75 HOUR BROKER PRE LICENSING PRACTICE TEST (SAMPLE)

STUDY GUIDE



SAMPLE STUDY GUIDE WITH LIMITED QUESTIONS

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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.

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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!

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Questions

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1. What defines an independent contractor in relation to control and direction?

A. A person who can be directed by another

B. A person who pays their own taxes and expenses

C. A person receiving employee benefits

D. A person working under close supervision

2. What type of law governs the regulation and control of property use by municipalities?

A. Property law

B. Contract law

C. Zoning ordinances

D. Real estate law

3. What defines an exclusive agency listing?

A. The owner pays a commission if sold by any broker

B. The owner has the right to sell without paying commission

C. The broker holds exclusive rights indefinitely

D. The listing is open to all brokers without restrictions

4. Which type of easement is created by necessity?

A. An easement acquired through mutual agreement

B. An easement essential for accessing a landlocked property

C. An easement resulting from long-term use

D. An easement granted for recreational purposes

5. What does the clause in a mortgage or deed of trust typically prevent the borrower from doing without the lender's approval?

A. Assigning the debt

B. Changing the interest rate

C. Paying off the loan early

D. Transferring ownership

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6. Which term describes parts of a property that are necessary for the maintenance of a condominium?

A. Common elements

B. Comparable

C. Community property

D. Commingling

7. What do enabling acts accomplish?

A. Provide zoning powers to municipal governments

B. Regulate employee benefits

C. Define public use in real estate

D. Create environmental regulations

8. Which of the following describes an agreement to keep an offer open for a set duration?

A. Option

B. Contract

C. Proposal

D. Agreement

9. What is meant by 'dedication' in property law?

A. A transfer of property rights to a family member

B. A voluntary transfer of private property for public use

C. A legal agreement between neighbors

D. A commitment to maintain a property

10. What does "waste" refer to in property law?

A. Damage caused by natural disasters

B. Improper use of property by someone who does not own it

C. Loss of property due to financial issues

D. Abandonment of property

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Answers

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

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Explanations

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1. What defines an independent contractor in relation to control and direction?

A. A person who can be directed by another

B. A person who pays their own taxes and expenses

C. A person receiving employee benefits

D. A person working under close supervision

An independent contractor is primarily characterized by their ability to operate with a significant degree of autonomy in how they perform their work, which includes managing their own taxes and expenses. This independence is a critical distinction from employees, who typically work under the direct control and supervision of an employer and who receive benefits such as health insurance, retirement contributions, and paid time off. Independent contractors are not subjected to the same level of oversight; they determine how to complete their projects, set their own schedules, and often provide their own tools and resources. This level of control over their work, including financial responsibilities—such as tax payments—solidifies their classification as independent contractors. The presence or absence of employee benefits is a distinguishing feature, as independent contractors usually do not receive these benefits, further emphasizing their status as separate from traditional employees.

2. What type of law governs the regulation and control of property use by municipalities?

A. Property law

B. Contract law

C. Zoning ordinances

D. Real estate law

The correct answer pertains to zoning ordinances, which are specific laws enacted by municipalities to govern land use and property development within their boundaries. Zoning ordinances establish various districts in a municipality and designate what types of activities can occur in each district, such as residential, commercial, industrial, and agricultural uses. These regulations are crucial for urban planning and community development, as they help manage growth, ensure the welfare of the community, and provide a framework for sustainable development. While property law addresses the rights and responsibilities of property ownership, it does not specifically focus on the regulations that municipalities set forth. Contract law pertains to agreements between parties and does not directly govern property use by municipalities. Similarly, real estate law encompasses a broader range of issues related to property transactions, ownership, and rights but does not solely focus on the regulation of property use at the municipal level. Zoning ordinances are specifically designed for this purpose, making them the most appropriate answer for the question about controlling property use by municipalities.

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3. What defines an exclusive agency listing?

A. The owner pays a commission if sold by any broker

B. The owner has the right to sell without paying commission

C. The broker holds exclusive rights indefinitely

D. The listing is open to all brokers without restrictions

An exclusive agency listing is characterized by the owner's right to sell the property independently without incurring a commission if the sale occurs without broker involvement. This means that while the broker has the right to earn a commission if they are the one to facilitate the sale, the owner retains the option to sell the property on their own terms without paying the broker a fee if a sale is executed without their assistance. This arrangement provides the owner with greater flexibility compared to other listing types, specifically allowing them to avoid a commission cost while still giving the broker a chance to earn a fee if they secure a buyer. Other options describe aspects that do not align with the concept of an exclusive agency listing: some suggest an indefinite control by a broker or unrestricted access to multiple brokers, which is not applicable in this context.

4. Which type of easement is created by necessity?

A. An easement acquired through mutual agreement

B. An easement essential for accessing a landlocked property

C. An easement resulting from long-term use

D. An easement granted for recreational purposes

An easement by necessity is specifically associated with providing access to a property that is landlocked, meaning it does not have direct access to a public road or thoroughfare. This type of easement is crucial in situations where one property is entirely surrounded by other properties and cannot be accessed without crossing over another's land. The law recognizes the need for such access in order to uphold the value and usability of the landlocked property. For instance, if a homeowner finds their property completely surrounded by others without any access to a street, a court may grant them an easement by necessity that allows them to pass through a neighboring property to reach the road. This legal principle ensures fairness and prevents the complete isolation of land, which would be impractical and detrimental. In contrast, mutual agreement refers to easements created through negotiation between landowners. Long-term use speaks to prescriptive easements, which are established through continuous and uninterrupted use over time. Recreational purposes pertain to easements that allow access for activities such as hiking or fishing, which do not typically arise from necessity. Thus, the concept of necessity directly aligns with the specific circumstance of needing access to a landlocked property, making it the correct answer.

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5. What does the clause in a mortgage or deed of trust typically prevent the borrower from doing without the lender's approval?

A. Assigning the debt

B. Changing the interest rate

C. Paying off the loan early

D. Transferring ownership

The correct answer pertains to the clause in a mortgage or deed of trust that generally restricts the borrower from assigning the debt without the lender's approval. This is commonly referred to as a "due-on-sale" clause. The purpose of this clause is to prevent a borrower from transferring their obligation for repayment of the loan to another party without the lender's consent, which could increase the lender's risk. When a borrower assigns the debt, they are effectively passing on the responsibility for the mortgage to another person. The lender wants to ensure that the new borrower meets their credit standards and is financially capable of honoring the debt. If the borrower were allowed to assign the debt without approval, the lender could have little control over who is responsible for the loan, which might lead to higher default risks. The other options involve aspects of the loan that do not typically require the same level of lender control in the context of a mortgage or deed of trust. Changing the interest rate, for instance, would generally be laid out in the original terms of the loan and cannot be altered without a formal refinance process. Paying off the loan early may incur prepayment penalties but does not typically need lender approval. Transferring ownership of the property can be subject to additional considerations,

6. Which term describes parts of a property that are necessary for the maintenance of a condominium?

A. Common elements

B. Comparable

C. Community property

D. Commingling

The correct term that describes parts of a property necessary for the maintenance of a condominium is common elements. In a condominium setting, common elements refer to areas and facilities that are shared among all the unit owners. This can include hallways, roofs, swimming pools, parking lots, and landscaping. These elements are essential because they contribute to the overall functionality, aesthetic appeal, and maintenance of the entire condominium property, ensuring that all residents can utilize them. In contrast, the other terms do not relate to the maintenance of a condominium. Comparable typically refers to properties that are similar in characteristics and can be used as benchmarks in real estate evaluations, primarily during the appraisal process. Community property pertains to a legal framework regarding property ownership between married couples, denoting that property acquired during the marriage belongs to both parties equally. Commingling refers to the mixing of funds or assets, especially in the context of client funds and broker funds, which is a term more relevant to financial management and ethical practices in real estate rather than property maintenance.

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7. What do enabling acts accomplish?

A. Provide zoning powers to municipal governments

B. Regulate employee benefits

C. Define public use in real estate

D. Create environmental regulations

Enabling acts are legislation that grants local governments the authority to create their own zoning laws and regulations. This power allows municipalities to control the use of land within their jurisdiction, ensuring that development aligns with community planning and the public interest. By doing so, enabling acts facilitate organized growth, ensure compatible land uses, and manage urban planning effectively. The other options involve aspects of governance and regulation unrelated to the primary function of enabling acts. For instance, regulating employee benefits pertains to employment law rather than land-use authority, public use definitions relate more to constitutional law and the Fifth Amendment rather than zoning, and environmental regulations fall under a different area of legislation focused on protecting natural resources and public health, separate from local zoning powers. Thus, enabling acts are specifically designed to empower municipalities in managing land use through zoning.

8. Which of the following describes an agreement to keep an offer open for a set duration?

A. Option

B. Contract

C. Proposal

D. Agreement

An option is a specific type of agreement in which one party pays for the right to keep an offer open for acceptance for a predetermined period. This arrangement is often used in real estate transactions, allowing a potential buyer time to consider the offer without the fear of it being revoked. During the option period, the seller is legally bound to honor the terms of the offer while the buyer evaluates their decision. This concept is crucial in real estate to provide buyers with the necessary time to complete due diligence, secure financing, or address any other concerns that may influence their decision-making process. In contrast, a contract refers to a legally binding agreement that can encompass various forms of obligations between parties. A proposal is generally an initial offer without the binding nature of an option, which does not guarantee that the offer will remain open for a specific time. An agreement is a broader term that signifies a mutual arrangement but does not inherently imply that one party has paid for the exclusivity of an offer being kept open. Therefore, the option is the most accurate term that specifically encapsulates the idea of keeping an offer open for a specified duration.

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9. What is meant by 'dedication' in property law?

A. A transfer of property rights to a family member

B. A voluntary transfer of private property for public use

C. A legal agreement between neighbors

D. A commitment to maintain a property

In property law, 'dedication' specifically refers to a voluntary transfer of private property for public use. This is often seen when a landowner decides to give up their rights to a portion of their property to allow for the creation of public spaces, such as parks, roads, or other facilities that benefit the community at large. The essence of dedication is rooted in the intention of the property owner to relinquish their private ownership rights for the sole purpose of benefiting the public. It is typically formalized through a deed or a recorded map, outlining the specific areas being dedicated and the purpose of that dedication. In contrast, other options describe different concepts in property law. The transfer of property rights to a family member refers to a gift or inheritance and does not involve public use. A legal agreement between neighbors might pertain to easements or boundary disputes but does not encompass the concept of dedication. A commitment to maintain a property suggests obligations related to upkeep or management but does not imply the transfer of rights to public entities. Thus, the correct understanding of 'dedication' is that it is a voluntary act that intentionally allows private property to serve public interests.

10. What does "waste" refer to in property law?

A. Damage caused by natural disasters

B. Improper use of property by someone who does not own it

C. Loss of property due to financial issues

D. Abandonment of property

In property law, "waste" specifically refers to the improper use or neglect of property by a tenant or someone who does not own it, which can lead to a decrease in the property's value. The concept is crucial because it protects the rights of property owners by ensuring that someone in possession of the property, such as a tenant, does not engage in actions that would cause harm or deterioration to the property. This could include neglecting repairs, damaging the property intentionally or through neglect, or making alterations that reduce its value without the owner's consent. The focus is on the relationship between the holder of the property rights and the obligation to maintain it. The other choices describe different concepts in property law but do not accurately define "waste." Damage from natural disasters does not fall under waste, as it is often beyond the control of the occupants. Loss due to financial issues typically relates to foreclosure or other financial matters, rather than the misuse of the property's physical state. Abandonment refers to the voluntary relinquishment of possession without the intention of returning, which also does not align with the legal definition of waste.

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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:

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

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