

# Metro Brokers Academy Practice Test (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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**SAMPLE**

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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**

- 1. What is curtesy in property law?**
  - A. Wife's rights in husband's property**
  - B. Husband's rights in wife's property**
  - C. Shared ownership in property**
  - D. Rights associated with a lease**
- 2. What happens to an easement if both the dominant and servant estates come under one ownership?**
  - A. The easement is enhanced**
  - B. The easement remains in effect**
  - C. The easement is terminated**
  - D. The easement is expanded**
- 3. What happens to existing liens on a decedent's property?**
  - A. They are automatically canceled after death**
  - B. They must be satisfied before property passes to heirs**
  - C. They become void if the property is inherited**
  - D. They are transferred to the heirs**
- 4. What does a plat provide in the context of condominium ownership?**
  - A. A legal description of the owners**
  - B. A detailed site plan for construction**
  - C. A list of potential buyers**
  - D. A financial assessment of the property**
- 5. Which tax is based on the assessed value of a property?**
  - A. Utility tax**
  - B. Income tax**
  - C. Ad Valorem tax**
  - D. Sales tax**

- 6. Which type of easement might involve the long-term use of a neighbor's property as a shortcut?**
- A. Agreement easement**
  - B. Abandonment easement**
  - C. Prescription easement**
  - D. Implied easement**
- 7. What are trade fixtures?**
- A. Permanent structures added by property owners**
  - B. Tenant's personal property as new additions**
  - C. Any permanent fixture on a commercial property**
  - D. Items that are fixed to the property for long-term use**
- 8. What typically triggers the expiration of a license?**
- A. Change in ownership of the property**
  - B. Expiration of a fixed term**
  - C. Permanent revocation by the landowner**
  - D. Failure to use the license within a year**
- 9. What is the total number of square feet in one acre?**
- A. 43,560 square feet**
  - B. 10,890 square feet**
  - C. 30,000 square feet**
  - D. 25,000 square feet**
- 10. What happens to the status of an item if it is determined that it was intended to be permanent property?**
- A. It remains personal property**
  - B. It becomes a fixture**
  - C. It is removed from the property**
  - D. It cannot be sold**

## **Answers**

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

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## **Explanations**

## 1. What is curtesy in property law?

- A. Wife's rights in husband's property
- B. Husband's rights in wife's property**
- C. Shared ownership in property
- D. Rights associated with a lease

Curtesy refers to a legal right that grants a husband the right to a life estate in his deceased wife's property, provided that certain conditions are met. In most traditional contexts, this right activates upon the death of the wife, and the husband can claim an interest in the property that she possessed during her lifetime. The concept is rooted in historical property laws that aimed to protect a spouse's interest in property ownership, ensuring that the surviving husband has a measure of security in the event of his wife's passing. This can involve rights to enjoy or benefit from the property, though in many jurisdictions, curtesy has been largely replaced by more modern laws such as community property or elective shares. The other choices represent different legal rights or concepts: the first choice refers to the wife's rights in her husband's property, which is a different aspect of property law. Shared ownership pertains to co-ownership of property, and rights associated with leases involve different legal protections and agreements, which do not pertain to the curtesy doctrine. Thus, understanding curtesy specifically as the husband's rights in the wife's property clarifies its distinctive role in property law.

## 2. What happens to an easement if both the dominant and servient estates come under one ownership?

- A. The easement is enhanced
- B. The easement remains in effect
- C. The easement is terminated**
- D. The easement is expanded

When both the dominant estate (the property benefiting from the easement) and the servient estate (the property encumbered by the easement) come under single ownership, the easement is terminated. This legal principle is rooted in the idea that an easement is intended to serve a different estate; when the two properties are combined, the necessity for the easement no longer exists. This outcome is based on the concept of unity of ownership, where a single individual or entity holds both properties. As a result, the easement is extinguished because there is no longer any need for one estate to benefit from the other in the context of an easement.

### 3. What happens to existing liens on a decedent's property?

- A. They are automatically canceled after death
- B. They must be satisfied before property passes to heirs**
- C. They become void if the property is inherited
- D. They are transferred to the heirs

When a person passes away, any existing liens on their property do not simply disappear. Instead, these liens must be addressed before the property can be distributed to the heirs. This means that any debts or financial obligations secured by a lien need to be satisfied—typically through payment from the estate—prior to the transfer of the property to the heirs. This approach ensures that creditors are paid what they're owed before the property is passed down, thereby protecting the financial interests of those who have valid claims against the property. If the debts associated with the liens are not paid, it could affect the heirs' ability to take full ownership of the property, as creditors may have a claim to the proceeds from a sale if the property is ever liquidated. In essence, the legal process ensures that the deceased's obligations are cleared to provide a clean title of ownership for the heirs, safeguarding their inheritance.

### 4. What does a plat provide in the context of condominium ownership?

- A. A legal description of the owners
- B. A detailed site plan for construction**
- C. A list of potential buyers
- D. A financial assessment of the property

A plat is a detailed plan that illustrates the layout of a condominium development, including the individual units, common areas, and the boundaries of the property. In the context of condominium ownership, the plat serves as a crucial legal document that provides a visual representation of how the property is divided. It specifies the size and location of each unit, the amenities available to residents, and the shared spaces that are accessible to all owners. This level of detail is essential for both potential buyers and existing owners as it clarifies ownership rights and responsibilities regarding the physical space, which can impact property management and homeowner associations. The other options do not effectively capture what a plat represents. Legal descriptions of owners, lists of potential buyers, and financial assessments are all separate matters that, while related to the overall process of real estate ownership and transactions, do not define the specific purpose of a plat in a condominium context.

**5. Which tax is based on the assessed value of a property?**

- A. Utility tax
- B. Income tax
- C. Ad Valorem tax**
- D. Sales tax

The correct choice is related to the concept of property taxation and specifically refers to how the value of a property is evaluated for tax purposes. Ad Valorem tax is a type of tax that is based on the assessed value of real property. This means that the tax amount is determined by the value that a government agency assigns to the property, which reflects its market value or assessed value. Ad Valorem taxes are commonly used to fund local services such as schools, public safety, and infrastructure maintenance. These taxes are typically calculated as a percentage of the assessed value, meaning that as the value of a property increases or decreases, so does the amount of tax owed. In contrast, the other taxes mentioned operate on different principles. Utility taxes are typically charges based on consumption of public services, income tax is levied on an individual's or corporation's earnings, and sales tax is charged on the sale of goods and services. Each of these other tax types does not rely on the assessed value of property as a basis for calculation, which is why they do not fit the description provided in the question.

**6. Which type of easement might involve the long-term use of a neighbor's property as a shortcut?**

- A. Agreement easement
- B. Abandonment easement
- C. Prescription easement**
- D. Implied easement

A prescription easement refers to a legal right to use another person's land for a specific purpose, which is established through long-term, continuous, and open use. In the context of using a neighbor's property as a shortcut, this would typically occur if a person has been using a path across the neighbor's land for a significant period of time, in a manner that is visible and without the neighbor's explicit permission. Over time, if the neighbor does not object to this use, the person may gain a legal right to continue using that path as a shortcut. This type of easement is established through adverse possession principles in many jurisdictions. The use must be non-exclusive (the neighbor can still use the property), consistent, and without permission (or under a claim of right). Therefore, if someone has been using a neighbor's property continuously as a shortcut for the required period defined by state law, they may acquire a prescription easement, allowing them to legally use that shortcut in the future. In contrast, an agreement easement usually involves a formal, mutual contract between parties allowing use of property; an abandonment easement signifies that a previously established easement has been relinquished or no longer used; while an implied easement is one that is not explicitly

## 7. What are trade fixtures?

- A. Permanent structures added by property owners
- B. Tenant's personal property as new additions**
- C. Any permanent fixture on a commercial property
- D. Items that are fixed to the property for long-term use

Trade fixtures are items that a tenant installs in a rental space for the purpose of conducting their business. Although these fixtures are attached to the property, they are considered the personal property of the tenant. This distinction is crucial because, upon lease termination, the tenant has the right to remove the trade fixtures, provided this removal does not cause significant damage to the property. In this context, the other options do not accurately reflect the nature of trade fixtures. Permanent structures added by property owners typically remain with the property after a lease ends, while trade fixtures are specifically associated with the tenant's business. Permanent fixtures on a commercial property refer to items that are integral to the building itself, which are usually not removed by tenants. Items fixed to the property for long-term use can imply they are intended to stay permanently, which does not align with the definition of trade fixtures that the tenant can remove. Hence, focusing on the tenant's personal property as new additions ensures a clear understanding of what trade fixtures are and their significance in commercial leases.

## 8. What typically triggers the expiration of a license?

- A. Change in ownership of the property
- B. Expiration of a fixed term
- C. Permanent revocation by the landowner**
- D. Failure to use the license within a year

In real estate, the expiration of a license can happen for various reasons, but one of the most definitive triggers is permanent revocation by the landowner. A license gives permission to perform a specific act on someone else's property, and if the landowner unilaterally revokes that permission, the license ceases to be valid. This situation emphasizes that a license is not a property right but rather a privilege that can be rescinded at the discretion of the landowner. When a landowner decides to permanently revoke access, it effectively terminates any rights the licensee had to utilize the property as per the previously granted permission. Consequently, the act of permanent revocation represents a significant and clear point of termination for the license. In contrast, the other options either relate to circumstances that do not directly result in expiration or involve conditions that might not apply universally. For example, a change in ownership of the property does not automatically invalidate a license unless paired with specific conditions set forth by the license agreement. Similarly, the expiration of a fixed term may apply to certain licenses, but it is not the only method of expiration and is less severe than a permanent revocation. The failure to use the license within a year could also be exaggerated and wouldn't

**9. What is the total number of square feet in one acre?**

**A. 43,560 square feet**

**B. 10,890 square feet**

**C. 30,000 square feet**

**D. 25,000 square feet**

One acre is defined as a unit of area that is equal to 43,560 square feet. This measurement is commonly used in real estate and land development to gauge the size of parcels of land. Understanding the dimensions of an acre is essential for real estate professionals, as it greatly impacts land valuation, zoning classifications, and development considerations. The figure of 43,560 square feet originates from the historic measurement system used in the United States and has been standardized for various applications. Knowing this allows for precise calculations when assessing properties or comparing land sizes, which would be crucial for making informed decisions in real estate transactions.

**10. What happens to the status of an item if it is determined that it was intended to be permanent property?**

**A. It remains personal property**

**B. It becomes a fixture**

**C. It is removed from the property**

**D. It cannot be sold**

When an item is determined to be intended as permanent property, it becomes a fixture. A fixture is defined as an item that was once personal property but has been attached to real property in such a way that it is considered part of the property itself. This determination often hinges on the intention of the property owner regarding how the item will be used in relation to the real estate. For example, if a homeowner installs shelving or built-in appliances, those items are typically intended to remain with the property and are thus classified as fixtures rather than removable personal property. This classification is important in real estate transactions, as fixtures are included in the sale of the property, unlike personal property which can be removed before the sale. The other options reflect misunderstandings of how ownership and classification of property types work. Personal property cannot simply remain as such if it has been deemed permanent by intent, and it does not get removed or become unsellable just due to its classification as a fixture. Whenever an item enhances or is meant to enhance the value or utility of the real property, it transitions into being regarded as a fixture.

## 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](mailto:hello@examzify.com).**

**Or visit your dedicated course page for more study tools and resources:**

**<https://metrobrokersacademy.examzify.com>**

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