

Florida Title Insurance Practice Exam (Sample)

Study Guide



Everything you need from our exam experts!

This is a sample study guide. To access the full version with hundreds of questions,

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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. Don't worry about getting everything right, 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, and take breaks to retain information better.

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.

7. Use Other Tools

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!

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Questions

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- 1. Which type of claims are typically excluded from title insurance coverage?**
 - A. Specific easements**
 - B. Claims resulting from prior ownership**
 - C. Encroachments that appear on property surveys**
 - D. Claims related to zoning laws**

- 2. What defines an ordinary high water line?**
 - A. The permanent water level of a lake**
 - B. The mark of high tide during stormy conditions**
 - C. The commonly designated water mark for non-tidal waters**
 - D. The lowest point of riverbanks**

- 3. Under the Gramm-Leach-Bliley Act, what type of information must financial institutions safeguard and protect?**
 - A. Public Information**
 - B. National Information**
 - C. Non-public Information (NPI)**
 - D. General Business Information**

- 4. Primary title services include which of the following?**
 - A. Only determining insurability**
 - B. Handling client communications**
 - C. Determining insurability and preparing policies**
 - D. Evaluating market trends**

- 5. Who first claimed Florida?**
 - A. France**
 - B. Spain**
 - C. The United States**
 - D. Great Britain**

6. Which aspect of title insurance helps to define property boundaries?

- A. Abstract of title**
- B. Metes and bounds description**
- C. Title search**
- D. Public records review**

7. How many days does a mortgagee, creditor, or assignee have to record a satisfaction after full payment has been received?

- A. 30 days**
- B. 60 days**
- C. 90 days**
- D. 120 days**

8. Which of the following must be included in a privacy notice under the Gramm-Leach-Bliley Act?

- A. Public records shared**
- B. How NPI is sold**
- C. With whom NPI is shared**
- D. Legal framework governing NPI**

9. What is the minimum risk rate premium for simultaneous issue loan policy?

- A. \$15**
- B. \$20**
- C. \$25**
- D. \$30**

10. When appointing an agency, what must the title insurer certify regarding surety and fidelity bonds?

- A. The surety bond must be at least \$50,000**
- B. The fidelity bond must be taken out for \$75,000**
- C. A surety bond must be in the minimum amount of \$35,000**
- D. No bonds are required for agencies**

Answers

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

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Explanations

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1. Which type of claims are typically excluded from title insurance coverage?

- A. Specific easements
- B. Claims resulting from prior ownership**
- C. Encroachments that appear on property surveys
- D. Claims related to zoning laws

Claims resulting from prior ownership are typically excluded from title insurance coverage due to the nature of title insurance, which primarily protects against defects or issues in the title that occurred during the time the insured owned the property. Title insurance covers risks such as unknown liens, forgery, or errors in public records that could affect the title. However, claims stemming from actions, issues, or encumbrances that arose during previous ownership fall outside the protections afforded by a standard title insurance policy. In contrast, specific easements, encroachments shown on surveys, and claims related to zoning laws might still be part of the title insurance considerations in different contexts. Specific easements could affect property rights but may be listed in the policy as exceptions. Encroachments that appear on surveys are also significant for property boundaries, and claims related to zoning laws often relate to the permissible uses of land but may not strictly be covered depending on the policy terms. The focus of title insurance is to provide protection for risks that are not known at the time of issuance, with prior ownership issues typically already recorded before the current policy takes effect.

2. What defines an ordinary high water line?

- A. The permanent water level of a lake
- B. The mark of high tide during stormy conditions
- C. The commonly designated water mark for non-tidal waters**
- D. The lowest point of riverbanks

The ordinary high water line is defined as the commonly designated water mark for non-tidal waters. This definition is important because it establishes the boundary between private property and public trust lands, impacting land use and ownership rights. The ordinary high water line reflects the point where the water has been at certain times, which helps define the rights and responsibilities regarding waterfront property. In the context of Florida law, recognizing the ordinary high water line is crucial for various legal and environmental reasons, including waterfront development, zoning, and environmental protection. Non-tidal waters can fluctuate with seasonal changes or precipitation, creating a stable reference point for property boundaries. The other options, while related to water levels, do not accurately depict the ordinary high water line. For instance, the permanent water level of a lake reflects a different concept and does not consider the fluctuations over time. Similarly, the mark of high tide during stormy conditions refers specifically to tidal areas and their peaks during extreme weather, which is distinct from the ordinary high water line's purpose. Lastly, the lowest point of riverbanks does not serve as a recognized boundary and is not a fixed elevation that can be used to determine property lines in the way that the ordinary high water line can.

3. Under the Gramm-Leach-Bliley Act, what type of information must financial institutions safeguard and protect?

- A. Public Information**
- B. National Information**
- C. Non-public Information (NPI)**
- D. General Business Information**

The Gramm-Leach-Bliley Act (GLBA) is specifically designed to protect the privacy of consumers by requiring financial institutions to safeguard certain types of information. The focus of the GLBA is on non-public personal information (NPI), which encompasses any data that can be used to identify an individual and that is not available to the public. NPI includes details such as names, addresses, Social Security numbers, financial account information, and transaction histories. The legislation mandates that institutions take appropriate measures to ensure that this sensitive information is secure and not disclosed to unauthorized parties. This is critical in maintaining consumer trust and ensuring the confidentiality of their personal data. On the other hand, public information is already available to anyone and does not require the same level of protection, while national information and general business information do not specifically pertain to individual consumer privacy concerns in the context of financial institutions. This distinction is crucial in understanding the purpose and requirements of the Gramm-Leach-Bliley Act regarding consumer data protection.

4. Primary title services include which of the following?

- A. Only determining insurability**
- B. Handling client communications**
- C. Determining insurability and preparing policies**
- D. Evaluating market trends**

Primary title services play a crucial role in the real estate transaction process, and they encompass several key functions. Determining insurability involves the thorough examination of public records to identify any potential issues that may affect the title of the property, such as liens, encumbrances, or other defects. This step is essential to ensure that the title can be insured without any problems and that the buyer is protected against any future claims. Preparing policies is another primary function of title services. Once insurability is confirmed, title companies prepare title insurance policies that provide coverage against the risks identified during the title search. These policies protect property owners and lenders from future claims against the title that may arise despite the initial thorough analysis. In the context of the options provided, the combination of determining insurability and preparing policies accurately reflects the core responsibilities inherent in primary title services. Handling client communications and evaluating market trends are important activities in the realm of real estate but do not directly relate to the basic functions of title insurance. These tasks may be part of a broader operation but are not classified as primary title services.

5. Who first claimed Florida?

- A. France
- B. Spain**
- C. The United States
- D. Great Britain

The first claim to Florida was made by Spain, which is why the correct answer is B. Spanish explorer Juan Ponce de León is often credited with the European discovery of Florida in 1513, when he named the land "La Florida" in recognition of its lush vegetation and the timing of his arrival during the Easter season, known as Pascua Florida. Spain established a presence in Florida through settlements and missions, making it the first European nation to formally claim the territory. The other options do not align with the history of Florida's initial claim. France had interests in other parts of North America but did not establish claims in Florida until later, and British involvement in Florida came after the initial Spanish claim. The United States acquired Florida much later through treaties, specifically the Adams-Onís Treaty in 1819, which transferred Florida from Spanish to American control. Therefore, Spain remains the first nation to have claimed Florida.

6. Which aspect of title insurance helps to define property boundaries?

- A. Abstract of title
- B. Metes and bounds description**
- C. Title search
- D. Public records review

The metes and bounds description is the correct choice as it specifically refers to a system used to define the boundaries of a particular parcel of land. This method relies on detailed descriptions that often include physical features of the geography (like trees, rivers, or roads) and measurements (such as distances and angles) to outline the exact perimeter of a property. This makes it crucial for determining property lines, which is essential for both ownership and development purposes. In contrast, an abstract of title provides a summary of all recorded documents related to a property, but it does not directly detail the boundaries. A title search involves examining these documents to confirm ownership and any encumbrances but is more focused on ownership history rather than delineating property lines. Lastly, a public records review refers to examining various public documents, which may include title documents and land use regulations, but does not focus specifically on the boundaries themselves. Thus, the metes and bounds description stands out for its specific role in identifying and defining property boundaries accurately.

7. How many days does a mortgagee, creditor, or assignee have to record a satisfaction after full payment has been received?

- A. 30 days**
- B. 60 days**
- C. 90 days**
- D. 120 days**

The correct timeframe for a mortgagee, creditor, or assignee to record a satisfaction after full payment has been received is 60 days. This requirement is established to ensure that borrowers can quickly obtain clarity regarding the status of their mortgage and avoid potential complications stemming from delayed documentation. Timely recording of a satisfaction not only benefits the borrower by clearing the title but also ensures that the public records accurately reflect the ownership and any encumbrances on the property. Given the context of the other available options, it is important to recognize that shorter or longer timeframes may not provide adequate protection or transparency for the interests of borrowers. A 30-day requirement could be too brief, especially in situations where the payment process might involve delays or other complexities, whereas 90 or 120 days may unnecessarily prolong the burden on borrowers waiting for their mortgage satisfaction to be officially recorded. Thus, 60 days strikes a balance between efficiency and ample time for the necessary recording processes.

8. Which of the following must be included in a privacy notice under the Gramm-Leach-Bliley Act?

- A. Public records shared**
- B. How NPI is sold**
- C. With whom NPI is shared**
- D. Legal framework governing NPI**

The correct answer is rooted in the requirements set forth by the Gramm-Leach-Bliley Act (GLBA), which aims to protect consumers' personal financial information. A crucial aspect of the GLBA is its requirement for financial institutions to provide a clear privacy notice to their customers. This notice must include details about "with whom Non-Public Personal Information (NPI) is shared." Understanding the importance of this requirement highlights the consumers' right to know how their private information is being handled. By informing them about the entities or third parties with whom their NPI is shared, consumers can make more informed decisions about their privacy and potentially opt-out of certain information sharing, if they choose to do so. In contrast, while the other choices touch upon aspects of privacy and information management, they do not align with the explicit requirements for a privacy notice under the GLBA. Knowing how NPI is sold might be relevant for consumers, but it is not a mandated disclosure in the privacy notice. Public records shared and the legal framework governing NPI are important in context but do not fulfill the specific criteria necessary for inclusion in the privacy notice as stipulated by GLBA regulations. Thus, the focus on the sharing of NPI is what sets the correct answer apart as a

9. What is the minimum risk rate premium for simultaneous issue loan policy?

- A. \$15**
- B. \$20**
- C. \$25**
- D. \$30**

The minimum risk rate premium for a simultaneous issue loan policy is established at a specific amount as part of the regulations governing title insurance practices. In Florida, the correct answer reflects the standard pricing structure that title insurance companies must adhere to when issuing policies concurrently, often in relation to a simultaneously issued owner's policy. Choosing the correct minimum risk rate premium is significant because it impacts the overall cost of obtaining title insurance when financing a property purchase. The \$25 minimum risk rate premium represents a baseline that aligns with the state guidelines, ensuring consistency and fairness in the pricing across different transactions involving simultaneous policies. Understanding this aspect of title insurance gives insight into how costs are calculated and helps consumers and professionals navigate the financial implications of securing a loan in conjunction with purchasing real estate. This standardization is crucial in maintaining transparency and trust in real estate transactions.

10. When appointing an agency, what must the title insurer certify regarding surety and fidelity bonds?

- A. The surety bond must be at least \$50,000**
- B. The fidelity bond must be taken out for \$75,000**
- C. A surety bond must be in the minimum amount of \$35,000**
- D. No bonds are required for agencies**

The correct response identifies the requirement for a surety bond to be in the minimum amount of \$35,000. This certification is significant because it ensures that the agency is financially backed to handle their responsibilities, which may include protecting clients against certain risks associated with title insurance transactions. For title insurers operating in Florida, the surety bond acts as a safeguard to ensure that if the agency mismanages funds or fails to meet obligations, the surety bond can provide a financial remedy. Establishing a minimum amount for the surety bond reflects the regulatory standards that help maintain the integrity of title insurance practices and protect consumers. The specified amount protects the financial interests of the insurer and provides a sense of security to clients engaging with the agency. Understanding this requirement can help professionals in the field ensure compliance and maintain trustworthiness in their operations.

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:

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

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