

Florida Mutual Recognition Practice Test (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

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- 1. How long does a property owner have to redeem a tax certificate?**
 - A. 1 year**
 - B. 6 months**
 - C. 2 years**
 - D. 3 years**

- 2. Where is a declaration of trust filed?**
 - A. County Clerk**
 - B. Secretary of State**
 - C. DBPR**
 - D. Attorney General**

- 3. The Additional (2nd) exemption for values 50K-75K applies to which taxes?**
 - A. City taxes only**
 - B. City and county taxes (not school taxes)**
 - C. School taxes only**
 - D. All three taxes**

- 4. A party who has been granted authority to act on behalf of another agent; has the same duties to the principal as the agent; sales associates and broker associates are subagents of brokers' principals.**
 - A. Agent**
 - B. Subagent**
 - C. Universal Agent**
 - D. Broker**

- 5. Which term describes businesses that draw purchasing power into the area from outside the community, such as exporting goods?**
 - A. Nonbasic businesses.**
 - B. Basic businesses (export).**
 - C. Local-service businesses.**
 - D. Export-oriented businesses.**

- 6. How long does a licensee have to dispute a citation?**
- A. 30 days**
 - B. 60 days**
 - C. 15 days**
 - D. 90 days**
- 7. Who can exercise the authority to promulgate publications and investigate complaints within the Florida Real Estate Commission?**
- A. The Governor**
 - B. The Chairperson Alone, or Delegated to Another Commission Member with Quorum**
 - C. The Attorney General**
 - D. The Department Secretary**
- 8. What happens to a sales associate's license status when they change employers?**
- A. It remains active**
 - B. It becomes null and void**
 - C. It is automatically updated by the employer**
 - D. It ceases to be in force until the Commission is notified within 10 days**
- 9. Which types of contracts typically must be in writing to be enforceable?**
- A. Sales contracts for land**
 - B. Leases for more than one year**
 - C. Deeds**
 - D. All of the above**
- 10. Which zoning category is based on intensity and must consider control of pollutants, air emissions, wastewater, and similar factors?**
- A. Commercial zoning**
 - B. Industrial zoning**
 - C. Bulk zoning**
 - D. Special use / public zoning**

Answers

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

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Explanations

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1. How long does a property owner have to redeem a tax certificate?

- A. 1 year
- B. 6 months
- C. 2 years**
- D. 3 years

In Florida, the property owner has two years from the date the tax certificate is sold to redeem. During this period, they must pay the delinquent taxes plus accrued interest and costs to the certificate holder. If redemption occurs within these two years, the lien is released and ownership isn't affected. If redemption isn't completed in that window, the certificate holder can pursue a tax deed to obtain title. That's why two years is the correct timeframe—the others don't match the statutory redemption period.

2. Where is a declaration of trust filed?

- A. County Clerk
- B. Secretary of State**
- C. DBPR
- D. Attorney General

A declaration of trust is filed where the state handles official records for trusts and fiduciary instruments. In Florida, that filing is with the Secretary of State, which maintains the state registry for trusts and related documents to give public notice and formal recognition. This distinguishes it from county offices, which record real estate documents like deeds and mortgages, or from agencies like the DBPR, which handle professional licensing and certain business registrations. The Attorney General isn't the filing location for trust declarations. So, the proper place for filing a declaration of trust is the Secretary of State.

3. The Additional (2nd) exemption for values 50K-75K applies to which taxes?

- A. City taxes only
- B. City and county taxes (not school taxes)**
- C. School taxes only
- D. All three taxes

In Florida, the homestead exemption has two parts. The first portion, up to 25,000, lowers the assessed value for all local taxes, including school taxes. The second portion, from 50,000 up to 75,000, is an additional exemption that lowers only non-school taxes. That's why the Extra (2nd) exemption reduces City and County taxes but does not reduce School taxes. For example, with a homestead valued at 60,000, the city and county taxes see a tax base of 10,000 (60,000 minus the 50,000 total exemption), thanks to the second exemption. School taxes, however, are calculated on 35,000 (60,000 minus the first 25,000), because the second exemption doesn't apply to schools.

4. A party who has been granted authority to act on behalf of another agent; has the same duties to the principal as the agent; sales associates and broker associates are subagents of brokers' principals.

A. Agent

B. Subagent

C. Universal Agent

D. Broker

The main idea is the chain of authority in agency relationships. A subagent is someone whom the agent authorizes to help carry out duties for the principal, and the subagent owes the same fiduciary duties to the principal as the agent does. In Florida real estate practice, sales associates and broker associates work under a supervising broker and are considered subagents of the broker's principal, acting to advance the client's interests under the broker's direction. This means the subagent must be loyal, disclose material information, follow lawful instructions, keep information confidential, and exercise reasonable care, just as the agent does. The term applies specifically to the person acting under another agent's authority, not to the principal agent themselves, not to someone with broad, universal authority, and not to the broker as the primary intermediary.

5. Which term describes businesses that draw purchasing power into the area from outside the community, such as exporting goods?

A. Nonbasic businesses.

B. Basic businesses (export).

C. Local-service businesses.

D. Export-oriented businesses.

Firms are categorized as basic (export) versus nonbasic (local-serving). The idea here is to identify which type brings new money into the community from outside. Basic or export-oriented businesses sell goods or services to customers outside the area, so the money they earn flows into the local economy—wages, profits, and purchases made with those dollars—creating a local multiplier effect. Nonbasic and local-service establishments serve local residents and recycle existing purchasing power within the community rather than drawing in new money. So the term that best fits the description of drawing purchasing power from outside is basic businesses (export). Export-oriented is related, but the standard label used in this context is basic (export).

6. How long does a licensee have to dispute a citation?

- A. 30 days**
- B. 60 days
- C. 15 days
- D. 90 days

The time frame being tested is the deadline to contest a citation. In Florida, when a licensee receives a citation from a regulatory agency, the typical window to dispute it or request a formal hearing is 30 days from the date the citation is received. This 30-day period helps ensure a timely, fair process—giving the licensee enough time to review the charges and prepare a defense, while keeping enforcement actions on a clear schedule. If the dispute isn't filed within those 30 days, the citation can become final and enforcement actions may move forward. While exceptions can exist, the standard rule most commonly applied is a 30-day deadline.

7. Who can exercise the authority to promulgate publications and investigate complaints within the Florida Real Estate Commission?

- A. The Governor
- B. The Chairperson Alone, or Delegated to Another Commission Member with Quorum**
- C. The Attorney General
- D. The Department Secretary

The authority to issue official publications and handle investigations within the Florida Real Estate Commission is exercised by the Commission's leadership, specifically the Chairperson. The Chair can act alone, or delegate these duties to another Commission member as long as a quorum is present. This arrangement keeps such regulatory actions within the Commission and ensures they are carried out with proper oversight and validity. The Governor, Attorney General, or the Department Secretary don't personally exercise this internal Commission authority; they may be involved in broader oversight or legal matters, but the actual promulgation of publications and investigation of complaints is an internal function led by the Chair or a designated Commissioner.

8. What happens to a sales associate's license status when they change employers?

- A. It remains active
- B. It becomes null and void
- C. It is automatically updated by the employer
- D. It ceases to be in force until the Commission is notified within 10 days**

When a sales associate changes employers, the license status is tied to the sponsoring broker and must be updated with the Real Estate Commission. The old arrangement stops being in force until the Commission is notified within 10 days, ensuring the license is properly tied to the new broker and under current supervision. It isn't automatically active with the old broker, it isn't permanently void, and updates aren't done automatically by the employer. Once the Commission is notified and records are updated, the license can be active again under the new broker.

9. Which types of contracts typically must be in writing to be enforceable?

- A. Sales contracts for land**
- B. Leases for more than one year**
- C. Deeds**
- D. All of the above**

Under the Statute of Frauds, certain real estate-related agreements must be in writing to be enforceable. This protects against fraud and ensures key terms are clearly documented. A contract for the sale of land must be written because it involves transferring an interest in real property and carries significant obligations and details. A lease longer than one year also must be in writing to spell out the duration, rent, and responsibilities, preventing disputes over terms that could be hard to prove in court. A deed itself is the written instrument that actually conveys title to real property, so it must be in writing to be valid. When you put these together, it shows why all of these types typically require writing to be enforceable.

10. Which zoning category is based on intensity and must consider control of pollutants, air emissions, wastewater, and similar factors?

- A. Commercial zoning**
- B. Industrial zoning**
- C. Bulk zoning**
- D. Special use / public zoning**

Industrial zoning is based on intensity and must consider control of pollutants, air emissions, wastewater, and similar factors because it covers activities like manufacturing and processing that can create significant environmental impacts. This zoning level weighs how intense the operation is and requires measures to protect air and water quality, manage waste, and ensure proper controls are in place for emissions and pollutants. In contrast, commercial zoning focuses on retail and office uses and their parking and traffic needs, bulk zoning governs the physical size and density of buildings, and special use/public zoning handles specific uses or public facilities without the same emphasis on environmental controls.

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://flmutualrecognition.examzify.com>

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

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