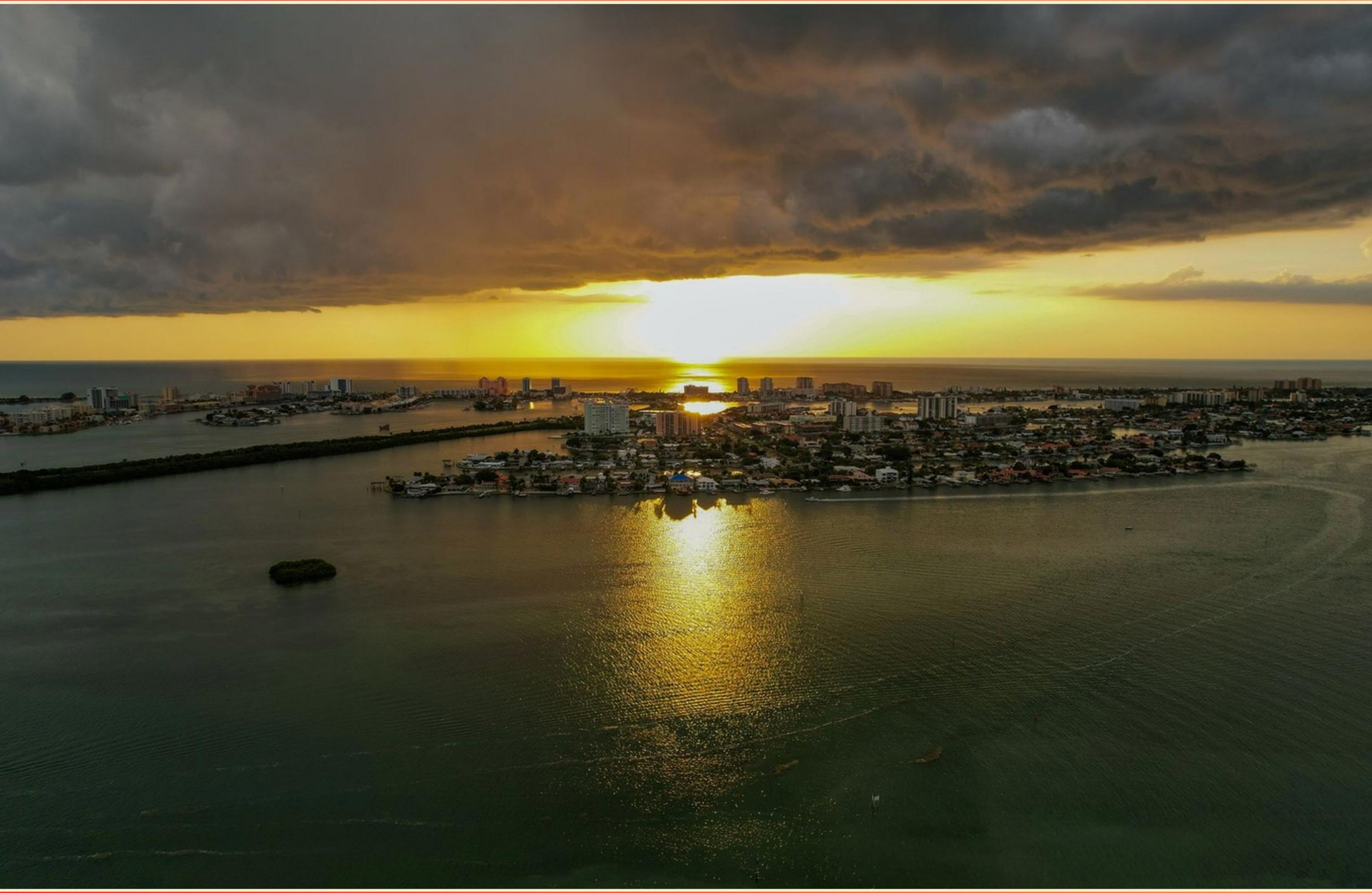
FLORIDA REAL ESTATE PRACTICE EXAM (SAMPLE)

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!

<u>Questions</u>

1. Which agency is most likely to provide funding to financial institutions for home mortgage loans?

A. A Federal Home Loan Bank

B. The Federal Housing Finance Agency

C. The Federal Mortgage Lending Institution

D. The Federal Reserve System

2. Can a new licensee specialize in the sale of farm and ranch property?

A. Not until the licensee has at least five years of experience in agricultural real estate

B. Not until the licensee passes additional courses in agricultural real estate

C. Yes, a new licensee can specialize in agricultural real estate

D. Yes, as long as the new licensee has a degree in agriculture

3. What is likely to happen if property taxes are not paid?

A. The state will place a condemnation order on the property

B. The home must be sold to the state

C. A mortgage lien will be placed on the home

D. A tax lien will be placed on the property

4. Who commonly pays the Documentary Stamp Tax?

A. The buyer

B. The seller

C. The lender

D. The estate agent

5. What does recordation ensure in a property transaction?

A. The buyer's ownership is protected

B. The interest rate of the mortgage

C. The property's zoning classification

D. The buyer's creditworthiness

6. Jessica and Eric's home has homestead status. The just (market) value of their home is $200,000, and they have $20,000 in SOH protections. What is the assessed value of their home after the SOH protections are applied?

A. A. $160,000

B. B. $180,000

C. C. $200,000

D. D. $220,000

7. Before beginning development of a condominium building, what must the developer do?

A. Create an estimated operating budget

B. Create the condo association

C. Record a declaration of condominium

D. Record a declaration of intent

8. Title VIII of which law prohibits discrimination in the sale, rental, and financing of housing?

A. Civil Rights Act of 1866

B. Civil Rights Act of 1968

C. Equal Credit Opportunity Act of 1974

D. Housing and Community Development Act of 1974

9. True or false? A broker may charge a fee for a BPO

A. True

B. False

C. Not applicable

D. Depends on the state

10. In a tenancy in common, do owners have the right to pass their interests to heirs?

A. Yes, and it has right of survivorship

B. No, it automatically goes to the remaining owners

C. Yes, but it does not have right of survivorship

D. No, interests are dissolved on death

Answers

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

Explanations

1. Which agency is most likely to provide funding to financial institutions for home mortgage loans?

A. A Federal Home Loan Bank

B. The Federal Housing Finance Agency

C. The Federal Mortgage Lending Institution

D. The Federal Reserve System

The Federal Home Loan Bank is a government-sponsored agency that provides funding to financial institutions for home mortgage loans. Option B, the Federal Housing Finance Agency, is responsible for regulating and overseeing government-sponsored enterprises involved in mortgage lending, not directly providing funding. Option C, the Federal Mortgage Lending Institution, is not a specific agency and is not responsible for providing funding to financial institutions for home mortgage loans. Option D, the Federal Reserve System, is responsible for monetary policy and regulating banks, but does not directly provide funding for home mortgage loans to financial institutions.

2. Can a new licensee specialize in the sale of farm and ranch property?

A. Not until the licensee has at least five years of experience in agricultural real estate

B. Not until the licensee passes additional courses in agricultural real estate

C. Yes, a new licensee can specialize in agricultural real estate

D. Yes, as long as the new licensee has a degree in agriculture

While option C may seem too straightforward, it is correct. A new licensee can specialize in the sale of farm and ranch property without needing five years of experience or a degree in agriculture. This is because a new licensee can choose to focus or specialize in a specific area of real estate, such as agricultural properties, without needing any additional qualifications. Options A and B are incorrect because they suggest that a new licensee needs additional requirements before specializing in agricultural real estate. Option D is also incorrect because a degree in agriculture is not required to specialize in this type of real estate. Therefore, C is the most accurate and direct answer.

3. What is likely to happen if property taxes are not paid?

A. The state will place a condemnation order on the property

B. The home must be sold to the state

C. A mortgage lien will be placed on the home

D. A tax lien will be placed on the property

If property taxes are not paid, a tax lien will be placed on the property. This means that the owner will owe the unpaid taxes plus any penalties and interest. Failure to pay the taxes and resolve the lien can lead to further legal action and in extreme cases, potential foreclosure. Option A is incorrect because condemnation orders are typically used for public safety reasons, such as when a building is deemed unsafe or unsanitary. Option B is incorrect because the home is not automatically sold to the state, but it may be put up for auction if the taxes are not paid. Option C is incorrect because a mortgage lien is placed on a property when the owner takes out a loan to purchase the property, not for unpaid property taxes.

4. Who commonly pays the Documentary Stamp Tax?

A. The buyer

B. The seller

C. The lender

D. The estate agent

The seller commonly pays the Documentary Stamp Tax in a real estate transaction. This tax is a one-time tax imposed by the state or local government on the transfer of a property's title and is typically a percentage of the property's sale price. The buyer is not responsible for paying this tax as it is usually included in the closing costs and paid by the seller. The lender is also not responsible for paying this tax. While an estate agent may be involved in the transaction, they are not responsible for paying the Documentary Stamp Tax. Therefore, the correct answer is B.

5. What does recordation ensure in a property transaction?

A. The buyer's ownership is protected

B. The interest rate of the mortgage

C. The property's zoning classification

D. The buyer's creditworthiness

Recordation ensures that the buyer's ownership in a property is protected. This means that the public record will reflect the buyer's legal ownership of the property, providing evidence that they are the rightful owner. The other options are incorrect because B: The interest rate of the mortgage may be affected by various factors, but it is not directly related to recordation. C: The property's zoning classification is important, but it is not affected by recordation. Zoning classification refers to the designated use of the property by local government. D: The buyer's creditworthiness is also not affected by recordation. It is a measure of their ability to repay a loan and is determined by factors such as credit score, income, and existing debts. Recordation does not impact these factors.

6. Jessica and Eric's home has homestead status. The just (market) value of their home is $200,000, and they have $20,000 in SOH protections. What is the assessed value of their home after the SOH protections are applied?

A. A. $160,000

B. B. $180,000

C. C. $200,000

D. D. $220,000

After the SOH protections are applied, the assessed value of Jessica and Eric's home would be $180,000. This is because SOH protections reduce the assessed value of a homestead property by the difference between the just (market) value and the SOH value. In this case, the SOH value is $20,000 and the just value is $200,000, so the assessed value is reduced by $20,000, resulting in an assessed value of $180,000. Options A and C are incorrect because they do not take into account the SOH protections. Option D is incorrect because it assumes that the assessed value is equal to the just value, which is not the case.

7. Before beginning development of a condominium building, what must the developer do?

A. Create an estimated operating budget

B. Create the condo association

C. Record a declaration of condominium

D. Record a declaration of intent

Before beginning development of a condominium building, the developer must record a declaration of condominium. This is a legal document that outlines the rules, regulations, and other important information for the condominium building. Option A is incorrect because creating an estimated operating budget is a financial step and not a legal requirement. Option B is incorrect because creating the condo association is a step that comes after the declaration of condominium is recorded. Option D is incorrect because recording a declaration of intent is also not a legal requirement for developing a condominium building.

8. Title VIII of which law prohibits discrimination in the sale, rental, and financing of housing?

A. Civil Rights Act of 1866

B. Civil Rights Act of 1968

C. Equal Credit Opportunity Act of 1974

D. Housing and Community Development Act of 1974

The other options are incorrect because they do not specifically address discrimination in housing. Option A primarily pertains to citizenship and equal rights, option C primarily addresses credit discrimination, and option D primarily pertains to regulating and funding housing and community development. Only option B, the Civil Rights Act of 1968 also known as the Fair Housing Act, directly addresses discrimination in housing.

9. True or false? A broker may charge a fee for a BPO

A. True

B. False

C. Not applicable

D. Depends on the state

In general, a broker is allowed to charge a fee for a broker price opinion (BPO). This is a valuation of a property that can be used for various purposes like determining the market value or listing price. However, there may be specific state regulations or agreements between the broker and the client that could affect whether or not a fee can be charged for a BPO. Therefore, the correct answer is "True" as it is the most accurate and broad answer, while the other options are either not applicable or may depend on other factors.

10. In a tenancy in common, do owners have the right to pass their interests to heirs?

A. Yes, and it has right of survivorship

B. No, it automatically goes to the remaining owners

C. Yes, but it does not have right of survivorship

D. No, interests are dissolved on death

In a tenancy in common, each owner has an undivided interest in the property. This means that they have the right to sell or transfer their share to another person during their lifetime. However, in the case of death, the share of the deceased owner does not automatically go to the remaining owners (option B) or is dissolved (option D). Instead, the share can be passed on to their heirs according to their will (option A) or state inheritance laws. However, this does not include the right of survivorship, meaning that the remaining owners do not automatically inherit the share of the deceased owner.

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!