

Texas Legal Update I

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

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- 1. What does "retaliatory eviction" mean?**
 - A. Evicting a tenant for non-payment of rent**
 - B. Evicting a tenant for causing property damage**
 - C. Evicting a tenant in response to their exercise of legal rights**
 - D. Evicting a tenant at the end of a lease term**
- 2. Who is responsible for paying any private transfer fees according to the One to Four Family Residential Contract (Resale)?**
 - A. The buyer**
 - B. The seller**
 - C. The agent**
 - D. The title company**
- 3. Which activity fails to align with the legal description of an assistance animal under the Fair Housing Act?**
 - A. Serves as a cherished pet for the family of a person with a disability**
 - B. Provides emotional support to its owner**
 - C. Undergoes specific training for tasks**
 - D. Assists with mobility for its owner**
- 4. Which of the following is a factor in determining jurisdiction?**
 - A. The location of the defendant**
 - B. The severity of the crime**
 - C. The social status of the parties involved**
 - D. The personal beliefs of the judge**
- 5. Discrimination in housing can have what kind of long-term effects on communities?**
 - A. Strengthening community ties**
 - B. Creating economic disparities**
 - C. Encouraging diversity**
 - D. Improving public safety**

6. In Texas, who must give valid consent for a contract to be enforceable?

- A. Anyone over the age of 18**
- B. A person with legal capacity**
- C. A representative of the company**
- D. A third-party witness**

7. What aspect is essential for a person to understand in a contract for their consent to be valid?

- A. The personal finances of the other party**
- B. The specific legal terms of the contract**
- C. The history of contract laws in Texas**
- D. The reputation of the other party**

8. Under the Fair Housing Act (FHA), which condition qualifies an individual as a person with a disability?

- A. Being unable to work**
- B. Having a substantial limitation in one or more major life activities**
- C. Experiencing temporary health issues**
- D. Being unable to drive**

9. What is the main goal of the TREC Broker-Lawyer Committee when drafting forms?

- A. Aiding license holders in navigating transactions**
- B. Enforcing legal penalties on violations**
- C. Providing legal representation for license holders**
- D. Reducing paperwork for transactions**

10. What is one reason why license holders should use the most current version of TREC forms?

- A. To avoid legal violations**
- B. To increase commission rates**
- C. To streamline the transaction process**
- D. To enhance buyer satisfaction**

Answers

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

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Explanations

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1. What does "retaliatory eviction" mean?

- A. Evicting a tenant for non-payment of rent
- B. Evicting a tenant for causing property damage
- C. Evicting a tenant in response to their exercise of legal rights**
- D. Evicting a tenant at the end of a lease term

Retaliatory eviction refers to the act of evicting a tenant specifically because they have engaged in legally protected activities, such as filing a complaint against the landlord for unsafe living conditions, or exercising their rights under the lease or relevant tenant laws. This type of eviction is considered illegal in many jurisdictions, including Texas, as it seeks to punish the tenant for asserting their rights. In the context of this question, while evictions for non-payment of rent, causing property damage, or at the end of a lease term may be valid reasons for a landlord to terminate a lease, they do not qualify as retaliatory actions. Retaliatory eviction focuses distinctly on the motives behind the eviction—namely, that the landlord is targeting the tenant for taking lawful actions that are protected by landlord-tenant laws. Therefore, the correct choice captures the essence of retaliatory eviction by highlighting the landlord's reaction to the tenant's legal rights.

2. Who is responsible for paying any private transfer fees according to the One to Four Family Residential Contract (Resale)?

- A. The buyer
- B. The seller**
- C. The agent
- D. The title company

In the context of the One to Four Family Residential Contract (Resale) in Texas, the seller is responsible for paying any private transfer fees associated with the transaction. This is typically outlined in the contract to clarify that these fees, which may arise from homeowners' associations or other entities, are considered a liability of the seller when selling the property. Private transfer fees are often imposed to facilitate funding for community projects or to maintain common areas within a development. Given that these fees are connected to the seller's interest in the property and the obligations that come with transferring ownership, the agreement places this financial responsibility on the seller rather than the buyer or other parties involved in the transaction, such as agents or title companies. Therefore, understanding which party holds these financial obligations is key in navigating the terms of a real estate transaction in Texas.

3. Which activity fails to align with the legal description of an assistance animal under the Fair Housing Act?

- A. Serves as a cherished pet for the family of a person with a disability**
- B. Provides emotional support to its owner**
- C. Undergoes specific training for tasks**
- D. Assists with mobility for its owner**

The correct choice aligns with the legal definition of an assistance animal under the Fair Housing Act, which specifically pertains to animals that provide support to individuals with disabilities. This definition excludes animals that serve merely as pets for the family. While assistance animals can provide emotional support and perform specific tasks to help their owners manage their disabilities, simply serving as a cherished pet does not satisfy the criteria established by the Fair Housing Act. In contrast, the other activities—providing emotional support, undergoing specific training for tasks, and assisting with mobility—are all within the scope of what qualifies as an assistance animal. They directly relate to mitigating the effects of a disability, demonstrating that the animal serves a significant purpose beyond companionship by supporting the owner's specific physical or emotional needs. Thus, the distinction made in the correct answer is crucial in differentiating between a legitimate assistance animal and a regular pet.

4. Which of the following is a factor in determining jurisdiction?

- A. The location of the defendant**
- B. The severity of the crime**
- C. The social status of the parties involved**
- D. The personal beliefs of the judge**

The location of the defendant is a key factor in determining jurisdiction because it helps establish which court has the authority to hear the case. Jurisdiction is fundamentally about the power of a court to make legal decisions and judgments over certain individuals, entities, or types of cases. When a defendant resides in a particular state or region, that location generally gives the courts in that area jurisdiction over legal matters involving that defendant. This principle ensures that legal proceedings are conducted in a forum that is most relevant to the parties and the context of the case. In contrast, the severity of the crime, the social status of the parties involved, and the personal beliefs of the judge do not play direct roles in establishing whether a court has jurisdiction. Severity may influence the type of court where the case is heard, such as felony versus misdemeanor courts, but it does not determine jurisdiction in the traditional sense. Social status and a judge's personal beliefs are irrelevant to the legal framework that governs jurisdiction. Jurisdiction must be grounded in established principles of law that relate to the parties' locations and the nature of the proceedings.

5. Discrimination in housing can have what kind of long-term effects on communities?

- A. Strengthening community ties
- B. Creating economic disparities**
- C. Encouraging diversity
- D. Improving public safety

Discrimination in housing can lead to creating economic disparities within communities, which has profound long-term effects. When certain groups are systematically denied access to housing based on race, ethnicity, gender, or other protected characteristics, it restricts their ability to secure stable and affordable places to live. This limitation in housing access can prevent individuals from investing in their homes or communities, leading to a cycle of poverty and economic instability. As housing discrimination perpetuates inequalities, it can result in reduced property values in segregated areas, which diminishes the wealth-building potential of affected residents and contributes to a widening economic gap. Furthermore, these disparities can lead to inadequate access to quality education, employment opportunities, and healthcare, compounding the difficulties faced by marginalized communities. Long-term, these economic disparities can manifest in various forms, such as lower community investment, heightened stress on public services, and increased tension between different socio-economic groups. Thus, the long-term effects of housing discrimination distinctly highlight the importance of equitable housing policies in fostering inclusive and economically diverse communities.

6. In Texas, who must give valid consent for a contract to be enforceable?

- A. Anyone over the age of 18
- B. A person with legal capacity**
- C. A representative of the company
- D. A third-party witness

For a contract to be enforceable in Texas, valid consent must be given by a person with legal capacity. Legal capacity generally refers to an individual's ability to understand the nature and consequences of entering into a contract, which typically includes being of majority age, sound mind, and not being disqualified by law from entering into a contract. This ensures that both parties involved in the contract are able to fully comprehend their rights and obligations, thereby protecting the integrity of the agreement. Without legal capacity, a contract may be deemed void or voidable, leading to potential disputes and enforcement issues. The option mentioning anyone over the age of 18 is misleading because, while individuals aged 18 and older are generally considered adults, there are exceptions where certain adults may lack capacity due to mental impairment or other legal restrictions. The focus must be on the actual legal capacity to consent rather than just age. A representative of the company can bind the company to a contract, but they must also have the authority to act on behalf of the business. Lastly, a third-party witness is not required for a contract to be valid in Texas; their involvement does not contribute to the necessary elements of consent for enforceability.

7. What aspect is essential for a person to understand in a contract for their consent to be valid?

- A. The personal finances of the other party**
- B. The specific legal terms of the contract**
- C. The history of contract laws in Texas**
- D. The reputation of the other party**

For consent to be considered valid in the context of a contract, it is essential that the individual understands the specific legal terms of the contract. Clarity about the key provisions and obligations within the agreement ensures that the party entering into the contract is fully aware of their rights, duties, and any potential consequences associated with the agreement. Understanding legal terms includes awareness of key elements such as payment schedules, deliverables, and conditions for termination, which can significantly affect both parties involved. Without this knowledge, a person may inadvertently agree to terms they do not comprehend, which undermines the integrity of the contract and can lead to disputes or the assertion that consent was not genuinely given. The focus on legal terms is foundational to ensuring not only that all parties are bound by the same understanding but also that the contract is enforceable under the law. This is in contrast to the other choices, which, while potentially relevant in certain contexts, do not directly impact the validity of consent regarding the contract itself.

8. Under the Fair Housing Act (FHA), which condition qualifies an individual as a person with a disability?

- A. Being unable to work**
- B. Having a substantial limitation in one or more major life activities**
- C. Experiencing temporary health issues**
- D. Being unable to drive**

Under the Fair Housing Act, the definition of an individual with a disability is linked to the presence of a substantial limitation in one or more major life activities. This aligns with the broader legal framework that recognizes disabilities as encompassing physical and mental impairments that significantly restrict a person's ability to perform everyday tasks, such as walking, seeing, hearing, or working. Therefore, an individual who is considered to have such substantial limitations qualifies for protections under the FHA, ensuring they have equal access to housing and related services. This definition emphasizes the functional impact of the disability rather than the specific condition itself or its duration. Other choices, like being unable to work or experiencing temporary health issues, do not meet the criteria set by the FHA. The inability to drive is also not inherently related to qualifying as a person with a disability under this law, as not all disabling conditions limit one's ability to drive. The focus remains on the major life activities and the extent of limitations they impose.

9. What is the main goal of the TREC Broker-Lawyer Committee when drafting forms?

- A. Aiding license holders in navigating transactions**
- B. Enforcing legal penalties on violations**
- C. Providing legal representation for license holders**
- D. Reducing paperwork for transactions**

The main goal of the TREC Broker-Lawyer Committee when drafting forms is to aid license holders in navigating transactions. This committee focuses on creating standardized forms that help streamline and clarify various real estate transactions, which ultimately assists both real estate professionals and consumers in understanding their rights and obligations. By providing clear and effective documentation, the committee aims to facilitate smoother real estate dealings, making it easier for license holders to comply with regulatory requirements and protect their clients' interests throughout the entire process. The other options do not align with the core mission of the committee. Enforcing legal penalties on violations pertains more to regulatory enforcement rather than the committee's role in form creation. Additionally, providing legal representation is outside the committee's scope, as they do not represent individuals in legal matters. Lastly, while reducing paperwork may be a practical benefit of well-designed forms, it is not the primary aim; rather, the focus is on providing clarity and support for transactions.

10. What is one reason why license holders should use the most current version of TREC forms?

- A. To avoid legal violations**
- B. To increase commission rates**
- C. To streamline the transaction process**
- D. To enhance buyer satisfaction**

Using the most current version of TREC forms is crucial for license holders primarily to avoid legal violations. TREC, or the Texas Real Estate Commission, regularly updates its forms to reflect changes in laws, regulations, and market practices. When license holders use outdated forms, they risk incorporating language or provisions that may not comply with current legal standards, leading to potential legal repercussions such as disputes or penalties. Keeping up with the most current forms ensures that the contracts and agreements used in real estate transactions are legally valid and enforceable. This proactive approach minimizes risks associated with non-compliance, which can protect the license holder and their clients from legal issues. Although increasing commission rates, streamlining the process, and enhancing buyer satisfaction are important factors in real estate, they are not the primary reason for the use of the latest TREC forms. The focus on avoiding legal violations underscores the fundamental importance of adherence to established legal frameworks in real estate practice.

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://txlegalupdate1.examzify.com>

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

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