

# Virginia Real Estate Level 1 Pre-License (PL) Foundations Practice Test (Sample)

## Study Guide



**Everything you need from our exam experts!**

**Copyright © 2026 by Examzify - A Kaluba Technologies Inc. product.**

**ALL RIGHTS RESERVED.**

**No part of this book may be reproduced or transferred in any form or by any means, graphic, electronic, or mechanical, including photocopying, recording, web distribution, taping, or by any information storage retrieval system, without the written permission of the author.**

**Notice: Examzify makes every reasonable effort to obtain accurate, complete, and timely information about this product from reliable sources.**

**SAMPLE**

# Table of Contents

<b>Copyright</b> .....	<b>1</b>
<b>Table of Contents</b> .....	<b>2</b>
<b>Introduction</b> .....	<b>3</b>
<b>How to Use This Guide</b> .....	<b>4</b>
<b>Questions</b> .....	<b>5</b>
<b>Answers</b> .....	<b>8</b>
<b>Explanations</b> .....	<b>10</b>
<b>Next Steps</b> .....	<b>16</b>

# 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 are the legal entitlements that a property owner possesses over the land they own called?**
  - A. Real Estate Rights**
  - B. Property Entitlements**
  - C. Land Use Rights**
  - D. Property Rights**
- 2. What constitutes a material fact in real estate?**
  - A. Any minor repair needed on the property**
  - B. Any significant information that could influence a buyer's decision**
  - C. Any aesthetic changes made to a property**
  - D. Only the price of the property**
- 3. What is the term for the act of converting real property into personal property?**
  - A. Accretion**
  - B. Severance**
  - C. Erosion**
  - D. Avulsion**
- 4. What term describes the right of a spouse to inherit property after the other spouse dies?**
  - A. Dower**
  - B. Curtesy**
  - C. Reversion**
  - D. Possession**
- 5. What does 'equity' refer to in real estate?**
  - A. The total value of the property**
  - B. The amount owed on the mortgage**
  - C. The difference between market value and mortgage amount**
  - D. The potential for property appreciation**

- 6. Which term best defines the rights associated with owning land?**
- A. Real Estate**
  - B. Common Law**
  - C. Bundle of Rights**
  - D. Improvements**
- 7. How can a property be owned in severalty?**
- A. By being owned by multiple individuals**
  - B. By being owned solely by one individual or entity**
  - C. By joint tenancy among several owners**
  - D. By being part of a partnership**
- 8. What is the difference between a "quitclaim deed" and a "warranty deed"?**
- A. A quitclaim deed transfers ownership with warranties**
  - B. A warranty deed guarantees ownership without warranties**
  - C. A quitclaim deed has no warranties; a warranty deed guarantees the title**
  - D. A warranty deed is used only for commercial properties**
- 9. What is the standard duration for a real estate license in Virginia before renewal?**
- A. One year**
  - B. Two years**
  - C. Three years**
  - D. Five years**
- 10. What type of fee simple defeasible estate results in automatic reversion of title if conditions are violated?**
- A. Fee simple determinable**
  - B. Fee simple absolute**
  - C. Fee simple subject to a condition subsequent**
  - D. Life estate**



## **Answers**

SAMPLE

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

SAMPLE

## **Explanations**

SAMPLE

**1. What are the legal entitlements that a property owner possesses over the land they own called?**

- A. Real Estate Rights**
- B. Property Entitlements**
- C. Land Use Rights**
- D. Property Rights**

The correct terminology for the legal entitlements that a property owner has over their land is property rights. Property rights encompass the bundle of rights that includes the right to possess, use, and enjoy the property, as well as the right to sell, lease, or transfer ownership. These rights are fundamental to real estate ownership and include both the economic and legal benefits associated with the property. The other terms, while related to real estate, do not encapsulate the full range of legal entitlements conferred to property owners. For instance, "real estate rights" could imply some of the rights but is not a standard term used in legal contexts. "Property entitlements" typically refer to specific permissions or approvals related to land use or development rather than the complete set of owner rights. "Land use rights," on the other hand, focus specifically on how land can be used, which is just one aspect of the broader property rights framework. Therefore, property rights is the most accurate term to describe the comprehensive legal entitlements held by property owners.

**2. What constitutes a material fact in real estate?**

- A. Any minor repair needed on the property**
- B. Any significant information that could influence a buyer's decision**
- C. Any aesthetic changes made to a property**
- D. Only the price of the property**

Material facts in real estate are defined as significant information that could influence a buyer's decision regarding the purchase of a property. This includes aspects such as structural issues, zoning changes, environmental concerns, and any other details that may affect the property's value or the buyer's perception of the property. By presenting material facts, sellers and agents ensure transparency in the transaction, which is vital for maintaining trust and complying with legal obligations. In contrast, other options focus on elements that either do not have a significant impact on the property's overall appeal or decision-making process, such as minor repairs or aesthetic changes. These tend not to sway a buyer's decision significantly in the context of making a purchase. Information such as the purchase price, while important, does not encompass the broader category of material facts, which includes any substantial information that could affect the buyer's choice. Hence, recognizing what material facts are is crucial for effective real estate practices and for the protection of both buyers and sellers.

**3. What is the term for the act of converting real property into personal property?**

- A. Accretion**
- B. Severance**
- C. Erosion**
- D. Avulsion**

The act of converting real property into personal property is referred to as severance. This term specifically describes the process where an item that is fixed to land, such as a tree or a building, is removed, thereby transforming it from being considered real property (which is land and anything permanently attached to it) to personal property (which is movable and not permanently affixed to land). This action is important in real estate because it can affect ownership rights, taxation, and legal classifications of property. Accretion refers to the gradual increase of land due to natural forces, erosion involves the wearing away of land and its features, and avulsion is the sudden removal of land by water, none of which pertain to the conversion of real property into personal property in the same manner as severance. Understanding the concept of severance is crucial for real estate professionals as it influences property rights and transactions.

**4. What term describes the right of a spouse to inherit property after the other spouse dies?**

- A. Dower**
- B. Curtesy**
- C. Reversion**
- D. Possession**

The term that describes the right of a spouse to inherit property after the other spouse dies is "Dower." Dower refers specifically to the portion of a deceased husband's estate that is allotted to his widow, usually one-third of the estate, which provides financial support to the surviving spouse. This legal concept has historical significance in property law and is designed to ensure that the surviving spouse has a claim to a part of the marital property, thereby safeguarding their financial security after the partner's death. In contrast, curtesy pertains to the rights of a husband in his deceased wife's property, which includes a life estate in her real property under certain conditions. Reversion relates to a property interest that returns to the original owner after a certain condition is met or a specified period expires. Possession simply describes the control or occupancy of a property but does not inherently involve inheritance rights. Thus, the correct answer is rooted in the specific legal definition associated with spousal rights in inheritance situations.

## 5. What does 'equity' refer to in real estate?

- A. The total value of the property
- B. The amount owed on the mortgage
- C. The difference between market value and mortgage amount**
- D. The potential for property appreciation

Equity in real estate is defined as the difference between the market value of a property and the amount owed on any existing mortgage. When homeowners build equity, it generally means that their home is worth more than the total debt secured against it. This can happen as property values increase over time or as mortgage balances decrease through regular payments. Understanding equity is essential for real estate transactions, as it plays a critical role in determining how much a homeowner can borrow against their property or what they might receive when selling it. When a property appreciates in value, the equity can increase significantly, providing financial opportunities for the homeowner. Recognizing that equity is not simply the total value of the property or the mortgage amount helps clarify the concept further. While the total value reflects what the property could sell for in the market and the mortgage amount is what is owed to the lender, equity is specifically focused on the homeowner's stake in the property after debt is accounted for. Potential appreciation, while important, does not explicitly define equity itself but rather contributes to its growth over time.

## 6. Which term best defines the rights associated with owning land?

- A. Real Estate
- B. Common Law
- C. Bundle of Rights**
- D. Improvements

The term that best defines the rights associated with owning land is "Bundle of Rights." This concept refers to the collection of rights that come with property ownership, which typically includes the right to possess, use, sell, lease, or give the property away. When someone owns land, they essentially hold a "bundle" of rights that allows them to utilize the property in various ways according to their needs and desires. For example, rights within the bundle may allow the owner to build on the land, conduct activities such as farming, or even grant easements to others. Understanding this concept is fundamental in real estate as it highlights the scope of ownership beyond just physical land. In contrast, the other terms—Real Estate, Common Law, and Improvements—refer to either the property itself, legal frameworks, or enhancements made to the land, but do not encapsulate the full range of rights that come with land ownership.

## 7. How can a property be owned in severalty?

- A. By being owned by multiple individuals
- B. By being owned solely by one individual or entity**
- C. By joint tenancy among several owners
- D. By being part of a partnership

Ownership in severalty refers to a form of property ownership where a single individual or entity holds exclusive rights to the property. This means that the owner has complete control over the property and can use, sell, or lease it without needing consent from others. It is a straightforward and uncomplicated form of ownership that allows for seamless decision-making regarding the asset. In contrast, the other options describe different ownership structures. Ownership by multiple individuals refers to co-ownership, which could include joint tenancy or tenancy in common. Joint tenancy involves multiple owners having equal shares and rights to the property, typically with the right of survivorship. Partnerships, on the other hand, represent a shared ownership arrangement where rights and responsibilities are divided among partners. Thus, severalty is clearly distinguished by the fact that only one party holds the title, making the correct choice focus on individual or singular ownership.

## 8. What is the difference between a "quitclaim deed" and a "warranty deed"?

- A. A quitclaim deed transfers ownership with warranties
- B. A warranty deed guarantees ownership without warranties
- C. A quitclaim deed has no warranties; a warranty deed guarantees the title**
- D. A warranty deed is used only for commercial properties

The choice that states a quitclaim deed has no warranties and a warranty deed guarantees the title is correct. A quitclaim deed is a legal instrument used to transfer whatever interest the grantor may have in a property without any assurances or guarantees regarding the title. This means that the grantor is not promising that they actually own the property free and clear or that there are no encumbrances. It simply conveys any rights they may hold, effectively leaving the responsibility to the grantee to investigate any potential issues. In contrast, a warranty deed provides strong protection for the grantee. It not only conveys ownership of the property but also includes guarantees from the grantor regarding the title's validity. Specifically, a warranty deed assures that the grantee will not face claims against the property and that the title is free from defects or encumbrances that were not disclosed. This makes warranty deeds a more secure option during real estate transactions as they provide clear assurances of ownership. The inaccuracies of the other choices lie in their misunderstandings of the attributes of each type of deed. For example, a quitclaim deed does not include any warranties, which is a fundamental characteristic that highlights its difference from a warranty deed. Similarly, the statement that a warranty deed is only used

**9. What is the standard duration for a real estate license in Virginia before renewal?**

- A. One year**
- B. Two years**
- C. Three years**
- D. Five years**

In Virginia, the standard duration for a real estate license before it must be renewed is indeed two years. This period allows real estate agents and brokers to practice and gain experience in the field while ensuring that they engage in continuing education and stay updated on industry practices and legal changes. After the initial two-year license term, real estate professionals are required to complete specific continuing education requirements and renew their licenses to remain active. This two-year renewal cycle is a common practice in many states, as it helps maintain a standard of professionalism and competency in the real estate industry. The other durations listed, such as one year, three years, and five years, do not reflect the current requirements set forth by the Virginia Department of Professional and Occupational Regulation (DPOR) for real estate licenses, making them incorrect in this context.

**10. What type of fee simple defeasible estate results in automatic reversion of title if conditions are violated?**

- A. Fee simple determinable**
- B. Fee simple absolute**
- C. Fee simple subject to a condition subsequent**
- D. Life estate**

A fee simple determinable estate is a type of fee simple defeasible estate that automatically reverts back to the grantor if certain specified conditions are violated. This means that as long as the conditions set out in the grant are met, the property remains with the grantee. However, if the grantee fails to adhere to those conditions, ownership of the property automatically returns to the grantor without any need for legal action. This type of estate is characterized by its language, often using terms such as "as long as," "while," or "during the period that." For example, if a property is granted "to A so long as the land is used for educational purposes," the title will automatically revert to the original owner if A decides to use the property for another purpose. Understanding this concept is crucial in real estate as it outlines the rights and responsibilities associated with property ownership. The distinction is important, particularly when considering different types of fee simple estates and their conditions related to ownership viability over time.



## 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](mailto:hello@examzify.com).**

**Or visit your dedicated course page for more study tools and resources:**

**<https://varealestatelvl1plfnd.examzify.com>**

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