

LOUISIANA 90-HOUR COURSE: REAL PROPERTY, OWNERSHIP, DEEDS, AND AUCTIONS PRACTICE EXAM (SAMPLE)

STUDY GUIDE



SAMPLE STUDY GUIDE WITH LIMITED QUESTIONS

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THE FULL VERSION STUDY GUIDE

<https://la90hrcourserealestate.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 is the definition of constructive notice?**
 - A. Actual notice given through communication
 - B. Notice given to the world by recorded or public documents
 - C. Notice provided only to involved parties
 - D. Notice that requires physical inspection of the property
- 2. What does a full covenant and warranty deed guarantee?**
 - A. The grantor has clear title and right to sell the property
 - B. The property will not have any taxes due
 - C. The property is free of any existing mortgages
 - D. The property will always increase in value
- 3. In the context of easements, which estate is considered the servient estate?**
 - A. The estate that enjoys the easement
 - B. The estate that suffers from the easement
 - C. The estate with the most property rights
 - D. The estate that is owned by multiple parties
- 4. What is the definition of tenancy in real property?**
 - A. Ownership of the property
 - B. Possession of the property without ownership
 - C. Management of the property
 - D. Referring to shared ownership
- 5. What does "escrow" mean in real estate transactions?**
 - A. An agreement to delay the sale of a property
 - B. A process where a neutral third party holds funds and documents until conditions of the sale are met
 - C. The timeframe allocated for property inspections
 - D. A legal term for transferring ownership

- 6. What authority determines the inheritance of a deceased person's property?**
- A. The family of the deceased
 - B. The court through the probate process
 - C. The local government
 - D. The person's will alone
- 7. What type of deed is used to convey property without consideration?**
- A. Executor's deed
 - B. Deed of gift
 - C. Full covenant and warranty deed
 - D. Deed in trust
- 8. What is a broker's license?**
- A. A certification for property appraisers
 - B. A credential that allows a person or business to represent buyers and sellers in real estate transactions
 - C. A requirement for managing rental properties
 - D. A license needed to perform real estate inspections
- 9. What distinguishes a special warranty deed from a general warranty deed?**
- A. A special warranty deed is used for commercial properties
 - B. A special warranty deed limits the seller's warranty
 - C. A special warranty deed includes implied warranties
 - D. A special warranty deed cannot be contested
- 10. What is meant by a "one money" bid?**
- A. Single bid for multiple items at once
 - B. Minimum bid allowed at an auction
 - C. Highest bid set during the auction
 - D. Bid for a single item only

Answers

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

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Explanations

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1. What is the definition of constructive notice?

- A. Actual notice given through communication
- B. Notice given to the world by recorded or public documents**
- C. Notice provided only to involved parties
- D. Notice that requires physical inspection of the property

Constructive notice refers to the legal concept that information is available to the public, and individuals are presumed to have knowledge of this information, even if they have not personally reviewed it. In the context of real property, constructive notice is established through the recording of documents, such as deeds or mortgages, in public records. This means that once a document is recorded, it is as if all parties in the community are aware of it, whether or not they have actually seen or understood the document. This principle supports transparency in property ownership and helps in establishing clear title to real property. The public nature of recorded documents means that anyone interested in a property has an obligation to check these records, thereby being "constructively" notified of any claims, interests, or rights that may affect the property. Options suggesting actual notice, specific communication, or only informing involved parties do not align with the broader legal implications of constructive notice. It emphasizes the importance of public documents as a means of providing notice to the world rather than relying solely on personal communication or physical inspection.

2. What does a full covenant and warranty deed guarantee?

- A. The grantor has clear title and right to sell the property**
- B. The property will not have any taxes due
- C. The property is free of any existing mortgages
- D. The property will always increase in value

A full covenant and warranty deed is a type of legal document used in real estate transactions that provides strong protections for the buyer. The guarantee it offers primarily revolves around the grantor's assurance of clear title and the right to sell the property. This means that when the grantor transfers the property, they are legally verifying that they have full ownership and authority to convey that ownership. Additionally, it ensures that no other parties have any claim to the property that could interfere with the buyer's rights. While the other options may seem relevant, they do not accurately reflect the guarantees provided by a full covenant and warranty deed. The deed does not guarantee that no taxes are due or that the property is free from existing mortgages, as those issues can vary independently of ownership. Similarly, it cannot promise future appreciation in value, as fluctuating market conditions determine property values over time. Thus, the focus of the deed is on the clarity of the title and the rights associated with the transfer of ownership.

3. In the context of easements, which estate is considered the servient estate?

- A. The estate that enjoys the easement
- B. The estate that suffers from the easement**
- C. The estate with the most property rights
- D. The estate that is owned by multiple parties

In the context of easements, the servient estate refers to the estate that suffers from the easement. This means that the servient estate is the property that is burdened by the easement and must allow the easement holder to use a portion of it for a specific purpose, such as access or utility installation. The servient estate is obligated to accommodate the easement's use, which can affect its enjoyment and value. When looking at the other options, the estate that enjoys the easement is known as the dominant estate, as it benefits from the easement rights granted. The estate with the most property rights isn't a relevant factor in determining which property is servient or dominant; instead, it's the functional aspect of the easement that defines these terms. The idea of multiple parties owning the estate does not define the servitude's nature and structure regarding rights and obligations, and is therefore irrelevant in this context. Understanding the roles of the dominant and servient estates is crucial in real property law, particularly regarding easements and their implications for property use.

4. What is the definition of tenancy in real property?

- A. Ownership of the property
- B. Possession of the property without ownership**
- C. Management of the property
- D. Referring to shared ownership

Tenancy in real property refers specifically to the concept of possession or occupancy of real estate without necessarily holding ownership. This means that an individual or group can inhabit or utilize a property but may not have legal title to it; instead, their rights are typically defined by a lease or rental agreement. Unlike ownership, where one has control over the property and a claim to its value, tenancy emphasizes the possessory interest and the arrangement by which the tenant occupies the space. This distinction illustrates the nature of the relationship between the tenant and the property owner, where the tenant enjoys certain rights and uses the property as per the terms agreed upon, yet does not hold the title or ownership of the property itself. Understanding this distinction is crucial for navigating real estate transactions and property management effectively.

5. What does "escrow" mean in real estate transactions?

- A. An agreement to delay the sale of a property
- B. A process where a neutral third party holds funds and documents until conditions of the sale are met**
- C. The timeframe allocated for property inspections
- D. A legal term for transferring ownership

In real estate transactions, "escrow" refers to a process where a neutral third party holds funds and documents on behalf of the buyer and seller until all the conditions of the sale are satisfied. This arrangement provides an added layer of security and assurance for both parties involved in the transaction. The third party, often an escrow agent or a title company, ensures that no funds or documents are released until all agreed-upon terms have been met, such as inspections, financing, or the successful completion of any contingencies specified in the purchase agreement. This process helps to mitigate risk, as it safeguards the buyer's deposit and protects the seller's interests until the transaction is completed. With escrow in place, both parties can proceed with confidence, knowing that their interests are protected until the deal officially closes. The other options do not accurately capture the essence of what escrow entails in real estate. For example, delaying the sale of a property or designating a timeframe for inspections do not reflect the secure handling of funds and documents that escrow involves, nor does it concern the legal transfer of ownership directly.

6. What authority determines the inheritance of a deceased person's property?

- A. The family of the deceased
- B. The court through the probate process**
- C. The local government
- D. The person's will alone

The court through the probate process is the correct authority that determines the inheritance of a deceased person's property. When an individual passes away, their estate must go through probate, which is a legal process where the court oversees the distribution of the deceased person's assets. This process ensures that any debts are settled and that the property is distributed according to the law or the deceased's wishes, as expressed in their will if one exists. During probate, the court validates the will, if there is one, and determines any disputes that may arise among potential heirs or other interested parties. This formal process helps to provide clarity and emphasize legal documentation, ensuring that the distribution of the estate conforms to legal standards and the decedent's intent. While the family of the deceased may have input and affect the administration of the estate, they do not have the ultimate authority to dictate how property is distributed; that lies with the court. The local government does not play a direct role in the inheritance process, and while a will is significant, it is not the sole factor considered without the court's review and approval through probate proceedings.

7. What type of deed is used to convey property without consideration?

- A. Executor's deed
- B. Deed of gift**
- C. Full covenant and warranty deed
- D. Deed in trust

A deed of gift is specifically designed to convey property without any consideration, which means that the transfer is made without a payment or exchange of value. This type of deed indicates that the donor intends to give the property as a gift to the recipient, and the donor typically must demonstrate an intent to transfer ownership without expecting anything in return. In the context of property law, this deed often requires that the donor publicly declare the gift through the deed itself, and it may need to be recorded to effectively transfer the title in line with state laws. The absence of consideration sets the deed of gift apart from other types of deeds, such as a warranty deed or a deed in trust, which usually involve some form of consideration or obligation. Other types of deeds mentioned may serve different purposes. For example, an executor's deed is used during the transferring of property from an estate to heirs or beneficiaries, typically after a death and in the context of fulfilling the decedent's will, not as a straightforward gift. A full covenant and warranty deed provides assurances about the condition of the title and generally involves a sale, while a deed in trust involves a transfer of property to a trustee for the benefit of a beneficiary, typically associated with some financial obligation. Thus, the

8. What is a broker's license?

- A. A certification for property appraisers
- B. A credential that allows a person or business to represent buyers and sellers in real estate transactions**
- C. A requirement for managing rental properties
- D. A license needed to perform real estate inspections

A broker's license is indeed a credential that allows a person or business to represent buyers and sellers in real estate transactions. This license indicates that the holder has met certain educational and experience requirements, and has passed a state examination focused on real estate practices and laws. Having a broker's license enables individuals to legally assist in the buying, selling, leasing, and managing of real estate properties on behalf of clients. In the context of real estate, brokers play a crucial role as intermediaries in transactions, providing expertise and guidance to facilitate successful deals. This includes negotiating terms, marketing properties, and conducting due diligence on behalf of clients. The other options refer to different aspects of real estate and might involve specific credentials or requirements, but they do not encapsulate the primary function of a broker's license, which is centered on representing clients in real estate transactions.

9. What distinguishes a special warranty deed from a general warranty deed?

- A. A special warranty deed is used for commercial properties
- B. A special warranty deed limits the seller's warranty**
- C. A special warranty deed includes implied warranties
- D. A special warranty deed cannot be contested

A special warranty deed is characterized by the limitation of the seller's warranty. In a special warranty deed, the seller guarantees that they have not personally conveyed the property to anyone else during their ownership and that the property is free from any encumbrances that arose during their tenure. This contrasts with a general warranty deed, which provides broader guarantees, covering the entire history of the property regardless of when issues may have arisen. The distinction is important because a special warranty deed offers less protection to the buyer than a general warranty deed. The buyer can only rely on the seller's assurances during the period of ownership, rather than on all previous occurrences related to the title. This limitation is the essence of what separates a special warranty deed from a general warranty deed, making it a pivotal concept in real estate transactions.

10. What is meant by a "one money" bid?

- A. Single bid for multiple items at once**
- B. Minimum bid allowed at an auction
- C. Highest bid set during the auction
- D. Bid for a single item only

A "one money" bid refers to a single bid made for multiple items at once. This type of bidding strategy allows a bidder to submit one financial offer for a group of related items rather than bidding on each item individually. This approach can streamline the bidding process and potentially enhance the bidder's chance of winning more items than if they placed separate bids for each one. In the context of auctions, this can be particularly advantageous when the items are perceived as complementary or when a bidder believes they have a collective value greater than the sum of their individual parts. Overall, it represents a strategy that can optimize both time and resources in the bidding process. The other choices represent different concepts. Minimum bid reflects the least amount a bidder can offer to participate, while the highest bid is the maximum amount offered during the auction. A bid for a single item only specifically pertains to individual bidding, which does not capture the essence of a "one money" bid that encompasses multiple items.

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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