

# West Virginia Brokers Practice Exam (Sample)

## Study Guide



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

**This is a sample study guide. To access the full version with hundreds of questions,**

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**SAMPLE**

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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. Don't worry about getting everything right, 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, and take breaks to retain information better.**

## **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.**

## **7. Use Other Tools**

**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!**

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## Questions

- 1. What is the license period for brokers?**
  - A. January 1st to December 31st**
  - B. March 1st to February 28th**
  - C. April 1st to March 31st**
  - D. July 1st to June 30th**
- 2. When must a real estate broker provide an agency disclosure form?**
  - A. At the closing of the deal**
  - B. At the first substantive contact with a prospective client**
  - C. Before listing the property**
  - D. After the sale is completed**
- 3. What is the purpose of the West Virginia Fair Housing Act?**
  - A. To ensure equal access to employment**
  - B. To prohibit discrimination in housing-related activities**
  - C. To promote environmental sustainability**
  - D. To regulate property taxes**
- 4. What are the two main categories of licensure in real estate?**
  - A. Salesperson and manager**
  - B. Broker and assistant**
  - C. Salesperson and broker**
  - D. Agent and broker**
- 5. When a real estate transaction involves easements, what role does a licensed agent usually play?**
  - A. They can negotiate terms of the easement agreements.**
  - B. They serve as mediators in disputes between landowners.**
  - C. They assist in the purchase of properties intended for easements.**
  - D. They oversee the construction of related structures.**



- 6. What is the purpose of a home warranty?**
- A. To guarantee the sale price of a home**
  - B. To cover the repair or replacement of home systems and appliances**
  - C. To inflate the market value of a property**
  - D. To provide insurance against natural disasters**
- 7. Which situation most likely indicates a buyer's market?**
- A. High demand and low inventory**
  - B. Low demand and high inventory**
  - C. Steady prices and low interest rates**
  - D. Many buyers competing for a few properties**
- 8. What is the role of an appraiser in real estate transactions?**
- A. To market properties for sale**
  - B. To negotiate sale prices**
  - C. To determine the value of a property based on market comparisons and conditions**
  - D. To manage rental agreements**
- 9. According to Fannie Mae and Freddie Mac standards, what percentage of a borrower's income can be applied toward housing expenses for a conventional loan?**
- A. 25%**
  - B. 30%**
  - C. 28%**
  - D. 35%**
- 10. The act of a broker using an earnest money deposit for personal expenses is an example of what?**
- A. Co-mingling**
  - B. Conversion**
  - C. Fiduciary responsibility**
  - D. Fraud**

## **Answers**

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

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## **Explanations**

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**1. What is the license period for brokers?**

- A. January 1st to December 31st**
- B. March 1st to February 28th**
- C. April 1st to March 31st**
- D. July 1st to June 30th**

The license period for brokers in West Virginia runs from July 1st to June 30th of the following year. This specific timeframe is established to ensure that brokers maintain their licenses and meet continuing education requirements within a designated timeframe that aligns with the state's regulatory framework. The selection of a fiscal period beginning mid-year can help synchronize the renewal process with other administrative timelines, making it easier for both brokers and the licensing authority to handle renewals and required oversight. This mid-year period also provides a consistent schedule for compliance checks and ensures that all licensees are following the same temporal guidelines, simplifying the enforcement of regulations. The other options do not reflect the established licensing period for brokers in West Virginia, which is a critical detail for practitioners to understand to ensure they comply with state regulations regarding licensure renewal and continuing education.

**2. When must a real estate broker provide an agency disclosure form?**

- A. At the closing of the deal**
- B. At the first substantive contact with a prospective client**
- C. Before listing the property**
- D. After the sale is completed**

The correct answer is that a real estate broker must provide an agency disclosure form at the first substantive contact with a prospective client. This requirement is crucial as it ensures that the client is fully informed about the nature of the relationship with the broker and the implications of that relationship in the real estate transaction. By presenting the agency disclosure form at this initial point of contact, the broker allows the client to understand who the broker represents, the duties owed to them, and how the broker is compensated, all of which are essential elements in establishing transparency and trust. This practice helps to avoid misunderstandings and conflicts of interest later in the process. Providing this form at the closing, after a sale, or before listing the property does not align with the intent of the law, which emphasizes the importance of informing clients early in the relationship. Early disclosure allows clients to make informed decisions and fosters a professional environment where rights and responsibilities are clearly defined from the outset.

### 3. What is the purpose of the West Virginia Fair Housing Act?

- A. To ensure equal access to employment
- B. To prohibit discrimination in housing-related activities**
- C. To promote environmental sustainability
- D. To regulate property taxes

The purpose of the West Virginia Fair Housing Act is to prohibit discrimination in housing-related activities. This legislation aims to ensure that all individuals have equal opportunity to access housing, regardless of race, color, religion, sex, national origin, familial status, or disability. By making it illegal to discriminate in the sale, rental, or financing of housing, the Act fosters a more inclusive environment where everyone can participate in housing markets without facing unfair barriers. This aligns with broader federal efforts to prevent housing discrimination and is essential for promoting fair treatment in the community. As such, the Act plays a vital role in reinforcing the values of equality and protection against prejudice in housing-related activities. Consequently, this focus on non-discrimination clearly differentiates this answer from the other options, which do not directly relate to housing equity or rights.

### 4. What are the two main categories of licensure in real estate?

- A. Salesperson and manager
- B. Broker and assistant
- C. Salesperson and broker**
- D. Agent and broker

In real estate, the two main categories of licensure are salesperson and broker. A salesperson is an individual who is licensed to assist clients in buying, selling, or renting properties under the supervision of a broker. They play a critical role by providing support in various aspects of real estate transactions, including marketing properties and conducting open houses. On the other hand, a broker has advanced training and education beyond that of a salesperson, enabling them to operate independently. Brokers can oversee other salespersons and take on additional responsibilities, such as managing a brokerage firm. This distinction is particularly important as it defines the legal and professional boundaries within the real estate industry. The other options do not accurately reflect the primary classifications of licensure. Manager and assistant roles may exist in a real estate context but do not constitute official categories of licensure. Similarly, while agents are commonly referred to in various contexts, this term is often used interchangeably with salesperson and does not represent a distinct category of licensure alongside brokers.

**5. When a real estate transaction involves easements, what role does a licensed agent usually play?**

- A. They can negotiate terms of the easement agreements.**
- B. They serve as mediators in disputes between landowners.**
- C. They assist in the purchase of properties intended for easements.**
- D. They oversee the construction of related structures.**

The role of a licensed agent in a real estate transaction that involves easements primarily focuses on assisting in the purchase of properties where easements may be applicable or relevant. This involves helping buyers understand the implications of existing easements on the property, whether it's for access, utility lines, or other purposes. An agent's expertise can help ensure that buyers are fully informed about how these easements impact property value, rights, and responsibilities. While negotiating easement terms and mediating disputes can be aspects of a transaction involving easements, those tasks are typically more specialized and may require legal expertise or a different type of professional, such as a lawyer or a land use planner. The role of overseeing construction is also more technical and often falls outside the typical duties of a real estate agent. Thus, the primary contribution of an agent is to facilitate the transaction regarding properties that involve easements, rather than engaging in the more complex legal or construction-related aspects.

**6. What is the purpose of a home warranty?**

- A. To guarantee the sale price of a home**
- B. To cover the repair or replacement of home systems and appliances**
- C. To inflate the market value of a property**
- D. To provide insurance against natural disasters**

A home warranty serves the primary purpose of covering the repair or replacement of major home systems and appliances that may fail due to normal wear and tear. This type of warranty is particularly beneficial for homeowners and prospective buyers as it provides a sense of security regarding unexpected repair costs after a home purchase. For instance, if a furnace breaks down or a refrigerator stops functioning, a home warranty would typically cover the service costs associated with those repairs or replacements, alleviating the financial burden on the homeowner. The other options do not accurately represent the function of a home warranty. Guaranteeing the sale price of a home pertains more to market conditions and seller agreements rather than a warranty. Inflating the market value of a property is not a legitimate purpose of a home warranty; rather, it is a tool used for protection against repair costs. Providing insurance against natural disasters is covered by other types of insurance policies, such as homeowners insurance, but not under a home warranty. Therefore, the focus of a home warranty remains on safeguarding homeowners from costly repairs and offering peace of mind concerning the condition of essential home systems and appliances.

**7. Which situation most likely indicates a buyer's market?**

- A. High demand and low inventory**
- B. Low demand and high inventory**
- C. Steady prices and low interest rates**
- D. Many buyers competing for a few properties**

A buyer's market is characterized by low demand and high inventory, which gives buyers more negotiating power and often results in lower prices. When there are more properties available than there are buyers, sellers may have to lower their prices or offer incentives to attract potential buyers. This situation typically allows buyers to be more selective, as they have a larger number of options from which to choose. In contrast, high demand and low inventory would create a seller's market, where buyers face competition and prices may rise as a result. Steady prices and low interest rates can benefit both buyers and sellers but do not specifically indicate whether it is a buyer's or seller's market. Lastly, many buyers competing for a few properties highlights a competitive market environment, further implying that it is a seller's market rather than a buyer's market. The presence of low demand alongside high inventory distinctly signifies the conditions of a buyer's market.

**8. What is the role of an appraiser in real estate transactions?**

- A. To market properties for sale**
- B. To negotiate sale prices**
- C. To determine the value of a property based on market comparisons and conditions**
- D. To manage rental agreements**

The role of an appraiser in real estate transactions is primarily to determine the value of a property based on market comparisons and current conditions. This valuation is crucial because it establishes a fair market price for the property, which can help buyers, sellers, and lenders make informed decisions. Appraisers conduct thorough assessments, considering various factors such as recent sales of comparable properties, the condition of the property, and any unique features that may affect its value. In real estate transactions, accurate property valuation is necessary for ensuring that properties are neither overvalued nor undervalued, which can protect the interests of all parties involved. Buyers need it for securing appropriate financing, while sellers rely on appraisals to price their properties competitively. While the other options involve aspects of real estate, they do not pertain to the specific responsibilities of an appraiser. Marketing properties for sale and negotiating sale prices fall under the purview of real estate agents and brokers, while managing rental agreements is a function of property managers. Therefore, the appraiser's distinct role focuses on assessing and establishing property value, making the chosen answer the correct one.



**9. According to Fannie Mae and Freddie Mac standards, what percentage of a borrower's income can be applied toward housing expenses for a conventional loan?**

- A. 25%
- B. 30%
- C. 28%**
- D. 35%

The correct answer is based on the guidelines established by Fannie Mae and Freddie Mac, which serve as standards for conventional loans. For these loans, it is generally recommended that a borrower should ideally spend no more than 28% of their gross monthly income on housing expenses. This percentage includes costs such as the mortgage payment, property taxes, homeowner's insurance, and homeowners association fees if applicable. The rationale behind this guideline is to ensure that borrowers maintain a healthy balance between their income and monthly housing costs, which contributes to their overall financial stability. By adhering to this percentage, lenders can reduce the risk of default, ensuring that borrowers are not overextended financially. The other percentages listed, while they may reflect various industry standards or borrower scenarios, do not align with the specific guidelines provided by Fannie Mae and Freddie Mac for conventional loans regarding housing expense limits.

**10. The act of a broker using an earnest money deposit for personal expenses is an example of what?**

- A. Co-mingling
- B. Conversion**
- C. Fiduciary responsibility
- D. Fraud

The act of a broker using an earnest money deposit for personal expenses is classified as conversion. Conversion refers to the unauthorized use or misappropriation of someone else's property for one's own personal use or benefit. In real estate, earnest money deposits are funds provided by a buyer to demonstrate their serious intent to purchase a property. These funds are meant to be held in trust, often in a separate account, until the transaction closes. When a broker uses these funds for personal expenses, they are effectively taking control of someone else's money and using it inappropriately, which constitutes a breach of trust and fiduciary duty. This action is not only unethical but also illegal, placing the broker in a position of liability for such misuse. While co-mingling involves mixing personal funds with client or escrow funds, in this instance, the emphasis is on the improper use of the money rather than just the mixing. Fiduciary responsibility relates more broadly to a broker's obligation to act in the best interests of their clients rather than the specific act of misappropriation. Fraud, while it involves deception, may not accurately depict this scenario as the primary issue is the misuse of entrusted funds, rather than intent to deceive. Therefore, conversion is the most fitting term for this

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

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