

Florida Real Estate Practice Exam (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. If Carol and Mike Brady died intestate, what would their children be to the family home?**
 - A. Beneficiaries**
 - B. Devisees**
 - C. Heirs**
 - D. Testators**
- 2. Which of these activities can Stefan, an unlicensed assistant, legally perform?**
 - A. Calculate commissions for team members**
 - B. Explain listing information to a client**
 - C. Host an open house**
 - D. Solicit business for the team**
- 3. Which condominium document creates the homeowners association?**
 - A. Articles of incorporation**
 - B. Bylaws**
 - C. Declaration of condominium**
 - D. FAQs**
- 4. A developer of 20 or more new residential units must give a _____ to a buyer**
 - A. Interval**
 - B. Time share**
 - C. Plat map**
 - D. Prospectus**
- 5. What is the correct calculation to figure out a commission rate?**
 - A. List price ÷ total commission**
 - B. List price × total commission**
 - C. Sales price ÷ total commission**
 - D. Total commission ÷ sales price**

6. Which department performs ministerial duties, such as recordkeeping, for the FREC?

- A. DBPR**
- B. DCPA**
- C. DHR**
- D. DRE**

7. What role does a sub-agent play in a real estate transaction?

- A. Works directly for the buyer**
- B. Works directly for the seller**
- C. Works for another agent representing the seller**
- D. Operates independently without representing buyers or sellers**

8. What document places a lien on the property in lien theory states?

- A. Deed**
- B. Mortgage**
- C. Title**
- D. Promissory note**

9. Financial institutions must make credit available without discrimination of race in accordance with

- A. The Civil Rights Act of 1866**
- B. The Real Estate Procedures Act**
- C. The Truth in Lending Act**
- D. The Equal Credit Opportunity Act**

10. Marissa, a new licensee, has some questions. Which of the following can the association of REALTORS® in her state help her with?

- A. Choosing an educator for post-licensing education requirements**
- B. Understanding what kinds of records to keep, and for how long**
- C. Learning the steps to become a principal broker**
- D. Finding marketing data on her area for effective advertising**

Answers

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

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Explanations

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1. If Carol and Mike Brady died intestate, what would their children be to the family home?

- A. Beneficiaries**
- B. Devisees**
- C. Heirs**
- D. Testators**

Heirs are the correct answer because an intestate death means that there was no will left by Carol and Mike Brady. In this case, their children would be considered heirs who have the right to inherit and divide the family home among themselves. Beneficiaries (A) are named in a will and are not applicable in this scenario. Devisees (B) are individuals named in a will to receive real property, but since there is no will in this scenario, this option is also incorrect. Testators (D) are individuals who make a will, but Carol and Mike are already deceased and did not make a will, therefore this option is also incorrect.

2. Which of these activities can Stefan, an unlicensed assistant, legally perform?

- A. Calculate commissions for team members**
- B. Explain listing information to a client**
- C. Host an open house**
- D. Solicit business for the team**

Stefan, being an unlicensed assistant, is not allowed by law to perform activities that require a real estate license. This includes explaining listing information to clients, hosting open houses, and soliciting business for the team. However, he can legally perform administrative tasks such as calculating commissions for team members. This is because it does not involve giving advice or making decisions on behalf of the team, but rather performing a technical and non-licensed task.

3. Which condominium document creates the homeowners association?

- A. Articles of incorporation**
- B. Bylaws**
- C. Declaration of condominium**
- D. FAQs**

The articles of incorporation has the primary responsibility for creating a homeowners association. This document formalizes the formation of the association as a corporation, covering its name, purposes, and legal structure. The other listed options may contain guidelines or rules for the operation of the association, but they do not establish the association itself. The bylaws provide the operating procedures, and the declaration of condominium outlines the rights and responsibilities of unit owners. The FAQs are a resource for common questions but do not hold any legal weight for creating the homeowners association.

4. A developer of 20 or more new residential units must give a _____ to a buyer

- A. Interval**
- B. Time share**
- C. Plat map**
- D. Prospectus**

A prospectus is a formal legal document that provides detailed information about a financial security or investment opportunity, which must be provided to buyers by developers of 20 or more new residential units. An interval is a specific period of time and a time share is a type of ownership or usage agreement for a vacation property. A plat map is a detailed map showing the boundary lines and features of a property, but it does not contain the necessary information for a buyer to make an informed decision about purchasing the property. Therefore, options A, B, and C are incorrect choices for this question.

5. What is the correct calculation to figure out a commission rate?

- A. List price ÷ total commission**
- B. List price × total commission**
- C. Sales price ÷ total commission**
- D. Total commission ÷ sales price**

In order to calculate a commission rate, you need to divide the total commission earned by the sales price. This is because the commission rate is typically expressed as a percentage of the sales price, so dividing the total commission by the sales price will give you the percentage rate. The other options are incorrect because they either do not involve the sales price (Option A and B) or do not result in a percentage rate (Option C). It's important to remember that commission rates are calculated based on the sales price, not the list price.

6. Which department performs ministerial duties, such as recordkeeping, for the FREC?

- A. DBPR**
- B. DCPA**
- C. DHR**
- D. DRE**

The Department of Business and Professional Regulation (DBPR) is the department responsible for performing ministerial duties, such as recordkeeping, for the Florida Real Estate Commission (FREC). This is because the DBPR oversees and regulates various professions and businesses in the state, including real estate. Option B, DCPA, stands for the Division of Condominiums, Timeshares, and Mobile Homes, which is under the DBPR and deals with specific aspects of real estate. Option C, DHR, is the Department of Health and Rehabilitative Services, which is not related to real estate at all. Option D, DRE, stands for Department of Real Estate, which is not a department in Florida, but rather in states like California.

7. What role does a sub-agent play in a real estate transaction?

- A. Works directly for the buyer**
- B. Works directly for the seller**
- C. Works for another agent representing the seller**
- D. Operates independently without representing buyers or sellers**

A sub-agent plays a crucial role in a real estate transaction by working as an intermediary between the seller's agent and the buyer. This means that they work for the seller's agent, who is representing the seller's interests in the transaction. A sub-agent does not work directly for the buyer (option A) or the seller (option B) and does not operate independently without representing either party (option D).

8. What document places a lien on the property in lien theory states?

- A. Deed**
- B. Mortgage**
- C. Title**
- D. Promissory note**

In lien theory states, the mortgage document places a lien on the property. A lien means that the lender has the right to take possession of the property if the borrower fails to make loan payments. A deed, title, and promissory note are all related to property ownership, but they do not necessarily place a lien on the property. A deed transfers ownership of the property, a title is a legal document that proves ownership, and a promissory note is an agreement to repay a loan. These documents do not guarantee that the lender has a claim on the property if the borrower defaults on the loan.

9. Financial institutions must make credit available without discrimination of race in accordance with

- A. The Civil Rights Act of 1866**
- B. The Real Estate Procedures Act**
- C. The Truth in Lending Act**
- D. The Equal Credit Opportunity Act**

Financial institutions are prohibited from discriminating based on race in their lending practices by the Equal Credit Opportunity Act (ECOA). The Civil Rights Act of 1866 prohibits discrimination in the sale or rental of housing, but not specifically in credit lending. The Real Estate Procedures Act (RESPA) mainly deals with disclosures and settlements in home purchases, and the Truth in Lending Act (TILA) focuses on regulating credit and loan disclosures. Therefore, options A, B, and C are incorrect as they do not specifically address race-based discrimination in credit lending practices.

10. Marissa, a new licensee, has some questions. Which of the following can the association of REALTORS® in her state help her with?

- A. Choosing an educator for post-licensing education requirements**
- B. Understanding what kinds of records to keep, and for how long**
- C. Learning the steps to become a principal broker**
- D. Finding marketing data on her area for effective advertising**

The association of REALTORS® in her state can provide Marissa with marketing data on her area for effective advertising. This information can help her understand the trends and demographics of the local real estate market, which is essential for creating successful advertising campaigns and attracting potential clients. Options A, B, and C are incorrect because they do not pertain to marketing data or advertising. Option A is incorrect because choosing an educator for post-licensing education is something Marissa can do on her own, without the help of the association. Option B is incorrect because understanding record-keeping requirements is important, but not something the association can specifically help with. Option C is incorrect because learning the steps to become a principal broker is not within the scope of the association's assistance for new licensees.

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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://floridarealestate.examzify.com>

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

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