REAL ESTATE EXPRESS COURSE PRACTICE EXAM (SAMPLE)

STUDY GUIDE

SAMPLE STUDY GUIDE WITH LIMITED QUESTIONS

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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. Datum is defined as what?

A. The level plane used by bench marks to determine elevation and from which measuring begins

B. A standard map scale

C. A type of legal description

D. A method of surveying by triangulation

2. When an exclusive right to sell has been signed, what describes the type and status of this contract?

A. Bilateral executory.

B. Unilateral executed.

C. Bilateral executed.

D. Unilateral executory.

3. Under an installment land contract, the seller retains which type of title until completion of payments?

A. Legal

B. Equitable

C. Certificate

D. Leasehold

4. What guarantees the right of private ownership of real estate in the United States?

A. The Constitution

B. Common law

C. Local ordinances

D. Administrative regulations

5. _______ mission is to increase home ownership, support community development, and increase access to affordable housing free from discrimination.

A. FHA's

B. HUD's

C. VA's

D. FNMA's

6. What is the "Doctrine of Prior Appropriation"?

A. A pre-emptive zoning ordinance

B. The right of government to confiscate land and improvements

C. A doctrine that gives the state control of water use and the water supply

D. A real estate tax applied to owners of water rights

7. A document used to itemize closing costs and credits in a federally related mortgage loan is the

A. Uniform settlement statement

B. Deed of trust

C. Title commitment

D. Appraisal report

8. Which type of mortgage is typically available to veterans with no required down payment?

A. FHA loan

B. VA loan

C. Conventional conforming loan

D. Adjustable-rate mortgage

9. The period after acceptance but before closing is characterized as:

A. Equitable Title

B. Actual Title

C. Legal Title

D. Deed

10. What is the primary purpose of the covenant clause in a deed?

A. To provide the grantor's assurance that a certain condition or fact concerning the property is true.

B. To obligate the grantee to use the property in a prescribed manner

C. To guarantee that the grantor has never encumbered title

D. To specify the purchase price paid by the grantee

Answers

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

Explanations

1. Datum is defined as what?

<u>A. The level plane used by bench marks to determine elevation and from which measuring begins</u>

B. A standard map scale

C. A type of legal description

D. A method of surveying by triangulation

A reference surface for elevations. In surveying, elevations must be measured from a defined zero point, and the level plane established by benchmarks provides that zero and from which all vertical measurements begin. This is the vertical datum, anchoring height data to a common reference (often approximating sea level). The other options describe different concepts: a map scale relates map distance to real distance, a legal description defines property boundaries, and triangulation is a method for locating positions by angles.

2. When an exclusive right to sell has been signed, what describes the type and status of this contract?

<u>A. Bilateral executory.</u>

B. Unilateral executed.

C. Bilateral executed.

D. Unilateral executory.

The key idea here is how listing contracts are categorized by promises and performance status. An exclusive right to sell creates mutual obligations: the broker promises to actively market the property and work to secure a buyer, while the seller promises to pay the agreed commission if a sale occurs during the term. Since both sides have binding promises and performance has not yet been completed (the sale may still happen, or may be pending), this is a bilateral executory contract. It would only be executed if all promises were fulfilled (e.g., after the sale closes and commissions are paid); it isn't unilateral because both parties have duties, and it isn't executed because performance is still pending.

3. Under an installment land contract, the seller retains which type of title until completion of payments?

<u>A. Legal</u>

B. Equitable

C. Certificate

D. Leasehold

In an installment land contract, the seller keeps the legal title to the property until all payments are made. The buyer takes possession and holds equitable title, giving them the right to benefit from the property and to pursue ownership under the contract. The seller's retention of the legal title serves as security for performance—if the buyer defaults, the seller can enforce the contract and reclaim the property. Once every payment is completed, the seller transfers the deed, and full ownership passes to the buyer. This setup is different from a mortgage, where the lender holds a lien rather than the title.

4. What guarantees the right of private ownership of real estate in the United States?

A. The Constitution

B. Common law

C. Local ordinances

D. Administrative regulations

Property ownership is protected by the Constitution, which establishes that individuals may hold real estate and that the government cannot take it for public use without just compensation. The takings clause in the Fifth Amendment, applied to the states through the Fourteenth Amendment, ensures this protection and requires compensation when private property is taken for public purposes. While common law recognizes property rights and local rules and administrative regulations govern how property can be used, they do not guarantee ownership itself. They may regulate use, zoning, and requirements, but the constitutional framework provides the fundamental protection of private ownership.

5. ________ mission is to increase home ownership, support community development, and increase access to affordable housing free from discrimination.

A. FHA's

B. HUD's

C. VA's

D. FNMA's

The main idea is identifying which department's mission covers broad housing policy, including fair housing, community development, and affordable housing access. The mission described—boosting home ownership, supporting community development, and ensuring affordable housing free from discrimination—fits the Department of Housing and Urban Development. HUD is devoted to creating inclusive, sustainable communities and expanding access to affordable housing, while also enforcing fair housing laws. The other options focus on narrower or different roles: mortgage insurance programs operate within HUD with a specific financial guarantee purpose; the VA serves veterans and their housing benefits; and Freddie Mac/Fannie Mae concentrate on the secondary mortgage market to improve loan liquidity rather than guiding overall housing policy and anti-discrimination priorities. Therefore, HUD is the department whose mission aligns with all three elements.

6. What is the "Doctrine of Prior Appropriation"?

A. A pre-emptive zoning ordinance

B. The right of government to confiscate land and improvements

C. A doctrine that gives the state control of water use and the water supply

D. A real estate tax applied to owners of water rights

The Doctrine of Prior Appropriation is the system for allocating water rights in areas where water is scarce, based on who first put the water to beneficial use. It follows the principle of "first in time, first in right," meaning senior appropriators have priority over junior ones during shortages. The state regulates and administers these rights—issuing permits, enforcing usage, and ensuring the water supply is allocated according to priority. This concept matters in real estate because water rights are a transferable property interest that derives from state authorization and the date of first use, not merely from land ownership. In drought, senior rights are satisfied first, and junior rights can be curtailed. The other options don't fit: a zoning ordinance governs land use planning; confiscation would imply government taking land outright; a tax on water rights would be a fiscal levy, not the allocation framework for water usage.

7. A document used to itemize closing costs and credits in a federally related mortgage loan is the

A. Uniform settlement statement

B. Deed of trust

C. Title commitment

D. Appraisal report

The document that itemizes closing costs and credits for a federally related mortgage loan is the Uniform Settlement Statement. This standardized form gathers every charge to the buyer and every credit from the seller or lender so the closing figures are clear and transparent. It lists loan-related fees, points, recording charges, title insurance, third party costs, and any seller concessions or buyer credits, showing the net amount the borrower must bring to closing or the seller will receive. This is different from a deed of trust, which is the loan's security instrument; a title commitment, which previews title issues and the title insurer's obligations; and an appraisal report, which assesses the property's value for underwriting. The Uniform Settlement Statement focuses specifically on detailing all costs and credits at the closing.

8. Which type of mortgage is typically available to veterans with no required down payment?

A. FHA loan

B. VA loan

C. Conventional conforming loan

D. Adjustable-rate mortgage

The main idea is that veterans have access to a loan option that often requires no down payment. Loans guaranteed by the Department of Veterans Affairs let eligible veterans purchase a home with little or no upfront cash, and they typically don't require private mortgage insurance. This is possible because the VA backs the loan, reducing the lender's risk. There is a funding fee that can be financed, and there are eligibility rules and loan limits that vary by location. In contrast, other common loan types generally require some down payment or additional costs: FHA loans usually need a down payment (around 3.5%) and include mortgage insurance; conventional conforming loans typically require a down payment (often 5% or more) with PMI if the down payment is small; and an adjustable-rate mortgage refers to how the interest rate changes over time rather than the down payment requirement. So the option that best matches "no required down payment for veterans" is the VA loan.

9. The period after acceptance but before closing is characterized as:

A. Equitable Title

B. Actual Title

C. Legal Title

D. Deed

Equitable title is the interest the buyer has after the contract is signed and accepted but before the closing. Once the agreement is in place, the buyer has a real (equitable) stake in the property and the right to eventually obtain full ownership, provided they meet the contract terms and a deed is delivered at closing. This period also allows the buyer to possess and use the property under the contract and to pursue remedies if the seller breaches. The seller, meanwhile, still holds the legal title and will transfer it to the buyer through a deed at closing. Because the transfer of the actual ownership via deed hasn't happened yet, this stage isn't about having legal title or a deed yet, and those terms don't describe the buyer's position during this interim period.

10. What is the primary purpose of the covenant clause in a deed?

- A. To provide the grantor's assurance that a certain condition or fact concerning the property is true.
- B. To obligate the grantee to use the property in a prescribed manner
- C. To guarantee that the grantor has never encumbered title
- D. To specify the purchase price paid by the grantee

Covenants in a deed are the grantor's promises about the title and the property's status. The covenant clause is where those promises live, giving the grantee assurance that certain facts about the property are true and that the grantor has the right to convey it. This helps the buyer (grantee) rely on the title and provides a path for remedy if those assurances turn out to be false, such as the title being encumbered or not as described. In this light, stating that the grantor assures a condition or fact about the property is the essence of the covenant clause. The other ideas describe different concepts (like usage restrictions or price information) that aren't the primary purpose of these title-assurance covenants.

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://realestateexpresscourse.examzify.com

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