

# Virginia Real Estate License Law 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 is the maximum civil penalty per violation for failure to comply with the EPA?**
  - A. \$5,000**
  - B. \$10,000**
  - C. \$15,000**
  - D. \$20,000**
- 2. Before forming a brokerage relationship, what must a licensee disclose?**
  - A. The nature of the brokerage relationship only**
  - B. The broker's license number**
  - C. Only the broker's compensation**
  - D. Both the type of relationship and the broker's compensation**
- 3. Which of the following is NOT required to have a Virginia real estate business entity firm license?**
  - A. LLC's**
  - B. Broker owner sole proprietorships**
  - C. Non-broker owner sole proprietorships**
  - D. Corporations**
- 4. Which of the following acts would be considered illegal?**
  - A. Blockbusting and redlining**
  - B. Steering and blockbusting**
  - C. Redlining and steering**
  - D. Blockbusting, steering and redlining**
- 5. Under the Virginia Property Owners' Association Act, who can levy fines for violation of rules and regulations?**
  - A. The State of Virginia**
  - B. Board of Directors**
  - C. The Rules Enforcement Committee**
  - D. Assigned Legal Council**

**6. If no termination date is noted in a contract, when does it typically terminate?**

- A. 30 days after contract signing**
- B. 60 days after the first listing advertisement**
- C. 90 days after contract signing**
- D. 120 days after contract signing**

**7. What requirement must a landlord meet to issue a lease violation notice?**

- A. Verbally notifying the tenant**
- B. Providing written notice**
- C. Giving them a chance to explain**
- D. Waiting a specified number of days**

**8. A person who feels they've been discriminated against has how many years to file a complaint with the Board?**

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

**9. When must a brokerage relationship be disclosed?**

- A. Prior to accepting any escrow monies**
- B. Prior to the first actual face-to-face meeting**
- C. Prior to specific real estate assistance**
- D. Within 14 days of initial contact**

**10. Which entity is responsible for overseeing real estate licensing in Virginia?**

- A. Virginia Real Estate Commission**
- B. Department of Professional and Occupational Regulation**
- C. Virginia Board of Realtors**
- D. Real Estate License Board of Virginia**

## **Answers**

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

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## **Explanations**

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**1. What is the maximum civil penalty per violation for failure to comply with the EPA?**

- A. \$5,000
- B. \$10,000**
- C. \$15,000
- D. \$20,000

The maximum civil penalty per violation for failure to comply with the Environmental Protection Agency (EPA) regulations is indeed \$10,000. This amount reflects the EPA's authority to impose financial penalties on regulated entities that do not follow environmental laws and regulations designed to protect public health and the environment. Such penalties are meant to act as a deterrent against non-compliance and encourage adherence to environmental standards. The determination of the penalty amount typically considers the severity of the violation, the violator's ability to pay, any history of prior violations, and compliance efforts taken to rectify the issues. This financial penalty serves to uphold the integrity of environmental legislation and underscores the importance of compliance among businesses and individuals operating in areas subject to EPA oversight. In the context of the other amounts listed, they do not accurately represent the maximum civil penalty set forth by the EPA for single violations, which is why they are not correct in this instance.

**2. Before forming a brokerage relationship, what must a licensee disclose?**

- A. The nature of the brokerage relationship only
- B. The broker's license number
- C. Only the broker's compensation
- D. Both the type of relationship and the broker's compensation**

A licensee must disclose both the type of brokerage relationship and the broker's compensation before forming a brokerage relationship to ensure that all parties understand the terms and agreements involved in the real estate transaction. This requirement is crucial because it establishes transparency and builds trust between the licensee and the clients. By clarifying the nature of the relationship, clients can make informed decisions regarding their representation and the expected services. Additionally, understanding compensation helps clients recognize any potential conflicts of interest and allows them to determine the value of the services they will receive. The other options do not encompass the complete range of necessary disclosures. Focusing solely on the type of relationship or just the compensation would leave clients without a comprehensive understanding of their agreement with the licensee. Providing both pieces of information is essential for effective communication and upholding ethical standards in real estate practices.

**3. Which of the following is NOT required to have a Virginia real estate business entity firm license?**

- A. LLC's**
- B. Broker owner sole proprietorships**
- C. Non-broker owner sole proprietorships**
- D. Corporations**

In Virginia, a broker owner sole proprietorship is not required to have a real estate business entity firm license because the sole proprietor stands as the legal entity in the business. A sole proprietorship is an unincorporated business owned by one individual, meaning that the owner has complete control over the operations and is personally liable for the business's obligations. As a result, individuals operating as sole proprietors can conduct real estate transactions using their personal name or a trade name without needing to form a separate business entity to hold a license. In contrast, LLCs, corporations, and non-broker owner sole proprietorships are distinct entities that require a business entity firm license. These structures are recognized as separate from their owners and involve more regulatory requirements. Therefore, while other types of business entities must comply with licensing requirements, a broker owner sole proprietorship operates under a different set of rules, allowing the owner to manage real estate activities without the need for an additional business entity license.

**4. Which of the following acts would be considered illegal?**

- A. Blockbusting and redlining**
- B. Steering and blockbusting**
- C. Redlining and steering**
- D. Blockbusting, steering and redlining**

The selection that encompasses blockbusting, steering, and redlining as illegal acts is the most accurate because all three practices are prohibited under federal and state laws aimed at ensuring fair housing and preventing discrimination. Blockbusting refers to the practice of inducing homeowners to sell their properties at lower prices by suggesting that a certain racial or ethnic group is moving into their neighborhood, thereby creating fear and urgency. This not only disrupts communities but perpetuates segregation and discrimination based on race or ethnicity. Steering involves guiding potential homebuyers or renters toward or away from certain neighborhoods based on their race, color, religion, gender, or other protected characteristics. This practice limits the individual's choice of housing and reinforces patterns of segregation. Redlining is the discriminatory practice of refusing to offer financial services to residents in certain neighborhoods, often based on their racial or ethnic composition. This results in systemic disinvestment in those communities, preventing residents from building wealth and access to resources. These acts are all forms of housing discrimination and go against the principles of the Fair Housing Act, which promotes equal opportunity in housing regardless of race, color, religion, sex, or national origin. Therefore, identifying all three practices as illegal aligns with the current understanding and enforcement of fair housing laws.

**5. Under the Virginia Property Owners' Association Act, who can levy fines for violation of rules and regulations?**

- A. The State of Virginia**
- B. Board of Directors**
- C. The Rules Enforcement Committee**
- D. Assigned Legal Council**

The Board of Directors is responsible for levying fines for violations of rules and regulations under the Virginia Property Owners' Association Act. This authority is typically granted to the Board as part of their role in governing the property owners' association and ensuring that members adhere to established rules. The Board acts as the governing body, overseeing the enforcement of community standards and managing conflicts within the association. Their responsibilities often include setting the rules, managing the association's affairs, and taking necessary actions, including imposing fines, to maintain order and compliance within the community. While other entities such as a Rules Enforcement Committee or assigned legal counsel may play roles in the enforcement process, the actual authority to impose fines generally lies with the Board of Directors, making them the appropriate choice in this context.

**6. If no termination date is noted in a contract, when does it typically terminate?**

- A. 30 days after contract signing**
- B. 60 days after the first listing advertisement**
- C. 90 days after contract signing**
- D. 120 days after contract signing**

In Virginia real estate practice, when a contract does not specify a termination date, it is generally understood that the contract will automatically terminate 90 days after the date of signing. This 90-day period provides a reasonable time frame for the parties involved to fulfill contractual obligations or for the situation addressed in the contract to reach completion. The choice of 90 days as a standard is aligned with common practices in real estate transactions and helps ensure clarity and enforceability in the contract terms. This duration balances allowing sufficient time for negotiations, actions, or contingencies, while also ensuring that agreements do not linger indefinitely. The other options—30 days, 60 days, and 120 days—are not recognized as standard terms for automatic termination in Virginia contract law for real estate. Each of those choices would potentially act against the intent of providing a clear, fair, and reasonable timeframe that 90 days represents in the absence of a specific termination date.

**7. What requirement must a landlord meet to issue a lease violation notice?**

- A. Verbally notifying the tenant**
- B. Providing written notice**
- C. Giving them a chance to explain**
- D. Waiting a specified number of days**

A landlord must provide written notice to issue a lease violation notice because this formalizes the communication and ensures that there is a clear record of the violation and the specific terms of the lease that were not complied with. Written notice is not only a legal requirement in many jurisdictions, including Virginia, but it also protects both parties by documenting the issue, allowing the tenant to understand precisely what the violation is and how it can be rectified. Written notice serves as a critical step in maintaining transparency and clear communication, which can be essential in any potential future disputes or legal proceedings related to the lease. It also allows the tenant to address the violation appropriately, ensuring due process is followed. This requirement emphasizes the importance of maintaining proper documentation in landlord-tenant relationships, aligning with legal standards that govern such interactions.

**8. A person who feels they've been discriminated against has how many years to file a complaint with the Board?**

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

A person who feels they have been discriminated against in the context of housing has one year to file a complaint with the Board. This timeframe is set by the Fair Housing Act, which establishes that individuals must act within one year of the alleged discriminatory act to seek remedy. This one-year limit is crucial as it encourages timely reporting of incidents, allowing for more effective investigations and resolutions. It is important for complainants to be mindful of this deadline to ensure their grievances are heard and addressed appropriately. The other options reflect longer time frames that do not align with the legal requirements set forth in the relevant laws governing fair housing and discrimination. Understanding this time limitation is essential for individuals who may face discrimination, as it directly impacts their ability to seek justice and remedy against unfair practices in housing.

## 9. When must a brokerage relationship be disclosed?

- A. Prior to accepting any escrow monies**
- B. Prior to the first actual face-to-face meeting**
- C. Prior to specific real estate assistance**
- D. Within 14 days of initial contact**

A brokerage relationship must be disclosed prior to specific real estate assistance because this aligns with the requirement of informing clients about the nature of the relationship before significant actions take place. This requirement ensures that consumers are aware of who represents them and what duties or obligations exist, allowing for informed decision-making in real estate transactions. Disclosing the brokerage relationship prior to specific assistance establishes transparency, as it clarifies the broker's role, whether representing a buyer or seller, and the associated services being provided. It also helps protect the interests of all parties involved, as they are aware of who is working for whom in the transaction process. In contrast, waiting until accepting escrow money, prior to the first face-to-face meeting, or within a set timeframe after initial contact may not sufficiently protect consumer interests or adhere to ethical standards expected in real estate practice. Therefore, the timing of disclosure relative to when real estate assistance begins is vital.

## 10. Which entity is responsible for overseeing real estate licensing in Virginia?

- A. Virginia Real Estate Commission**
- B. Department of Professional and Occupational Regulation**
- C. Virginia Board of Realtors**
- D. Real Estate License Board of Virginia**

The correct entity responsible for overseeing real estate licensing in Virginia is the Virginia Real Estate Commission. This commission operates under the Department of Professional and Occupational Regulation (DPOR) and is tasked with administering and enforcing real estate laws and regulations in the state. The Virginia Real Estate Commission is crucial as it sets the standards for obtaining a real estate license, regulates the conduct of real estate professionals, handles disciplinary actions, and ensures that licensed real estate agents and brokers follow the legal and ethical guidelines established by state law. Its role is pivotal in protecting the public interest and maintaining the integrity of the real estate profession in Virginia. While the Department of Professional and Occupational Regulation oversees a variety of professional entities and licensing across different fields, the Real Estate Commission specifically focuses on the real estate sector. Other entities, such as the Virginia Board of Realtors, serve more as associations that support real estate professionals and advocate on their behalf rather than overseeing licensing matters.

# 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://varealestatelicenselaw.examzify.com>**

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

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