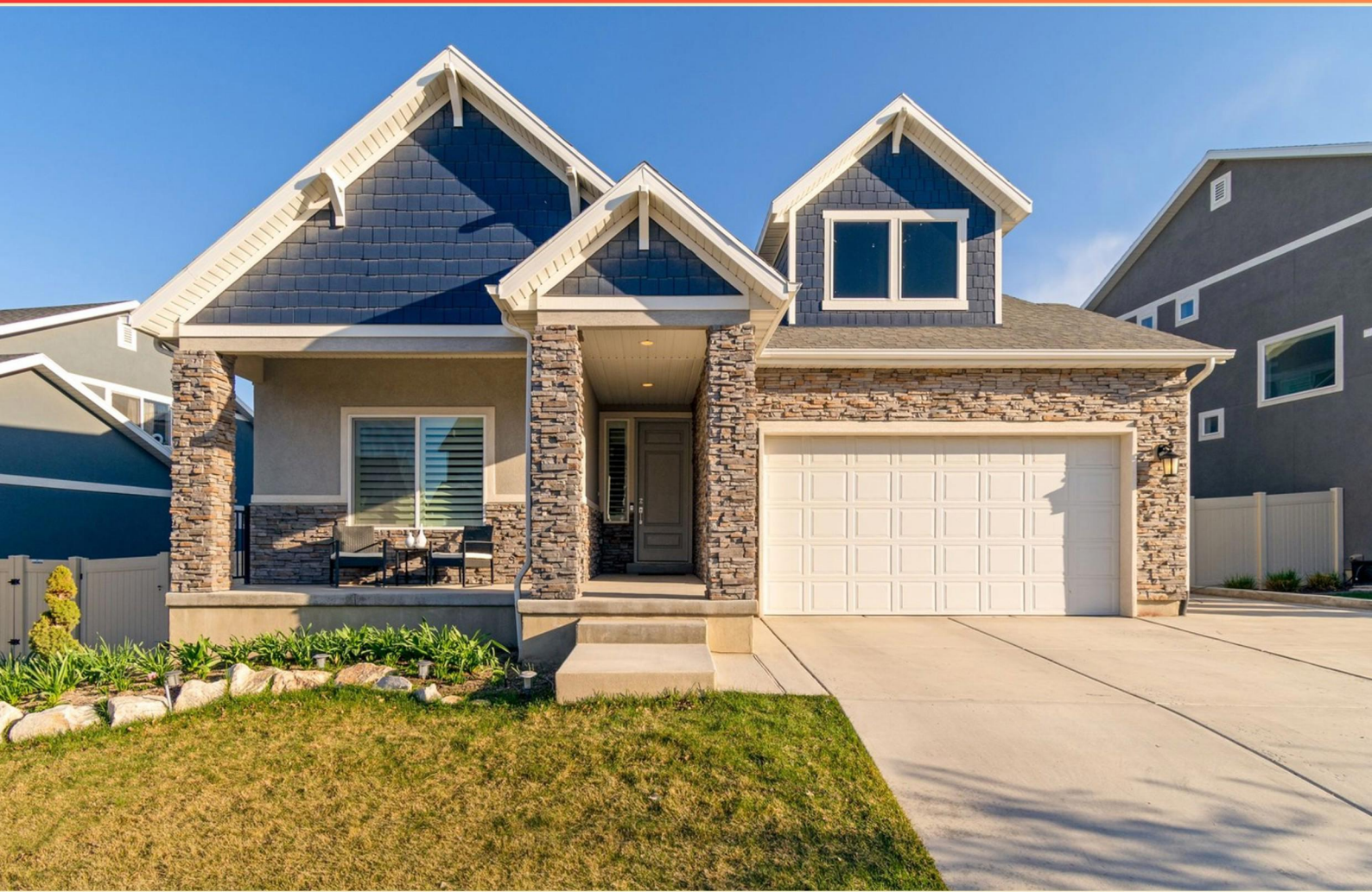


REAL ESTATE PRINCIPLES 1 PRACTICE EXAM (SAMPLE)

STUDY GUIDE



**SAMPLE STUDY GUIDE
WITH LIMITED QUESTIONS**

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

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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. The land description N 1/2 of the S/W 1/4 of the NE 1/4 uses which survey system?**
 - A. Metes and Bounds
 - B. Public Land Survey System
 - C. Rectangular Survey system
 - D. Lot and Block
- 2. The term describing no two land parcels are identical is:**
 - A. Uniqueness
 - B. Variation
 - C. Similariversity
 - D. Diversity
- 3. A significant difference between Texas brokers licensed before and after October 31, 1991 is that:**
 - A. After 1991, licensees must complete ongoing continuing education.
 - B. A Texas broker licensed before October 31, 1991 is exempt from continuing education requirements for license renewal.
 - C. Before 1991 there were no CE requirements.
 - D. Before 1991 licensees paid lower renewal fees.
- 4. A landlocked parcel after surrounding property is sold; which scenario is MOST likely?**
 - A. Carla would be granted an easement by prescription to access the property.
 - B. Carla would be given a temporary license to cross the neighboring land.
 - C. Carla would have to purchase the surrounding land to access it.
 - D. Carla would be granted an easement by necessity to access the property.
- 5. In a net listing, the broker's commission is based on the difference between listing price and sale price.**
 - A. False
 - B. It is illegal in many states
 - C. True
 - D. It depends on local practice

- 6. Fixity in real estate refers to which property characteristic?**
- A. Land is movable
 - B. Land can be easily subdivided
 - C. Land has indefinite boundaries
 - D. Land cannot be moved
- 7. Which of the following is a method of disclosing agency?**
- A. IABS
 - B. A property disclosure statement
 - C. Signing a broker agreement
 - D. Recording mortgage
- 8. Which of the following is not a protected class under the Fair Housing Act?**
- A. Age
 - B. Race
 - C. Disability
 - D. Family status
- 9. License holders have how many days to request a hearing after receiving a penalization notification?**
- A. Twenty days
 - B. Fifteen days
 - C. Thirty days
 - D. Ten days
- 10. Real property refers to what?**
- A. The land and improvements on it plus the set of rights associated with ownership.
 - B. Fixtures attached to the land.
 - C. The land itself only.
 - D. Personal property.

Answers

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

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Explanations

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1. The land description N 1/2 of the S/W 1/4 of the NE 1/4 uses which survey system?

- A. Metes and Bounds
- B. Public Land Survey System
- C. Rectangular Survey system
- D. Lot and Block

This description uses a grid-based way of dividing land into fixed parts: a section is broken down into quarters, and those quarters can be further divided into halves or quarters. That style of naming—NE 1/4, S/W 1/4, and then taking the north half of a quarter—is a hallmark of the Rectangular Survey system, also known as the Public Land Survey System. It describes parcels along straight grid lines established by meridians and baselines, not by natural boundaries or by plats. Metes and bounds would specify distances and natural features; Lot and Block would reference a recorded plat with lot and block numbers within a subdivision. So the language shown fits the rectangular survey model.

2. The term describing no two land parcels are identical is:

- A. Uniqueness
- B. Variation
- C. Similariversity
- D. Diversity

In real estate, land is described as unique because each parcel has its own exact combination of location, size, shape, boundaries, and legal encumbrances that set it apart from every other parcel. This one-of-a-kind quality is captured by the term uniqueness, making it the best fit since it directly states that no two parcels are identical. Variation and diversity refer to differences within a group rather than the singular, irreplaceable status of an individual parcel, and similariversity isn't a real term. The idea you're testing is that each parcel is distinct, which is why uniqueness is the appropriate concept.

3. A significant difference between Texas brokers licensed before and after October 31, 1991 is that:

- A. After 1991, licensees must complete ongoing continuing education.
- B. A Texas broker licensed before October 31, 1991 is exempt from continuing education requirements for license renewal.
- C. Before 1991 there were no CE requirements.
- D. Before 1991 licensees paid lower renewal fees.

The key idea is how a rule change about continuing education depends on when the license was issued. Texas added continuing education requirements for broker license renewal with a cutoff date of October 31, 1991. Brokers who were licensed before that date were grandfathered and do not have to complete continuing education to renew. Brokers licensed after the cutoff must complete continuing education as part of renewal. That's why the statement about pre-1991 licensees being exempt from continuing education for renewal best captures the significant difference between those who were licensed before and after that date. The other options either describe the rule inaccurately or focus on aspects (like renewal fees) that aren't the core change being tested.

4. A landlocked parcel after surrounding property is sold; which scenario is MOST likely?

- A. Carla would be granted an easement by prescription to access the property.
- B. Carla would be given a temporary license to cross the neighboring land.
- C. Carla would have to purchase the surrounding land to access it.
- D. Carla would be granted an easement by necessity to access the property.**

When a parcel becomes landlocked because the surrounding property has been sold, the owner needs a way to reach a public road to use and enjoy the land. The established remedy is an easement by necessity: a permanent right to cross the neighboring land to access a street, created because access is essential for meaningful use of the property. This type of easement is tied to the land itself (it runs with the land) and generally arises by operation of law at the time of severance, ensuring the landlocked parcel isn't worthless. Easement by prescription requires long, open, adverse use of someone else's land and isn't triggered by the mere fact of severance. A license is a temporary, revocable permission and does not create a lasting property right. Purchasing the surrounding land could solve the problem, but it's not the automatic or most typical remedy; the law prefers granting an easement by necessity to preserve access.

5. In a net listing, the broker's commission is based on the difference between listing price and sale price.

- A. False
- B. It is illegal in many states
- C. True**
- D. It depends on local practice

Net listings tie the broker's pay to the amount by which the final sale price exceeds the seller's stated net amount, not to the difference between the listing price and the sale price. In this arrangement, the seller sets a net proceeds target, and the broker earns whatever amount the sale price adds above that net. For example, if the seller wants \$200,000 net and the property sells for \$260,000, the broker's compensation would be \$60,000, regardless of the listing price. The listing price merely starts the process; it does not determine the commission under a net listing. Because the broker's interest can diverge from the seller's net goal, net listings are restricted or illegal in many jurisdictions.

6. Fixity in real estate refers to which property characteristic?

- A. Land is movable
- B. Land can be easily subdivided
- C. Land has indefinite boundaries
- D. Land cannot be moved**

Fixity means real estate is immovable—land stays in its place. That immovability is what sets real property apart from personal property, which can be moved. Even though you can subdivide land or adjust its boundaries through surveys and legal descriptions, the land itself cannot be picked up and relocated. So the statement that land cannot be moved best captures fixity.

7. Which of the following is a method of disclosing agency?

- A. IABS**
- B. A property disclosure statement
- C. Signing a broker agreement
- D. Recording mortgage

Disclosing agency means informing clients and customers who the broker represents in a transaction. The Information About Brokerage Services form, or IABS, is the standard tool for that disclosure. It explains whether the broker represents the buyer, the seller, or both, and outlines duties and potential changes in representation. Providing the IABS at first substantive contact promotes transparency and is required by many jurisdictions. A property disclosure statement focuses on property condition and defects, not on who represents whom. A broker agreement creates an agency relationship but is a contract between the broker and the client, not a general disclosure to all parties about agency. Recording a mortgage is a financing action and does not disclose agency relationships. Therefore, the IABS is the method used to disclose agency.

8. Which of the following is not a protected class under the Fair Housing Act?

- A. Age**
- B. Race
- C. Disability
- D. Family status

Age isn't protected under the federal Fair Housing Act. The act protects race, color, national origin, religion, sex, familial status (presence of children under 18), and disability. This means discrimination based on those characteristics is illegal in housing. Disability and familial status, for example, are safeguarded, while age is not included as a general protected class. There are separate provisions, like Housing for Older Persons Act, that allow age-related restrictions in certain elderly housing, but that doesn't make age a protected class across all housing.

9. License holders have how many days to request a hearing after receiving a penalization notification?

- A. Twenty days**
- B. Fifteen days
- C. Thirty days
- D. Ten days

When a penalization notice is issued, you have a fixed window to contest it by requesting a hearing. This deadline is set by the licensing authority to ensure due process and timely review of the penalty. You typically start counting from the date the notice is served, and the hearing request must arrive within that period to be considered; missing it can allow the penalty to become final. To act, submit a written request to the issuing body with your contact information and your grounds for the hearing. In this question, the best answer is the option that reflects this defined, standard window.

10. Real property refers to what?

- A. The land and improvements on it plus the set of rights associated with ownership.
- B. Fixtures attached to the land.
- C. The land itself only.
- D. Personal property.

Real property is the land and the things permanently attached to it, along with the ownership rights tied to that land. The key idea is that real property is immovable, in contrast to personal property, which is movable. In this question the best match is the land itself because it centers on the fundamental, non-movable subject of real property—the physical land. The other options either describe only fixtures (which are part of real property but not the whole), identify personal property (movable items), or combine land with improvements and rights in a way that goes beyond the single focus of this item.

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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://realestateprinciples1.examzify.com>

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

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