

Gold Coast Class Practice Test (Sample)

Study Guide



Everything you need from our exam experts!

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Table of Contents

Copyright	1
Table of Contents	2
Introduction	3
How to Use This Guide	4
Questions	5
Answers	8
Explanations	10
Next Steps	15

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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. When the Department of Business and Professional Regulation denies a license, what must it provide to the applicant?**
 - A. Post a notice on the department website**
 - B. Notify the applicant in writing with the reason so they can request a formal hearing**
 - C. Provide a phone call explaining the decision**
 - D. Publish in a state newspaper**

- 2. Starting at section 10 and two places west, what section number do you reach?**
 - A. 6**
 - B. 8**
 - C. 9**
 - D. 12**

- 3. When is it permissible to overtake on the left in Australian driving?**
 - A. You may overtake on the left whenever you have clear space.**
 - B. Only in residential streets.**
 - C. When there are multiple lanes traveling in the same direction and it is safe to pass on the left; otherwise do not.**
 - D. When you are behind a slower vehicle in a single-lane road.**

- 4. When a broker is unsure how to handle an escrow, which action should be taken?**
 - A. Ignore**
 - B. Withdraw funds**
 - C. Sell the property**
 - D. Notify FREC in writing**

- 5. Which statute stipulates time periods to enforce contracts?**
 - A. Statute of limitations**
 - B. Statute of frauds**
 - C. Usury law**
 - D. Anti-trust law**

- 6. At a roundabout, which action ensures you communicate your intended exit?**
- A. Do not signal**
 - B. Signal only if another driver is close**
 - C. Turn on hazard lights**
 - D. Signal your exit**
- 7. What does a no stopping sign mean?**
- A. You must not stop in the marked area unless signs permit otherwise; follow the restriction**
 - B. You may stop briefly to pick up passengers**
 - C. You may stop for fuel if allowed**
 - D. You may stop anytime if traffic is light**
- 8. Where is a broker's office not allowed to be located?**
- A. Office Building**
 - B. Residential Home**
 - C. Motor Home**
 - D. Commercial Space**
- 9. What is the rule for using a handheld phone while driving?**
- A. It is illegal to use a handheld phone while driving; use hands-free only where allowed.**
 - B. It is allowed to use a handheld phone at red lights.**
 - C. It is allowed to read messages while stopped at a red light.**
 - D. It is allowed to dial but not hold the phone while driving.**
- 10. Which ownership form includes a right of survivorship and is common among married couples?**
- A. Tenancy in Common**
 - B. Joint Tenancy**
 - C. Community Property**
 - D. Tenants by the Entirety**

Answers

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

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Explanations

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1. When the Department of Business and Professional Regulation denies a license, what must it provide to the applicant?

A. Post a notice on the department website

B. Notify the applicant in writing with the reason so they can request a formal hearing

C. Provide a phone call explaining the decision

D. Publish in a state newspaper

When a licensing agency denies a license, you must receive formal written notice of the decision that explains the reasons for the denial and tells you how to challenge it. This written notice gives you a clear record of why the license wasn't granted and provides the path to request a formal hearing (contested case) to present your side. This is a due process safeguard, ensuring you have the opportunity to dispute the decision in an official process. Merely posting on a website, calling by phone, or publishing in a newspaper doesn't give you the individualized notice with the specific reasons and the formal hearing option you're entitled to.

2. Starting at section 10 and two places west, what section number do you reach?

A. 6

B. 8

C. 9

D. 12

Moving two places west from 10 means subtracting two from the current number. If numbering goes left to right from west to east, west is the direction of decreasing numbers. So 10 minus 2 equals 8, which is the section reached. The other options would require moving a different number of steps west or moving east, not matching "two places west."

3. When is it permissible to overtake on the left in Australian driving?

A. You may overtake on the left whenever you have clear space.

B. Only in residential streets.

C. When there are multiple lanes traveling in the same direction and it is safe to pass on the left; otherwise do not.

D. When you are behind a slower vehicle in a single-lane road.

Overtaking on the left is allowed only when the road has more than one lane in the same direction and you can pass safely. On multi-lane roads, if a slower vehicle is ahead, you may move into the left lane to pass it, provided there's clear space, you signal, and there's enough room to complete the maneuver without cutting in front of others. If there's only a single lane (or if conditions aren't safe), you must not overtake on the left. This rule helps keep traffic predictable and reduces the risk of surprises from vehicles turning left or entering from side roads.

4. When a broker is unsure how to handle an escrow, which action should be taken?

- A. Ignore**
- B. Withdraw funds**
- C. Sell the property**
- D. Notify FREC in writing**

Escrow handling requires following formal procedures and getting authoritative guidance when things aren't clear. When a broker isn't sure how to proceed with escrow funds, the proper move is to notify the Florida Real Estate Commission in writing. This action creates an official record and brings in regulatory guidance, helping protect the funds and all parties while reducing the risk of mistakes or accusations of improper handling. It shows due diligence and ensures there's a clear path forward under the regulator's oversight. Ignorance of the issue isn't acceptable because it can lead to mismanagement and liability. Withdrawing funds without proper authorization or a clear contract and rules can amount to misappropriation or commingling of escrow, which is typically prohibited. Selling the property doesn't resolve the escrow question and would generally be outside the broker's obligation in this context.

5. Which statute stipulates time periods to enforce contracts?

- A. Statute of limitations**
- B. Statute of frauds**
- C. Usury law**
- D. Anti-trust law**

Time limits to sue on a contract are set by the statute of limitations. This rule defines how long you have to bring a contract claim after a breach, so you must act within that window or lose the right to sue. The exact period varies by jurisdiction and claim type, and the clock may start at the breach or when it's discovered, with possible pauses for tolling. In contrast, the statute of frauds concerns whether a contract must be in writing to be enforceable, not how long you have to sue; usury laws cap interest rates, and anti-trust laws govern competition. So the concept that precisely governs the timing of enforcing contract rights is the statute of limitations.

6. At a roundabout, which action ensures you communicate your intended exit?

- A. Do not signal**
- B. Signal only if another driver is close**
- C. Turn on hazard lights**
- D. Signal your exit**

Communicating your intended exit with a signal keeps traffic on the roundabout predictable. When you signal that you plan to leave, drivers behind you and approaching from other lanes know to adjust their speed and position, which helps prevent sudden braking, weaving, or near-misses as you reach your exit. Signaling in advance is far more reliable than waiting to see if someone is close or relying on others to guess your plan. Not signaling creates uncertainty for other drivers, raising the risk of collisions or confusion. Hazard lights aren't appropriate for indicating an exit because they're meant for emergencies or problems and can mislead others about the safety of the situation. So, signaling your exit is the clearest, safest way to communicate your intention.

7. What does a no stopping sign mean?

- A. You must not stop in the marked area unless signs permit otherwise; follow the restriction**
- B. You may stop briefly to pick up passengers**
- C. You may stop for fuel if allowed**
- D. You may stop anytime if traffic is light**

A No Stopping sign means you may not stop your vehicle in the marked area at any time. You should keep moving through that zone unless another sign or a traffic officer directs you to stop, or in an emergency. This is stricter than signs that only limit parking or waiting, so stopping to pick up passengers or refuel isn't allowed here. If you need to stop, do so only in a legally permitted area beyond the sign or where another sign explicitly allows it.

8. Where is a broker's office not allowed to be located?

- A. Office Building**
- B. Residential Home**
- C. Motor Home**
- D. Commercial Space**

A broker's office must be a fixed, non-mobile place of business. This ensures the public can reliably find the broker, mail and documents can be received, and meetings or signage can occur in a stable, verifiable location that complies with local regulations. A motor home is not acceptable because it's mobile and lacks a permanent business address, which is required for professional licensure and regulatory compliance. Fixed locations like an office building, a properly zoned residential home, or a commercial space can be used if they meet local rules and zoning, but they must provide a stable, public-facing place of business.

9. What is the rule for using a handheld phone while driving?

- A. It is illegal to use a handheld phone while driving; use hands-free only where allowed.**
- B. It is allowed to use a handheld phone at red lights.**
- C. It is allowed to read messages while stopped at a red light.**
- D. It is allowed to dial but not hold the phone while driving.**

Using a handheld mobile phone while driving is illegal. You must use a hands-free device if you need to use your phone while the vehicle is in motion, and you should only use it when the vehicle is parked or the phone is hands-free. This rule aims to reduce driver distraction and keep you focused on the road. The other options imply holding the phone or using it at red lights, or reading messages while stopped, which goes against the rule that holding a phone while driving isn't allowed and hands-free use is the allowed way to use a phone. If you need to use the device, switch to hands-free or pull over to a safe place.

10. Which ownership form includes a right of survivorship and is common among married couples?

A. Tenancy in Common

B. Joint Tenancy

C. Community Property

D. Tenants by the Entirety

Survivorship means that when one owner dies, the surviving co-owners automatically inherit the deceased's interest, without the need for probate. In a joint tenancy, ownership is held with four unities: time, title, interest, and possession. Because these unities exist, a deceased owner's share passes directly to the remaining co-owners, not to the deceased's heirs. This feature makes joint tenancy a common choice for married couples who want a smooth, immediate transfer of ownership when one spouse dies. Tenancy in common does not include survivorship; the deceased's share goes to heirs or as directed by a will. Tenants by the entirety also has survivorship, but it is a form specifically for married couples in certain jurisdictions with additional protections. The emphasis in this context is on the broad, widely used survivorship arrangement, which is why joint tenancy is the best fit.

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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://goldcoastclass.examzify.com>

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

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