

Indiana RECP Comprehensive Practice Test (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. When Mrs. D conveys her apartment building to a nursing home, what type of estate does she create?**
 - A. Remainder life estate**
 - B. Legal life estate**
 - C. Life estate pur autre vie**
 - D. Leasehold estate**

- 2. When it comes to disclosing a property that is psychologically affected, what must a limited agent do?**
 - A. Must disclose any knowledge to all parties.**
 - B. Must disclose the condition to the purchaser.**
 - C. Is not required to disclose any knowledge of a psychologically affected property.**
 - D. May not, under any circumstances, disclose any knowledge of a psychologically affected property.**

- 3. When does a sales agent earn their commission according to real estate practices?**
 - A. Presents an oral offer during the listing period.**
 - B. Is the procuring cause of the sale.**
 - C. Is an agent of the listing broker.**
 - D. Is bound by an open listing.**

- 4. Which term describes the economic principle of supply and demand?**
 - A. Market dynamics**
 - B. Market equilibrium**
 - C. Market capacity**
 - D. Market analysis**

- 5. What is the claim imposed by a taxing authority on a homeowner's property due to unpaid real estate taxes called?**
 - A. Deed restriction**
 - B. Lien**
 - C. Easement**
 - D. Reversionary interest**

- 6. A property owner who has the legal right to use a neighbor's land holds a:**
- A. estate in land**
 - B. easement**
 - C. police power**
 - D. encroachment**
- 7. Which of the following actions is not essential when entering into a listing contract on a property?**
- A. Completing the contract in duplicate**
 - B. Showing a definite date of expiration for the contract**
 - C. Guaranteeing a net return to the seller**
 - D. Putting the contract in writing**
- 8. What criteria are used to determine whether an item is a fixture or personal property?**
- A. Adaptation to real estate**
 - B. Method of annexation and agreement between parties**
 - C. Market value of the item**
 - D. Time needed for removal**
- 9. If a tenant makes an improvement for a physical disability, what may the landlord require?**
- A. A larger deposit**
 - B. An escrow account funded by the tenant**
 - C. Additional rent**
 - D. The tenant to do the same for other tenants**
- 10. In the scenario where Q sells 1 acre of his 2-acre land and reserves an easement for ingress and egress, what type of tenement does Q own?**
- A. Is the servient tenement**
 - B. Is the dominant tenement**
 - C. Can be cleared of the easement when Q sells the withheld acreage**
 - D. Is subject to an easement in gross**

Answers

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

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Explanations

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1. **When Mrs. D conveys her apartment building to a nursing home, what type of estate does she create?**
 - A. Remainder life estate
 - B. Legal life estate
 - C. Life estate pur autre vie**
 - D. Leasehold estate

When Mrs. D conveys her apartment building to a nursing home, she creates a life estate pur autre vie. A life estate pur autre vie is a type of life estate that is based on the lifetime of someone other than the former owner. In this situation, Mrs. D is likely designating the nursing home to specifically benefit from the estate during her own life or that of another individual, typically a person residing in the nursing home. This type of estate allows the nursing home to use and benefit from the property while Mrs. D or the designated individual is still alive. Upon the death of the measuring life, the property would revert to Mrs. D's heirs or the remaindermen designated in the transfer. The other types of estates listed would not apply in this scenario. A remainder life estate refers to a future interest that someone holds after a life estate ends, a legal life estate is created automatically by law often through marriage or other legal interpretations, and a leasehold estate refers to the interest held by a tenant who rents property, which is not relevant to a conveyance to a nursing home.

2. **When it comes to disclosing a property that is psychologically affected, what must a limited agent do?**
 - A. Must disclose any knowledge to all parties.
 - B. Must disclose the condition to the purchaser.
 - C. Is not required to disclose any knowledge of a psychologically affected property.**
 - D. May not, under any circumstances, disclose any knowledge of a psychologically affected property.

In the context of disclosing a psychologically affected property, it's important to understand that limited agents have specific obligations under Indiana law. The correct response indicates that a limited agent is not required to disclose knowledge about a property that is psychologically impacted. This means that while the agent must provide accurate information about the physical aspects of the property, they are not obligated to inform potential buyers or parties involved about events that might have occurred on the property if those events fall under psychological impact—such as stigmas related to previous crimes or hauntings. This policy exists to protect both buyers and sellers from potential biases that might arise from emotional reactions to a property's history rather than its actual physical condition or value. By allowing limited agents not to disclose these details, the law acknowledges that psychological factors, while relevant to some degree, do not necessarily impact the structural integrity or value of the property in a measurable way. In contrast, other choices suggest a requirement to disclose information, which does not align with the legal framework governing limited agents' responsibilities regarding psychologically affected properties.

3. When does a sales agent earn their commission according to real estate practices?

- A. Presents an oral offer during the listing period.**
- B. Is the procuring cause of the sale.**
- C. Is an agent of the listing broker.**
- D. Is bound by an open listing.**

A sales agent earns their commission when they are identified as the procuring cause of the sale. This means that the agent has played a crucial role in bringing about the sale by initiating the transaction or by being the one who directly leads to the closing. The concept of procuring cause is a fundamental principle in real estate that ensures agents are compensated for their efforts in successfully facilitating a sale, particularly when their actions are the key factor in completing the transaction. In terms of the other options, merely presenting an oral offer doesn't constitute the completion of a sale, and thus does not guarantee a commission. Being an agent of the listing broker refers to the agent's relationship to the broker rather than to the commission structure. Similarly, being bound by an open listing does not automatically ensure a commission unless the agent's efforts directly lead to the sale during the listing's term. Therefore, the significance of being the procuring cause emphasizes the importance of the agent's direct involvement in the transaction to qualify for commission payment.

4. Which term describes the economic principle of supply and demand?

- A. Market dynamics**
- B. Market equilibrium**
- C. Market capacity**
- D. Market analysis**

The economic principle of supply and demand is best described as market dynamics. This term encapsulates the broader concept of how supply (the amount of a good or service available) and demand (the desire and ability of consumers to purchase that good or service) interact to determine prices and the distribution of resources in a market. Market dynamics encompasses the forces, trends, and various factors that can affect supply and demand, leading to fluctuations in the market. These dynamics can include changes in consumer preferences, production costs, technological advancements, and external economic factors. While market equilibrium refers specifically to the state where the quantity supplied equals the quantity demanded, it is a result of the dynamics between supply and demand rather than a broader description of how these forces work together. Market capacity deals with the maximum supply potential, and market analysis is a review process used to evaluate conditions and trends in the marketplace rather than a fundamental economic principle. Thus, market dynamics captures the essence of how supply and demand function in the economy.

5. What is the claim imposed by a taxing authority on a homeowner's property due to unpaid real estate taxes called?

- A. Deed restriction**
- B. Lien**
- C. Easement**
- D. Reversionary interest**

A claim imposed by a taxing authority on a homeowner's property due to unpaid real estate taxes is known as a lien. A lien is a legal right or interest that a creditor has in the property, granted until the obligation is satisfied. In the case of property taxes, if a homeowner fails to pay their taxes, the taxing authority can place a lien on the property. This lien must be satisfied—typically through the payment of the overdue amount—before the homeowner can sell or refinance the property. In contrast, other options like deed restrictions refer to specific limitations placed on property use, easements grant rights to individuals or entities to cross or use someone else's land, and reversionary interest involves future rights to property when a preceding condition is met or the current usage ceases. These terms pertain to different aspects of property rights and do not relate to the enforcement of tax-related obligations.

6. A property owner who has the legal right to use a neighbor's land holds a:

- A. estate in land**
- B. easement**
- C. police power**
- D. encroachment**

The correct choice is B, an easement, because an easement is a legal right that allows one property owner to use a specific portion of a neighbor's land for a particular purpose. This right is often documented and can specify the nature, duration, and location of the use allowed. For example, a common type of easement is a utility easement, which allows a utility company to install and maintain power lines across a property. Understanding easements is vital since they affect property rights and the use of real estate. The holder of an easement does not own the land but has rights to a specific use, which can include access or utilities, depending on the type of easement granted. This legal concept is essential for navigating property law and real estate transactions. The other options relate to different real estate concepts: an estate in land refers to the ownership of land and the interest one holds, police power involves the authority of the government to regulate land use for the public good, and encroachment pertains to a situation where one property owner's physical structure intrudes upon a neighboring property without permission. Each term has distinct implications regarding property rights and land use.

7. Which of the following actions is not essential when entering into a listing contract on a property?

- A. Completing the contract in duplicate**
- B. Showing a definite date of expiration for the contract**
- C. Guaranteeing a net return to the seller**
- D. Putting the contract in writing**

Entering into a listing contract is an important step in the real estate process, and certain components are fundamental to establish clear expectations between the seller and the agent. The correct answer indicates that guaranteeing a net return to the seller is not essential. A listing contract is primarily meant to secure the agent's right to market and sell the property, rather than guarantee specific financial outcomes or returns. While sellers may hope for a certain net amount from the sale, it is actually market conditions, buyer interest, property value, and negotiation skills that ultimately influence the sale price and net return. Therefore, promising a net return could put the agent in a challenging position and is not a standard requirement in listing agreements. On the other hand, completing the contract in duplicate ensures that both the agent and the seller have a copy for their records, while showing a definite expiration date clarifies the length of the agreement. Putting the contract in writing solidifies the terms and conditions, protecting the interests of both parties. Each of these actions is essential for a well-functioning and enforceable listing contract.

8. What criteria are used to determine whether an item is a fixture or personal property?

- A. Adaptation to real estate**
- B. Method of annexation and agreement between parties**
- C. Market value of the item**
- D. Time needed for removal**

The identification of an item as a fixture or personal property is primarily determined by the method of annexation and the agreement between the parties involved. The method of annexation refers to how the item is attached to the real estate; if it is permanently affixed, it is likely to be considered a fixture. Conversely, if it can be easily removed without causing damage, it may be regarded as personal property. Additionally, the agreement between the parties can significantly influence the classification. For instance, if a seller and buyer agree in writing that certain items will stay with the property upon sale, those items are treated as fixtures, regardless of how they are attached. This interplay between physical attachment and mutual consent is crucial since real estate transactions often involve detailed discussions about what items are included in the sale. Other criteria, such as adaptation to real estate and market value, may be relevant to some extent but do not serve as definitive measures on their own. For instance, an item could be specifically adapted for use in a property but still be classified as personal property if it is not permanently affixed. Market value and time needed for removal can relate to the worth of the item or practicality but do not directly influence its classification as a fixture or personal property. Therefore, the

9. If a tenant makes an improvement for a physical disability, what may the landlord require?

A. A larger deposit

B. An escrow account funded by the tenant

C. Additional rent

D. The tenant to do the same for other tenants

When a tenant makes modifications or improvements to a rental property to improve accessibility for a physical disability, the landlord may require the tenant to establish an escrow account to fund these improvements. This is appropriate because the landlord wants to ensure that the costs associated with the modifications will be covered, especially if those changes affect the property's value or may require restoration to its original condition when the tenant vacates. The requirement for an escrow account helps to protect the landlord's interests by ensuring that the funds are available to either pay for necessary repairs related to the improvement or restore the property when the tenant leaves, thus maintaining the property's integrity for future tenants. This approach also aligns with fair housing laws, allowing tenants with disabilities to make necessary adjustments while ensuring the landlord can manage the property's upkeep effectively.

10. In the scenario where Q sells 1 acre of his 2-acre land and reserves an easement for ingress and egress, what type of tenement does Q own?

A. Is the servient tenement

B. Is the dominant tenement

C. Can be cleared of the easement when Q sells the withheld acreage

D. Is subject to an easement in gross

In the scenario where Q sells part of his land but reserves an easement for ingress and egress, Q retains ownership of the land from which the easement is created while the buyer receives the land that is affected by the easement. In this case, Q owns the dominant tenement, which benefits from the easement, allowing him access to his remaining property. The correct interpretation of what Q owns is that he holds the dominant tenement, not the servient tenement. The dominant tenement is the property that has the benefit of the easement, while the servient tenement is the property that is encumbered by the easement. Since Q's remaining land is the one that retains the right to access the sold property, he is the dominant tenement holder in this situation. Also, the easement's status does not automatically clear when Q sells the other acre; it remains in effect unless formally terminated. Therefore, the answer indicating Q is the servient tenement is not correct as it misrepresents the relationship to the easement he holds in association with the land he retains.

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://inrecpcomprehensive.examzify.com>

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

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