

MANITOBA REAL ESTATE ASSOCIATION MODULE 3 PRACTICE TEST (SAMPLE)

STUDY GUIDE



**SAMPLE STUDY GUIDE
WITH LIMITED QUESTIONS**

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

<https://manitobarealestateassocmod3.examzify.com>



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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. Which of the following is NOT one of the three distinct functions of Microsoft Outlook?**
 - A. Organize and keep track of client information
 - B. Schedule activities on a calendar with automatic reminders prior to events
 - C. Create and manage product databases
 - D. Organize, send, and receive individual or group emails
- 2. Outlook Express is?**
 - A. A web browser
 - B. An email software program only
 - C. A project management tool
 - D. A graphic design program
- 3. Which of the following is NOT listed as a source of online real estate information for salespeople?**
 - A. property searching
 - B. social media
 - C. web libraries
 - D. subscriber email newsletters
- 4. What does VOW stand for?**
 - A. Virtual Office Website
 - B. Value Offered Website
 - C. Verified Owner's Website
 - D. Virtual On-site Workplace
- 5. Which statement about spyware and adware is true?**
 - A. Spyware stores encrypted copies of files.
 - B. Adware is a type of spyware.
 - C. Spyware reports information to external sources, while adware displays pop-up ads.
 - D. Adware never affects system performance.

- 6. When they talk about responsibilities to the public, especially the principal, they are venturing into the area of?**
- A. Law
 - B. Ethics
 - C. Policy
 - D. Marketing
- 7. What document is included in the listing folder contents?**
- A. The listing contract and agency disclosure.
 - B. The property tax bill for last year.
 - C. A copy of the mortgage statement.
 - D. The home inspection report.
- 8. Which statement describes a wrongful disposition under the Homesteads Act?**
- A. A disposition where the owner consents to homestead rights but not to the other spouse.
 - B. A disposition where the owner, in good faith, obtains the consent of the spouse or common-law partner who does not have homestead rights and fails to obtain the consent of the spouse or common-law partner who does have those rights.
 - C. A disposition where consent is obtained from both spouses.
 - D. A disposition where consent is not required.
- 9. Which of the following is a moveable dwelling?**
- A. A recreational vehicle used as a permanent residence
 - B. B A mobile home intended as a permanent residence
 - C. C A standard site-built home
 - D. D A boat used recreationally only
- 10. Distribute copies of the offer to purchase to which of the following recipients?**
- A. The seller's lawyer, the buyer's lawyer, the listing brokerage, and the selling brokerage
 - B. The seller's lawyer only
 - C. The buyer's lawyer only
 - D. The seller's lawyer and the listing brokerage

Answers

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

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Explanations

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1. Which of the following is NOT one of the three distinct functions of Microsoft Outlook?

- A. Organize and keep track of client information
- B. Schedule activities on a calendar with automatic reminders prior to events
- C. Create and manage product databases**
- D. Organize, send, and receive individual or group emails

Outlook is built around managing communication and relationships: you organize client details in contacts, schedule events with calendar reminders, and handle email from one place. Creating and managing product databases isn't part of these core functions; that task belongs to a database or CRM tool designed for cataloging products, inventory, and pricing. So the option about product databases doesn't fit with Outlook's typical uses, making it the choice that doesn't belong.

2. Outlook Express is?

- A. A web browser
- B. An email software program only**
- C. A project management tool
- D. A graphic design program

Outlook Express is an email client. It's software designed to send, receive, and organize email messages, with features like folders and a contact/address book to manage communication. It isn't used to browse the web, plan projects, or create graphics, so it isn't a web browser, a project management tool, or a graphic design program. This focus on handling emails is why describing it as an email software program only is the best fit. (Note: it's a legacy Windows program that was eventually replaced by newer email clients.)

3. Which of the following is NOT listed as a source of online real estate information for salespeople?

- A. property searching
- B. social media**
- C. web libraries
- D. subscriber email newsletters

In online real estate information, the focus is on reliable, centralized sources that provide current and verifiable data. Property searching platforms are where you actively look up current listings. Web libraries offer access to public records, property histories, and market data. Subscriber email newsletters deliver curated updates from trusted providers like brokerages or MLS. Social media, while valuable for networking and broad updates, isn't typically treated as a primary source of official real estate information because its content can be informal, unverified, and inconsistent. That's why it isn't listed as a source in this context.

4. What does VOW stand for?

- A. Virtual Office Website
- B. Value Offered Website
- C. Verified Owner's Website
- D. Virtual On-site Workplace

VOW stands for Virtual Office Website. In real estate practice, a VOW is a website operated by a brokerage that provides MLS listing access to consumers. It serves as an online extension of the office, typically requiring user registration and offering more detailed information or tools (like saved searches) under the broker's control. The other suggested expansions aren't standard terminology in this context, whereas Virtual Office Website is the established meaning used in MLS rules and Manitoba practice.

5. Which statement about spyware and adware is true?

- A. Spyware stores encrypted copies of files.
- B. Adware is a type of spyware.
- C. Spyware reports information to external sources, while adware displays pop-up ads.
- D. Adware never affects system performance.

Spyware and adware are both unwanted software, but they have different objectives. Spyware is designed to secretly gather information about a user and send that data to external sources, often without the user knowing. Adware, on the other hand, is focused on delivering advertising, such as pop-up ads or banners, sometimes alongside free software. The statement that spyware reports information to external sources, while adware displays pop-up ads, accurately describes these differing purposes, making it true. The other descriptions don't fit: spyware isn't defined by storing encrypted copies of files; adware isn't inherently a type of spyware, and adware can affect system performance.

6. When they talk about responsibilities to the public, especially the principal, they are venturing into the area of?

- A. Law
- B. Ethics
- C. Policy
- D. Marketing

Responsibilities to the public are governed by law. Laws set the mandatory rules that licensees must follow to protect consumers and ensure fair, safe practice. This includes licensing requirements, disclosures, prohibitions against misrepresentation, and the penalties for violations. Even when a duty involves the principal in an agency relationship, enforcement and the safeguarding of the public interest come from legal standards, not just internal ethics or company policies. Ethics provides guidance on how to behave, and policies support internal procedures, but they don't carry the same compulsory, public-protection force as the law. Marketing is about promoting services and does not by itself establish the duties owed to the public.

7. What document is included in the listing folder contents?

A. The listing contract and agency disclosure.

B. The property tax bill for last year.

C. A copy of the mortgage statement.

D. The home inspection report.

In listing practice, the folder for a property centers on documents that establish who the agent represents and the terms of the listing. The listing contract is the formal agreement with the seller, setting the listing price, duration, and the commission, and granting the broker the authority to market the home. The agency disclosure explains the agent's relationship to the client and who is represented (seller, buyer, or both), ensuring clear and ethical disclosure. These two items provide the essential foundation for the listing file. Other documents like the property tax bill, mortgage statement, or a home inspection report aren't part of the standard listing-folder contents, though they may appear in the file for other reasons.

8. Which statement describes a wrongful disposition under the Homesteads Act?

A. A disposition where the owner consents to homestead rights but not to the other spouse.

B. A disposition where the owner, in good faith, obtains the consent of the spouse or common-law partner who does not have homestead rights and fails to obtain the consent of the spouse or common-law partner who does have those rights.

C. A disposition where consent is obtained from both spouses.

D. A disposition where consent is not required.

In the Homesteads Act, disposing of a property that carries homestead rights requires the consent of the spouse who has those homestead rights. The purpose is to protect the interest of the spouse who benefits from the homestead. The scenario describes obtaining consent from the spouse who does not have homestead rights, while failing to obtain consent from the spouse who does have those rights. Since the right to homestead can be affected by a disposition, the necessary consent must come from the spouse with those rights. Getting consent from the non-homestead spouse does not satisfy this requirement, so the disposition is wrongful. If both spouses consent, that would be proper. If consent isn't obtained from the spouse who has homestead rights, that would be wrongful. The key is ensuring the consent of the party who holds the homestead rights, not merely any spouse.

9. Which of the following is a moveable dwelling?

A. A recreational vehicle used as a permanent residence

B. B A mobile home intended as a permanent residence

C. C A standard site-built home

D. D A boat used recreationally only

A moveable dwelling is a structure built to be transported from one location to another, not permanently fixed to a site. A mobile home fits this exactly: it is constructed on a trailer chassis and designed to be moved, even if it's placed on a foundation and used as a permanent residence. That mobility is what defines it as moveable. A standard site-built home is anchored to its foundation and not intended to be moved, so it doesn't qualify. A boat used recreationally isn't a land dwelling at all, so it isn't classified as a moveable dwelling in real estate terms. An RV could be moveable, but in this context the term most specifically points to a mobile home designed to be transported, making it the best answer.

10. Distribute copies of the offer to purchase to which of the following recipients?

- A. The seller's lawyer, the buyer's lawyer, the listing brokerage, and the selling brokerage**
- B. The seller's lawyer only
- C. The buyer's lawyer only
- D. The seller's lawyer and the listing brokerage

In Manitoba practice, an offer to purchase is a formal document that starts the negotiation and becomes part of the transaction record. It's important that all involved parties have notice and access to the terms so they can act, review, and communicate effectively. Distributing copies to the seller's lawyer, the buyer's lawyer, the listing brokerage, and the selling brokerage ensures everyone who represents a side of the deal and the brokerages handling the sale are informed. The seller's lawyer reviews the terms to protect the seller's interests and advise on responses or counteroffers. The buyer's lawyer reviews to safeguard the buyer's rights and to address any conditions or contingencies. The listing brokerage needs a copy to manage the seller's listing and coordinate with the seller's legal counsel and the buyer's side. The selling brokerage (the buyer's representing brokerage) also needs a copy to support the buyer, communicate with the seller's side, and keep records for the transaction's progression. Sending copies to fewer recipients could leave one side without timely notice or legal guidance, leading to delays or miscommunication in negotiating or closing the deal.

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://manitobarealestateassocmod3.examzify.com>

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

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