

SOUTH CAROLINA REAL ESTATE BROKER PRACTICE EXAM (SAMPLE)

STUDY GUIDE



**SAMPLE STUDY GUIDE
WITH LIMITED QUESTIONS**

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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. Which of the following is an example of an easement in gross?**
 - A. A driveway shared by adjacent property owners
 - B. A utility company's right to access poles on private property
 - C. An access road used by the public
 - D. A shared garden between two homes

- 2. What happens to the rights under an old contract in a novation?**
 - A. The rights are transferred to a third party
 - B. The rights are retained by the original party
 - C. The rights are terminated
 - D. The rights are extended indefinitely

- 3. What is a legatee?**
 - A. A person who receives title to real property
 - B. A person who receives a legacy, money left in a last will and testament
 - C. A person who takes possession of another's property
 - D. A person who has legal responsibility for another's actions

- 4. Which of the following is considered self-help eviction?**
 - A. Giving notice to a tenant
 - B. Changing the locks without legal process
 - C. Filing for eviction in court
 - D. Turning off utilities after proper notice

- 5. What does Spot Zoning refer to?**
 - A. Placing multiple properties under the same zoning ordinance
 - B. Permitting agricultural use in an urban zone
 - C. A rezone that favors or restricts a property owner without justification
 - D. Redefining zoning laws for an entire county

- 6. What does the Superfund provide for hazardous waste sites?**
 - A. Grants for private cleanup efforts
 - B. Funding for the cleanup of hazardous waste sites
 - C. Tax incentives for industries to reduce waste
 - D. Loans for businesses to relocate

7. What is a wraparound mortgage?

- A. A mortgage through multiple financial institutions
- B. A mortgage combination of first and second mortgages
- C. A type of reverse mortgage
- D. A loan requiring no down payment

8. What does an easement by necessity guarantee?

- A. Access to government land
- B. Increased property value
- C. Ingress and egress rights
- D. Shared resources between properties

9. What is the primary risk associated with damming as per Riparian Rights?

- A. Increased property taxes
- B. Potential legal constraints on property use
- C. Negative impact on downstream water flow
- D. Higher maintenance costs for properties

10. If a tenant fails to keep a property fit and habitable, what action may a landlord take in South Carolina?

- A. File a lawsuit for damages
- B. Reduce the rent amount
- C. Bring an action for possession or evict the tenant
- D. Offer repair assistance

Answers

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

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Explanations

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1. Which of the following is an example of an easement in gross?

- A. A driveway shared by adjacent property owners
- B. A utility company's right to access poles on private property**
- C. An access road used by the public
- D. A shared garden between two homes

An easement in gross is a specific type of easement that is not tied to any particular piece of land but instead benefits an individual or entity. This differs from easements that are appurtenant, which are linked to a specific property and generally benefit the owner of that property. In the context of the given options, the scenario involving the utility company's right to access poles on private property is a clear example of an easement in gross. This easement allows the utility company to use the land for its operational needs without being associated with any residential or commercial parcel. The benefit goes to the utility company itself, which allows it to maintain and service its infrastructure without being tied to the ownership of the land being crossed. The other examples provided describe easements that are appurtenant, meaning they benefit specific property owners. For instance, a shared driveway between adjacent homeowners is an easement tied to the properties involved, allowing those owners to access their homes. Similarly, the access road used by the public benefits local properties and citizens, and a shared garden implies a communal benefit linked to specific homeowners. These situations illustrate the characteristic of appurtenant easements, where the benefit is attached to ownership of the property rather than to a separate entity or individual.

2. What happens to the rights under an old contract in a novation?

- A. The rights are transferred to a third party
- B. The rights are retained by the original party
- C. The rights are terminated**
- D. The rights are extended indefinitely

In the context of novation, the correct understanding is that the rights under an old contract are effectively terminated as a new contract is created between the original party and a new party. This process not only replaces the old obligation but also releases the original party from any rights and obligations under the previous contract. When novation occurs, it signifies a complete substitution of one of the parties in a contract, and this replacement means that the original contract ceases to exist. Therefore, the rights held under the older agreement are indeed terminated as the new party steps in. This fresh start allows all parties to delineate their current obligations and rights clearly without any ties to the earlier contract.

3. What is a legatee?

- A. A person who receives title to real property
- B. A person who receives a legacy, money left in a last will and testament**
- C. A person who takes possession of another's property
- D. A person who has legal responsibility for another's actions

A legatee is defined as a person who receives a legacy, which refers specifically to a gift of money or personal property left to them in a last will and testament. This term is commonly used in the context of estate planning and probate law, where individuals may designate legatees in their wills to inherit specific assets upon their passing. The concept is anchored in the understanding that a legacy is not necessarily tied to real property, but rather pertains to personal property or monetary gifts. This distinction is vital in estate matters, helping to clarify the distribution of a deceased person's assets. Recognizing legatees in this light allows them to claim and manage the designated legacies as specified in the will, ensuring that the decedent's wishes are honored. Understanding the role of a legatee is crucial for anyone involved in real estate transactions or estate planning, as it affects how assets are passed down through generations.

4. Which of the following is considered self-help eviction?

- A. Giving notice to a tenant
- B. Changing the locks without legal process**
- C. Filing for eviction in court
- D. Turning off utilities after proper notice

Self-help eviction refers to actions that a landlord might take to remove a tenant from a rental property without going through the legal eviction process. Changing the locks without following the legal procedures is a clear example of self-help eviction, as it deprives the tenant of their right to access their rented space without a court order or legal justification. In contrast, giving notice to a tenant is a standard legal requirement that typically precedes filing for eviction; it does not involve any coercive or unlawful action. Filing for eviction in court is the legal route a property owner must take to evict a tenant, which involves due process and typically includes a hearing. Turning off utilities, even if done after giving proper notice, can also be viewed as a form of self-help eviction, but it is generally considered illegal and inhumane, as it can severely impact the tenant's living conditions and may lead to legal repercussions for the landlord. However, in this question, changing the locks represents the most direct form of self-help eviction, as it effectively removes a tenant's access to their home without proper legal proceedings.

5. What does Spot Zoning refer to?

- A. Placing multiple properties under the same zoning ordinance
- B. Permitting agricultural use in an urban zone
- C. A rezone that favors or restricts a property owner without justification**
- D. Redefining zoning laws for an entire county

Spot zoning refers to a situation where a specific parcel of land is singled out and zoned differently than the surrounding properties, often in a manner that either favors or restricts the property owner without a clear justification based on a comprehensive planning approach. This practice can be controversial because it may lead to unequal treatment or inconsistency in land use regulations, which can disrupt the overall zoning plan and community development. The key aspect of spot zoning is that it does not apply uniformly, which can create inequities among property owners and may not align with the broader goals of community zoning regulations. This undermines the fairness and predictability that zoning laws typically aim to achieve. Understanding this concept is crucial, especially in the context of how local governments manage land use, as well as the implications for property values, community aesthetics, and urban planning. Spot zoning often raises legal and ethical issues, leading to challenges in court or appeals from affected property owners or neighbors.

6. What does the Superfund provide for hazardous waste sites?

- A. Grants for private cleanup efforts
- B. Funding for the cleanup of hazardous waste sites**
- C. Tax incentives for industries to reduce waste
- D. Loans for businesses to relocate

The Superfund, officially known as the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), is primarily designed to address and manage the cleanup of hazardous waste sites across the United States. The program provides federal funding specifically allocated for the assessment and remediation of contaminated sites to protect public health and the environment. The key mechanism of the Superfund is its ability to allocate government resources to expedite the cleanup of these hazardous sites when responsible parties cannot be identified or when they are unwilling or unable to perform the cleanup themselves. This funding is crucial, as it ensures that urgent remediation efforts can be undertaken without delay, safeguarding communities from the adverse effects of hazardous waste. While there may be elements related to grants or loans in different environmental programs, the core function of the Superfund is direct government funding aimed at cleaning hazardous waste sites. Thus, the correct choice emphasizes this essential role of the Superfund program in promoting public health through environmental cleanup efforts.

7. What is a wraparound mortgage?

- A. A mortgage through multiple financial institutions
- B. A mortgage combination of first and second mortgages**
- C. A type of reverse mortgage
- D. A loan requiring no down payment

A wraparound mortgage is correctly defined as a combination of first and second mortgages, where the existing mortgage remains in place while a new, larger mortgage is taken out to cover both the existing loan and the buyer's purchase price. This structure allows the seller to wrap their original mortgage into a new financing agreement, which is then offered to the buyer. The buyer makes payments to the seller, who then continues to pay the original mortgage lender. This type of mortgage can facilitate transactions, especially when the existing mortgage has a lower interest rate than current market rates, making it attractive for buyers who may face higher borrowing costs. Additionally, it can provide sellers with the benefit of receiving a stream of income as the buyer pays off the mortgage, sometimes at a higher interest rate than the original loan, increasing the seller's profit on the sale. Other answer choices do not accurately describe a wraparound mortgage: a mortgage through multiple institutions pertains to a different type of financing; a reverse mortgage is specifically designed for homeowners aged 62 and older who wish to convert part of their equity into cash; and a loan requiring no down payment relates to specific loan types that may or may not involve a wraparound structure.

8. What does an easement by necessity guarantee?

- A. Access to government land
- B. Increased property value
- C. Ingress and egress rights**
- D. Shared resources between properties

An easement by necessity is a legal right that grants a property owner the access required to reach their land, typically when that property is landlocked. This type of easement arises when a property does not have direct access to a public road or way, making it essential for the owner to have a designated path to enter and exit their property. Thus, the primary guarantee of an easement by necessity is to provide ingress and egress rights, allowing the property owner to use a specific route to access their land, often across the neighboring property. This characteristic sets it apart from other potential descriptions. For instance, easements do not inherently guarantee access to government land, increase property value, or provide shared resources between properties, as these issues are typically governed by different legal principles. The focus of an easement by necessity is specifically on the requirement for access, ensuring that the landlocked property owner can functionally use their land.

9. What is the primary risk associated with damming as per Riparian Rights?

- A. Increased property taxes
- B. Potential legal constraints on property use
- C. Negative impact on downstream water flow**
- D. Higher maintenance costs for properties

The primary risk associated with damming in the context of Riparian Rights is the negative impact on downstream water flow. Riparian Rights focuses on the rights of landowners whose property is adjacent to a body of water. When a dam is constructed, it can significantly alter the natural flow and volume of water downstream. This alteration can lead to reduced water availability for other riparian owners, disrupting ecosystems and potentially harming agricultural activities and water supply for those relying on this flow. Understanding this aspect is crucial in the management of water rights and resources. Any actions that impede the natural flow of water can create conflicts among landowners and result in legal disputes regarding access and use of water resources. It emphasizes the importance of considering the consequences of water management practices not only on property owned by the dam's operator but also on the rights and livelihoods of those living downstream.

10. If a tenant fails to keep a property fit and habitable, what action may a landlord take in South Carolina?

- A. File a lawsuit for damages
- B. Reduce the rent amount
- C. Bring an action for possession or evict the tenant**
- D. Offer repair assistance

In South Carolina, if a tenant fails to maintain a property in a fit and habitable condition, the landlord has the right to bring an action for possession or evict the tenant. This action is supported by legal frameworks that allow landlords to protect their property and ensure that it is kept in a condition suitable for living. When a tenant does not uphold their responsibilities in maintaining the property's habitability, the landlord can initiate eviction proceedings based on lease violations or the tenant's failure to comply with state property maintenance laws. This ability to evict is particularly important, as it not only allows the landlord to regain control of the rental unit but also ensures that the property can be leased to responsible tenants who will adhere to the terms of their lease agreements. In South Carolina, the eviction process must follow legal procedures, including providing proper notice to the tenant regarding the lease violations that justify the eviction. The other actions listed may not directly address the landlord's need to maintain the property's condition and might not hold the tenant accountable in the same manner. For instance, simply offering repair assistance does not resolve the issue if the tenant is consistently failing to meet their obligations.

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://southcarolinarealestatebroker.examzify.com>

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

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