

Metro Brokers Academy 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

- 1. 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**
- 2. What is a key characteristic of cooperative ownership?**
 - A. Owners hold individual titles to their units**
 - B. Ownership is managed by a single corporation**
 - C. Units are owned in fee simple**
 - D. There are no common areas in cooperative buildings**
- 3. Which process describes how real property becomes personal property?**
 - A. Severance**
 - B. Accretion**
 - C. Attachment**
 - D. Annexation**
- 4. What is a syndicate in the context of real estate?**
 - A. A group of individuals or firms investing together**
 - B. A legal form of ownership**
 - C. A type of property management**
 - D. An organization for property advertisement**
- 5. In what situation does a dower right apply?**
 - A. When a wife inherits property from her mother**
 - B. When a husband and wife jointly own property**
 - C. When a husband dies leaving property to his wife**
 - D. When a single woman purchases property**
- 6. What is a life estate pur autre vie?**
 - A. This estate lasts for the lifetime of the grantee**
 - B. This estate lasts for the lifetime of another individual**
 - C. This estate is a full ownership title**
 - D. This estate is based on the ownership of land**

- 7. When does a life estate typically end?**
- A. Upon the owner's death**
 - B. Upon sale of the property**
 - C. When passed to heirs**
 - D. After a specified period**
- 8. What defines navigable waters?**
- A. Waterways that are exclusively for recreational use**
 - B. Rivers and oceans identified for commercial shipping**
 - C. Private lakes that do not allow commercial vessels**
 - D. All waters regardless of their commercial use**
- 9. What was the primary purpose of the rectangular survey system established in 1785?**
- A. To create a complicated method of land description**
 - B. To align federal and state property boundaries**
 - C. To provide a faster and simpler method of land description than metes and bounds**
 - D. To define water rights and usage on land parcels**
- 10. What does escheat refer to in property law?**
- A. The right of the government to tax property**
 - B. The process of property being taken when abandoned**
 - C. The practice of using land for agricultural purposes**
 - D. The returning of property after foreclosure**

Answers

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

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Explanations

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1. 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.

2. What is a key characteristic of cooperative ownership?

A. Owners hold individual titles to their units

B. Ownership is managed by a single corporation

C. Units are owned in fee simple

D. There are no common areas in cooperative buildings

A key characteristic of cooperative ownership is that ownership is managed by a single corporation. In a cooperative arrangement, residents own shares in the corporation that owns the property, rather than holding individual titles to specific units. This means that members have a vested interest in the overall management and operations of the building, as the corporation is responsible for maintenance, rules, and any financial decisions regarding the property. Unlike traditional real estate ownership where units might be owned individually in fee simple with separate titles, cooperative ownership emphasizes collective management and responsibilities. This structure creates a community-oriented atmosphere where the residents work together for the benefit of all, but it also means that decisions must be made collectively through the cooperative's governing body. The concept of common areas also exists within cooperatives, as they usually share amenities and spaces, contrasting with the idea of "no common areas."

3. Which process describes how real property becomes personal property?

- A. Severance**
- B. Accretion**
- C. Attachment**
- D. Annexation**

Severance is the process through which real property is transformed into personal property. This typically occurs when a part of the land or any substantial improvement tied to the land is separated from its attachment to the real estate. For example, if a tree is cut down and removed from the property, it becomes personal property. This change emphasizes the distinction between real property, which is immovable and attached to land, and personal property, which can be moved or relocated. In contrast, the other processes mentioned relate to how property changes statuses in different ways. Accretion refers to the addition of land due to natural processes, like the buildup of soil along a riverbank, thus increasing real property rather than converting it into personal property. Attachment implies physically fixing personal property to real property, enhancing the real estate rather than removing it from the category of real property. Annexation is the process of making personal property a permanent part of the real estate, which also does not pertain to converting real property into personal property.

4. What is a syndicate in the context of real estate?

- A. A group of individuals or firms investing together**
- B. A legal form of ownership**
- C. A type of property management**
- D. An organization for property advertisement**

In the context of real estate, a syndicate refers to a group of individuals or firms that come together to invest collectively in a property or a series of properties. This collaborative approach allows members to pool their resources, share risks, and participate in larger investments than they might be able to afford individually. By forming a syndicate, investors can gain access to potentially lucrative real estate opportunities, benefit from the expertise of other members, and enhance their overall investment portfolios. Syndicates play a crucial role in real estate by facilitating the acquisition of larger or more expensive assets, which would be difficult for individual investors to manage on their own. Additionally, this structure can allow for more efficient management and operation of properties since responsibilities can be distributed among the members based on their skills and contributions. The other options refer to different concepts within real estate. A legal form of ownership pertains to how a property is titled or owned, while property management focuses on the operation and oversight of real estate on behalf of property owners. An organization for property advertisement relates to marketing real estate, which is separate from the investment collaboration that syndicates represent.

5. In what situation does a dower right apply?

- A. When a wife inherits property from her mother**
- B. When a husband and wife jointly own property**
- C. When a husband dies leaving property to his wife**
- D. When a single woman purchases property**

Dower rights pertain specifically to the legal rights a wife has to her husband's property upon his death. In many jurisdictions that recognize dower rights, they ensure that the surviving wife is entitled to a specified portion of her deceased husband's estate, regardless of the husband's will or trusts. This legal framework is designed to provide financial security for the wife after the husband's passing, reflecting the traditional understanding of marital property rights. This context makes it clear why the situation where a husband dies leaving property to his wife directly relates to dower rights. In that scenario, the wife would be entitled to inherit part of the husband's property by virtue of her marriage, thereby securing her financial wellbeing. In contrast, the other options do not align with the concept of dower rights. Inheriting property from a mother does not involve a marital relationship, and joint ownership of property might not trigger dower rights as both parties have equal ownership. A single woman purchasing property is also outside the scope of dower rights, as there is no husband whose interests are being protected.

6. What is a life estate pur autre vie?

- A. This estate lasts for the lifetime of the grantee**
- B. This estate lasts for the lifetime of another individual**
- C. This estate is a full ownership title**
- D. This estate is based on the ownership of land**

A life estate pur autre vie is a type of life estate that is specifically measured by the life of another person, rather than the life of the person who is granted the estate. In this arrangement, the property is owned by one individual but the duration of that ownership is tied to the lifespan of a different individual. Therefore, the life tenant can occupy and use the property until the designated individual passes away, at which point the rights to the property revert back to the original grantor or a third party designated in the agreement. Understanding this distinction is crucial in real estate as it defines the rights and limitations of the current holder of the estate and clarifies the nature of ownership in relation to time and life. The other options describe different forms of estates, but they do not accurately capture the unique aspect of a life estate pur autre vie, which specifically hinges on the life of someone other than the grantee.

7. When does a life estate typically end?

- A. Upon the owner's death**
- B. Upon sale of the property**
- C. When passed to heirs**
- D. After a specified period**

A life estate is a form of property ownership that is granted for the duration of an individual's life, referred to as the life tenant. Once the person holding the life estate passes away, their interest in the property ceases. At this point, the property is typically transferred to the remainderman, who is designated in the life estate arrangement. This structure is beneficial because it allows the life tenant to use and enjoy the property during their lifetime while ensuring that the ownership transitions smoothly to the next specified person upon their death. In scenarios where the property is sold or passed to heirs, these do not apply directly to the life tenant's right since the life estate is strictly tied to the life of the tenant. Therefore, once that individual dies, the life estate concludes automatically. This distinct structure is what correctly clarifies the end of a life estate.

8. What defines navigable waters?

- A. Waterways that are exclusively for recreational use**
- B. Rivers and oceans identified for commercial shipping**
- C. Private lakes that do not allow commercial vessels**
- D. All waters regardless of their commercial use**

Navigable waters are primarily defined as those waterways that are suitable for commerce and can be used for the transportation of goods and services. This definition includes rivers, lakes, and oceans that have the capacity to accommodate commercial shipping vessels, which are larger and require specific depths and widths of waterway to operate effectively. This classification is essential for regulatory purposes, conservation, and maintaining the rights of navigation under various laws, including those that pertain to environmental protection. In contrast, waterways designated for recreational use, such as private lakes or channels that do not support commercial traffic, do not meet the criteria for navigability in the context of commercial shipping. Thus, the option that highlights rivers and oceans identified for their role in commerce accurately captures the legal and practical framework surrounding navigable waters.

9. What was the primary purpose of the rectangular survey system established in 1785?

- A. To create a complicated method of land description**
- B. To align federal and state property boundaries**
- C. To provide a faster and simpler method of land description than metes and bounds**
- D. To define water rights and usage on land parcels**

The primary purpose of the rectangular survey system established in 1785 was to provide a faster and simpler method of land description than the metes and bounds system. This system was designed to create a standardized method for surveying and dividing land into parcels, making it easier to manage and sell land in the expanding United States. It replaced the often complicated and irregular metes and bounds system, which relied on physical landmarks and was prone to disputes and inconsistencies. By utilizing a grid-based approach that divided land into squares and rectangles based on measurable units, the rectangular survey system allowed for clear descriptions of property boundaries, which greatly facilitated land sales, ownership transfers, and land management. This simplification was especially important as the country expanded westward and required a more efficient way to handle land distribution. While the other options touch on various aspects of land management and rights, they do not capture the key intent of the rectangular survey system. The focus on establishing clear, consistent, and easy-to-use methods of land description is what distinguishes this foundational surveying system.

10. What does escheat refer to in property law?

- A. The right of the government to tax property**
- B. The process of property being taken when abandoned**
- C. The practice of using land for agricultural purposes**
- D. The returning of property after foreclosure**

Escheat in property law refers to the process whereby property reverts to the state when an individual dies without a legal heir or when property is abandoned. The principle behind escheat is that the government has a responsibility to manage property that has no rightful owner, ensuring that it does not remain in a legal limbo. This helps prevent the potential for disputes over abandoned property and allows the state to utilize or manage it for the benefit of the community. The other options focus on different legal concepts. Taxation is governed by separate statutes and does not relate to the concept of escheat. While property abandonment does have a connection to escheat, the wording in option B directly correlates with the actual definition. The use of land for agricultural purposes pertains to land use regulation and zoning. Returning property after foreclosure relates to processes involving lender and borrower rights, distinct from the circumstances surrounding escheat.

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://metrobrokersacademy.examzify.com>

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