 - B. Seller is responsible for disclosures
 - C. Property taxes must be paid upfront
 - D. Contracts must be notarized
- 9. When must a sales associate deliver the escrow deposit to the broker?**
- A. The end of the current day
 - B. Before the close of business
 - C. Within three business days
 - D. The end of the next business day
- 10. Which of the following is a prohibited activity under the Fair Housing Act?**
- A. Offering lower prices for homes
 - B. Refusing to rent to a protected class
 - C. Advertising open houses
 - D. Providing financial advice

Answers

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

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Explanations

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1. Which body is responsible for regulating real estate brokers in Florida?

- A. Florida Board of Realtors
- B. Florida Department of Business and Professional Regulation
- C. Florida Real Estate Commission**
- D. Florida Real Estate Association

The Florida Real Estate Commission (FREC) is the correct answer because it is the primary regulatory authority responsible for overseeing the licensing and regulation of real estate brokers and sales associates in the state. FREC's mission includes protecting the public by ensuring that real estate professionals adhere to state laws and regulations. They establish rules governing real estate practices, conduct disciplinary actions against unlicensed individuals or those who violate regulations, and ensure that licensees complete continuing education requirements. Other bodies mentioned in the options play different roles within the real estate industry. The Florida Board of Realtors serves as a trade association for real estate professionals, focusing on advocacy and promoting the interests of its members rather than regulatory enforcement. The Florida Department of Business and Professional Regulation oversees a wide range of professions and businesses, but the specific regulatory functions for real estate are handled by FREC. The Florida Real Estate Association, like the Board of Realtors, is more focused on industry representation and member services instead of regulatory responsibilities. Thus, the Florida Real Estate Commission is the authoritative body for real estate regulation in Florida.

2. What action can a buyer of a residential condo take if they want to cancel their contract according to the Condominium Act?

- A. File for reimbursement
- B. Deliver a written notice of intent to cancel**
- C. Negotiate a new contract
- D. Request an escrow disbursement order

A buyer of a residential condo has the right to cancel their contract by delivering a written notice of intent to cancel, as stipulated by the Condominium Act. This provision is designed to protect buyers by providing them with a clear and formal method to withdraw from the purchase agreement within a specified time frame after signing the contract. This written notice must be delivered to the seller or their representative to ensure that the cancellation is acknowledged and processed appropriately. The law recognizes the importance of allowing buyers to have an option to back out, especially in the context of real estate transactions, which can be significant commitments. In contrast, while options like filing for reimbursement, negotiating a new contract, or requesting an escrow disbursement order may be related to financial or contractual discussions, they do not specifically provide the direct mechanism established by the Condominium Act for a buyer to officially cancel their purchase agreement. The straightforward action of delivering a written notice is what empowers buyers to exercise their rights effectively under the Act.

3. Which type of lease has a specific starting date but no specific ending date?

- A. Estate for years
- B. Tenancy at sufferance
- C. Tenancy at will**
- D. Life estate

A lease that has a specific starting date but no specific ending date is classified as a tenancy at will. This type of lease establishes an arrangement where the tenant occupies the property with the landlord's consent, and either party can terminate the arrangement at any time, typically with proper notice. Tenancies at will are versatile and often used in situations where the duration of occupancy isn't fixed, such as when a tenant needs temporary housing or in transitional living situations. This arrangement offers flexibility for both landlords and tenants, differing from a lease with a defined term that binds both parties for a set duration. In contrast, an estate for years involves a lease where both the starting and ending dates are specified, while a tenancy at sufferance occurs when a tenant remains in possession of the property without the landlord's consent after the lease has expired. Meanwhile, a life estate relates to property ownership that lasts for the duration of an individual's life, which also does not apply to leasing situations.

4. What does 'reliction' refer to in the context of land ownership?

- A. Anthropogenic changes to land
- B. Increase of land due to rising water
- C. Gradual receding of water uncovering land**
- D. Damage to land from natural disasters

Reliction refers to the gradual receding of water that uncovers previously submerged land, increasing the land area owned by a property owner along a waterway. This process can occur over time due to natural changes in the water level, such as drought or geological shifts. In the context of property rights, when water recedes and exposes land that was previously not accessible, the owner of the adjacent property typically gains rights to this newly exposed land. This is an important concept in real estate law, particularly in Florida, where many properties are located near bodies of water. The context of the other options involves different concepts related to land and water interaction. Anthropogenic changes to land encompass human-induced alterations, which do not specifically address the land exposure from water receding. An increase of land due to rising water would typically refer to accretion, which is the opposite of reliction, as it involves water adding to the land rather than water receding. Damage to land from natural disasters refers to losses or alterations in property due to events like hurricanes or floods, which are unrelated to the gradual exposure of land as seen in reliction.

5. Which of the following describes voluntary alienation?

- A. Without owner's control and consent
- B. With owner's control and consent**
- C. By court order
- D. Through adverse possession

Voluntary alienation refers to the process through which a property owner willingly transfers their ownership rights to another party. This transfer is done with the owner's control and consent, indicating that the decision to part with the property is intentional and agreed upon. The most common examples of voluntary alienation include actions such as selling a property, gifting it, or transferring it through a will. The emphasis on the owner's control and consent is crucial because it highlights the difference between voluntary and involuntary alienation; in voluntary alienation, the owner decides to relinquish their rights, while other forms, such as those described in the incorrect options, occur without the owner's intent or agreement.

6. What characterizes a weekend or month-to-month lease agreement?

- A. Estate for years
- B. Tenancy at sufferance
- C. Tenancy at will**
- D. Fee simple estate

A weekend or month-to-month lease agreement is characterized by a tenancy at will. This type of tenancy allows either party—the landlord or the tenant—to terminate the agreement with proper notice, typically in line with the duration of the lease (in this case, on a weekend or monthly basis). It is an informal arrangement that does not specify a definite end date, and is therefore considered more flexible than other types of leases. In contrast, an estate for years has a fixed term and requires neither party to give notice upon expiration, while a tenancy at sufferance occurs when a tenant remains in the property after their lease has expired without the landlord's consent. A fee simple estate pertains to ownership of real property and is not related to the leasing context. The flexibility and informal nature of a month-to-month lease fit the characteristics of a tenancy at will, making it the correct choice.

7. What is a homestead protection against?

- A. Sale of the property for market value
- B. Forced sale for certain debts**
- C. Transfer of property to heirs
- D. Eviction notices

Homestead protection is a legal provision that safeguards a homeowner's primary residence from being seized or sold to satisfy certain types of debts. This protection is particularly significant as it helps ensure that individuals and families are not financially devastated by losing their homes due to unfortunate circumstances such as bankruptcy, medical bills, or personal loans. In Florida, the homestead exemption provides broad protection, making it difficult for creditors to pursue a forced sale of a homestead property to settle debts that are not directly tied to the property itself, such as credit card debts or personal loans. This means that even if a homeowner faces financial difficulties, they can typically retain their homestead property against these types of debts, thus emphasizing the importance of homestead protection in maintaining housing stability. While the other options may relate to property rights or legal processes, they do not accurately capture the essence of what homestead protection defends against. For instance, the sale of the property for market value can occur under many circumstances not tied to debt, and transfer of property to heirs is generally not hindered by homestead laws. Eviction notices, on the other hand, address landlord-tenant relationships rather than the specific protections afforded to homeowners under homestead laws.

8. What does "Caveat emptor" imply in real estate transactions?

- A. Buyer must conduct due diligence
- B. Seller is responsible for disclosures
- C. Property taxes must be paid upfront
- D. Contracts must be notarized

"Caveat emptor," a Latin phrase meaning "let the buyer beware," places the onus on the buyer to thoroughly investigate and consider the property before making a purchase. It implies that the buyer must conduct due diligence to identify any potential issues or defects with the property. This principle is particularly significant in real estate, as it highlights the idea that while a seller may provide some information about the property, the buyer is ultimately responsible for ensuring that they are fully informed and aware of any concerns before finalizing the transaction. In this context, the buyer's obligation to conduct due diligence may involve researching property history, inspecting the property, and obtaining relevant disclosures from the seller. This understanding helps buyers recognize the necessity of being proactive in their property assessments rather than assuming that all information is provided by the seller or that the property is free of issues.

9. When must a sales associate deliver the escrow deposit to the broker?

- A. The end of the current day
- B. Before the close of business
- C. Within three business days
- D. The end of the next business day

The requirement for a sales associate to deliver the escrow deposit to the broker is set at the end of the next business day after the deposit is received. This timeline ensures that the funds are handled promptly and are secure, adhering to best practices in real estate transactions. This rule helps maintain the integrity of the transaction process, providing clarity and protection for all parties involved. Timely delivery of these deposits is also crucial for compliance with state regulations, helping to prevent potential disputes or issues related to escrow funds. Understanding this timeline is important for sales associates, as it reinforces their responsibility in managing client funds safeguarding their fiduciary duty.

10. Which of the following is a prohibited activity under the Fair Housing Act?

- A. Offering lower prices for homes
- B. Refusing to rent to a protected class
- C. Advertising open houses
- D. Providing financial advice

Refusing to rent to a protected class is a prohibited activity under the Fair Housing Act because the Act is designed to eliminate discrimination in housing based on race, color, national origin, religion, sex, familial status, or disability. This means that landlords and property managers cannot deny housing opportunities or privileges to individuals based on these characteristics. Such actions are considered discriminatory and are legally actionable, as the Fair Housing Act aims to create equal housing opportunities for all individuals, regardless of their background. In contrast, offering lower prices for homes may be a business strategy not inherently discriminatory unless it is based on the characteristics of a protected class. Advertising open houses is a standard practice in the real estate market and does not violate any laws. Providing financial advice, while potentially regulated in different ways, does not fall under the scope of housing discrimination. Therefore, refusing to rent to someone based on their belonging to a protected class is clearly in violation of the Fair Housing Act.

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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