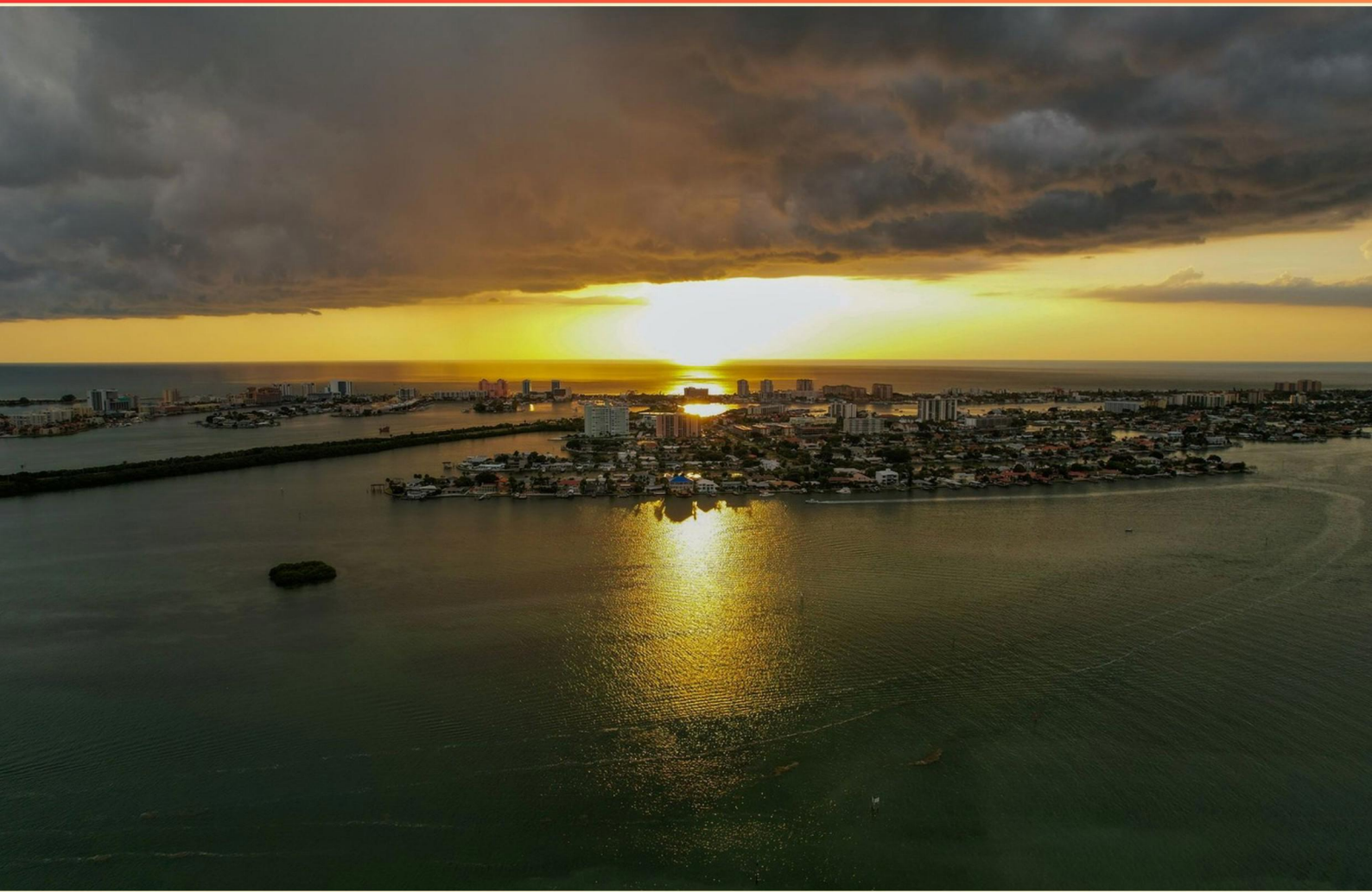


FLORIDA REAL ESTATE PRACTICE EXAM (SAMPLE)

STUDY GUIDE



**SAMPLE STUDY GUIDE
WITH LIMITED QUESTIONS**

**VISIT US ONLINE FOR
THE FULL VERSION STUDY GUIDE**

<https://floridarealestate.examzify.com>



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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 area of real estate is Anastasia interested in if she wants to bring together buyers and sellers?**
 - A. Appraisal
 - B. Brokerage
 - C. Property management
 - D. Agency

- 2. What does spot zoning allow?**
 - A. Rezone for aesthetic purposes
 - B. Rezone for an individual property within a zoning area
 - C. Increase housing density
 - D. Connect similar racial communities

- 3. What must be filed for the eviction process to begin after a landlord has waited three days and serves a tenant a notice to pay or vacate the premises?**
 - A. A complaint for eviction
 - B. A writ of possession
 - C. Evictus nuncus
 - D. The lease

- 4. For how many years must the homestead exemption have been in place to transfer the SOH benefit to a new home?**
 - A. One of the previous two years
 - B. The last 10 years
 - C. The last five years
 - D. The last two years

- 5. When might an Assignor remain secondarily liable?**
 - A. During a Novation
 - B. In an Exclusive Right to Sell Listing
 - C. After an Assignment of Contract
 - D. Upon issuing a Quitclaim Deed

- 6. Is Kim qualified to be a Florida Real Estate Commission member after moving to the state a year ago and obtaining her real estate sales associate license immediately?**
- A. Yes. She only needs one year of experience to qualify for a position on the commission.
 - B. No. She must have at least two years of real estate sales associate experience.
 - C. No. She must have been a Florida resident for at least two years.
 - D. No. She must have been an active broker for at least 10 years immediately prior to applying.
- 7. What happens if a property owner does not pay her property tax by the due date while protesting her property tax assessment?**
- A. The owner is not liable for taxes until determination
 - B. The owner must pay taxes by the date of hearing
 - C. The owner's petition to the VAB will be denied
 - D. The owner will be given additional time to pay taxes once settled
- 8. When something is evaluated according to ____, this is called finding the value on an ad valorem basis.**
- A. Its cost to build
 - B. Its estimate
 - C. Its value
 - D. The majority
- 9. What is the purpose of bulk zoning?**
- A. To standardize community appearance
 - B. To ensure racial segregation
 - C. To increase building density
 - D. To restrict building density
- 10. How many acres are in a square mile?**
- A. 320 acres
 - B. 160 acres
 - C. 640 acres
 - D. 1280 acres

Answers

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

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Explanations

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1. What area of real estate is Anastasia interested in if she wants to bring together buyers and sellers?

- A. Appraisal
- B. Brokerage**
- C. Property management
- D. Agency

Anastasia's interest in bringing together buyers and sellers would align with the brokerage area of real estate. Appraisal involves determining the value of a property, property management involves overseeing and maintaining properties for owners, and agency involves representing clients in real estate transactions. However, brokerage specifically deals with facilitating the buying and selling process for both buyers and sellers.

2. What does spot zoning allow?

- A. Rezone for aesthetic purposes
- B. Rezone for an individual property within a zoning area**
- C. Increase housing density
- D. Connect similar racial communities

Spot zoning, as the name suggests, refers to the rezoning of an individual property within a larger zoning area. This process allows for exceptions to be made for a specific property, which can have different zoning regulations than the rest of the area. Options A, C, and D are incorrect because they do not accurately describe what spot zoning allows for. Rezoning for aesthetic purposes or to connect similar racial communities would not be within the scope of spot zoning. Increasing housing density would involve changing zoning for a larger area, rather than just one individual property. Thus, the correct answer is B.

3. What must be filed for the eviction process to begin after a landlord has waited three days and serves a tenant a notice to pay or vacate the premises?

- A. A complaint for eviction**
- B. A writ of possession
- C. Evictus nuncus
- D. The lease

After giving the tenant 3 days to pay or vacate the premises, the landlord must file a complaint for eviction to officially begin the eviction process. A writ of possession is only necessary if the tenant fails to leave after the eviction judgement is issued. Evictus nuncus is not a valid legal term and the lease is simply the agreement between the landlord and tenant, not a document that initiates eviction proceedings.

4. For how many years must the homestead exemption have been in place to transfer the SOH benefit to a new home?

A. One of the previous two years

B. The last 10 years

C. The last five years

D. The last two years

The homestead exemption must have been in place for at least one of the previous two years in order to transfer the Save Our Homes (SOH) benefit to a new home. This means that the homeowner must have either owned their previous home for at least one year before selling it, or they must have owned their current home for at least one year before applying for the exemption. Therefore, options B, C, and D are incorrect as they state a specific number of years without accounting for the possibility of the homeowner owning their previous or current home for less than that amount of time.

5. When might an Assignor remain secondarily liable?

A. During a Novation

B. In an Exclusive Right to Sell Listing

C. After an Assignment of Contract

D. Upon issuing a Quitclaim Deed

An assignor is the original party responsible for performing a contract. When a contract is assigned, the assignor transfers their rights and obligations to a third party, known as the assignee. In this scenario, the assignor is still secondarily liable for the contract because they are ultimately responsible for ensuring that the assignee fulfills the obligations outlined in the contract. This means that if the assignee fails to meet the contractual obligations, the assignor can still be held liable. Option A, a Novation, is a process of replacing one party with another in a contract. In a novation, the original party, or assignor, is released from their obligations and the new party, or assignee, becomes primarily liable. Therefore, an assignor would not remain secondarily liable during a novation. Option B, an Exclusive Right to Sell Listing, is a type of real estate

6. Is Kim qualified to be a Florida Real Estate Commission member after moving to the state a year ago and obtaining her real estate sales associate license immediately?

A. Yes. She only needs one year of experience to qualify for a position on the commission.

B. No. She must have at least two years of real estate sales associate experience.

C. No. She must have been a Florida resident for at least two years.

D. No. She must have been an active broker for at least 10 years immediately prior to applying.

It is important to understand that for a person to become a Florida Real Estate Commission member, they must meet certain requirements. In this case, Kim moved to the state a year ago and obtained her real estate sales associate license immediately. While this is an impressive accomplishment, it does not meet the requirement of at least two years of real estate sales associate experience. This eliminates options A and B as possible correct answers. Option C, which states that she must have been a Florida resident for at least two years, is also incorrect as the question only states that she moved to the state a year ago. Finally, option D, which mentions active broker experience, is also incorrect as it does not pertain to the question about becoming a commission member. It is crucial to pay close attention to details and requirements when answering questions.

7. What happens if a property owner does not pay her property tax by the due date while protesting her property tax assessment?

- A. The owner is not liable for taxes until determination
- B. The owner must pay taxes by the date of hearing
- C. The owner's petition to the VAB will be denied**
- D. The owner will be given additional time to pay taxes once settled

If a property owner does not pay her property tax by the due date while protesting her property tax assessment, she will not be given additional time to pay her taxes and her petition to the VAB will be denied. This is because, when a property owner files a petition to challenge their tax assessment, the taxes are still due on their original due date. Failure to pay by the due date may result in the denial of the petition. Option A is incorrect because even if the property owner is not liable for taxes until determination, the taxes are still due on their original due date. Option B is incorrect because the date of the hearing may not coincide with the due date for taxes. Option D is incorrect because settling the tax dispute does not automatically grant the property owner additional time to pay taxes.

8. When something is evaluated according to ____, this is called finding the value on an ad valorem basis.

- A. Its cost to build
- B. Its estimate
- C. Its value**
- D. The majority

Valuation plays an important role in determining the monetary worth of an object or item. In the context of ad valorem taxes, the value of the object is used to calculate the amount of tax owed. Options A, B, and D are incorrect because they do not specifically refer to the value of the object, which is the key factor in ad valorem taxation. While they may be used in other types of evaluations, they are not directly relevant in this scenario. Therefore, the correct answer is C, as it represents the value for which something will be evaluated for the purpose of ad valorem taxation.

9. What is the purpose of bulk zoning?

- A. To standardize community appearance
- B. To ensure racial segregation
- C. To increase building density
- D. To restrict building density**

Bulk zoning is a regulatory practice used by local governments to control the overall density and size of buildings within a specific area. This is done to prevent overcrowding and maintain the character of the neighborhood. Option B is incorrect as it is illegal and discriminatory to use zoning for racial segregation. Option A is incorrect as it is more related to aesthetic purposes rather than controlling density. Lastly, option C is incorrect as bulk zoning aims to restrict building density, not increase it.

10. How many acres are in a square mile?

- A. 320 acres
- B. 160 acres
- C. 640 acres
- D. 1280 acres

One way to remember this is by converting the units to a common measurement. One square mile is equal to 640 acres, so the correct answer is C. Option A (320 acres) is half of a square mile, so it is incorrect. Option B (160 acres) is a quarter of a square mile, so it is also incorrect. Option D (1280 acres) is double a square mile, so it is also incorrect. Therefore, the only correct option is C.

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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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