FLORIDA 45 HOUR POST LICENSE PRACTICE EXAM (SAMPLE)

STUDY GUIDE



SAMPLE STUDY GUIDE WITH LIMITED QUESTIONS

VISIT US ONLINE FOR THE FULL VERSION STUDY GUIDE

https://fl45hourpostlicense.examzify.com

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

Copyright 1

Table of Contents 2

Introduction 3

How to Use This Guide 4

Questions 5

Answers 8

Explanations 10

Next Steps 16

SAMPLE

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.

SAMPLE

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!

SAMPLE

Questions

SAMPLE

1. What is the main distinction between a condo and a co-op?

A. The form of ownership

B. The number of units

C. The management style

D. The location

2. Which mortgage loan program often requires little or no down payment?

A. FHA Loan

B. Conventional Loan

C. VA Loan

D. Jumbo Loan

3. When considering the management of time, selling brokers may find they have less time to:

A. Network with clients

B. Manage their workload

C. Attend to details

D. Conduct market analysis

4. What is one essential characteristic a broker must possess?

A. Ambition

B. Sense of humor

C. Extroversion

D. Technological expertise

5. What is the practice of steering?

A. Encouraging homebuyers to invest in properties

B. Directing homebuyers toward or away from certain neighborhoods

C. Promoting equal housing opportunities

D. Developing mixed-income housing

6. What device is used to protect hot water heater tanks from explosion?

A. Thermostat

B. Temperature and pressure relief valve

C. Emergency shutoff

D. Water pump

SAMPLE

7. What is one of the key responsibilities of real estate professionals regarding property transfer?

A. Ensuring all closing costs are paid by clients

B. Understanding how to effectively close a transaction

C. Limiting the number of properties sold per year

D. Only providing financing options to buyers

8. What type of contract is an exclusive right of sale listing?

A. Unilateral.

B. Bilateral.

C. Oral.

D. Conditional.

9. What does the term 'bilateral contract' imply in real estate?

A. Both parties have obligations to fulfill.

B. Only one party is obliged to perform.

C. It is a contract without duration.

D. It is associated with casual agreements between friends.

10. What is typically a factor when determining eligibility for a short sale?

A. The property's current market value

B. The seller's credit score

C. The length of the ownership

D. The number of properties owned by the seller

SAMPLE

Answers

SAMPLE

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

SAMPLE

Explanations

SAMPLE

1. What is the main distinction between a condo and a co-op?

A. The form of ownership

B. The number of units

C. The management style

D. The location

The primary distinction between a condominium (condo) and a cooperative (co-op) lies in the form of ownership. In a condominium, individuals own their specific unit outright, along with a share of the common areas and amenities of the property. This ownership structure offers more personal control over the property, as each owner can typically buy, sell, or modify their unit according to the regulations set forth by the condo association. In contrast, a cooperative operates under a different model where individuals do not own their units outright. Instead, they own shares in a corporation that owns the entire property, which grants them the right to occupy a specific unit. This collective ownership means decisions regarding the property are made collectively by shareholders, affecting not just the individual residing in the unit but also the entire co-op community. While factors such as the number of units, management style, and location may differ between specific condos and co-ops, they do not define the fundamental difference between these two types of living arrangements. The central element that distinguishes them is indeed the nature of ownership.

2. Which mortgage loan program often requires little or no down payment?

A. FHA Loan

B. Conventional Loan

C. VA Loan

D. Jumbo Loan

The VA Loan program is specifically designed to provide financial assistance and benefits to veterans, active-duty service members, and certain members of the National Guard and Reserves. One of the key features of a VA Loan is the ability to secure a mortgage with little or no down payment, making homeownership more accessible for those who have served in the military. This benefit eliminates a significant barrier to home buying, allowing veterans to purchase homes without the need for substantial upfront capital. Furthermore, VA loans do not require private mortgage insurance (PMI), which further reduces monthly costs for borrowers. This makes VA Loans an attractive option for qualifying individuals who may not have the savings for a large down payment or want to preserve their savings for other expenses. In contrast, other loan types like FHA Loans typically require a minimum down payment, and Conventional Loans often require a down payment ranging from 3% to 20%, depending on the borrower's creditworthiness. Jumbo Loans cater to higher-value properties and do not have government backing, often requiring larger down payments and stricter qualification standards. Therefore, the unique structure of the VA Loan program, focusing on supporting veterans, distinctly enables the possibility of purchasing a home with minimal or no down payment.

SAMPLE

3. When considering the management of time, selling brokers may find they have less time to:

A. Network with clients

B. Manage their workload

C. Attend to details

D. Conduct market analysis

When managing time, selling brokers often face challenges in balancing various responsibilities and tasks. In this context, the ability to manage workload effectively is critical. Selling brokers can find themselves overwhelmed with the active demands of selling properties, attending to clients, preparing listings, and closing deals. As they focus on transactional activities, the allocation of time for administrative tasks or managing their overall workload may diminish, leading to potential inefficiencies. The correct choice highlights that brokers might struggle to manage their workload effectively due to the time-consuming nature of their primary tasks. This can result in a lack of organization and difficulty prioritizing what needs to be done, which is crucial in a high-paced environment like real estate. The other options, while important aspects of a broker's daily activities, are often not the primary focus when time management becomes an issue. Networking, attending to details, and conducting market analysis can sometimes be compromised, but the most significant challenge tends to be the management of workload itself as brokers juggle numerous responsibilities simultaneously.

4. What is one essential characteristic a broker must possess?

A. Ambition

B. Sense of humor

C. Extroversion

D. Technological expertise

In the context of real estate and the qualities of a successful broker, possessing a sense of humor can be seen as an essential characteristic. This is because the real estate profession often involves high-stress situations and significant interactions with clients, as well as negotiations that can become tense. A broker with a good sense of humor can help ease tension, create a more comfortable environment for clients, and facilitate smoother communication. Having a sense of humor can help brokers build rapport with their clients, making them feel more at ease during what can be a daunting process of buying or selling property. Being able to light-heartedly address challenges that arise can also foster trust and loyalty, which are essential for long-term success in the industry. This quality can lead to positive word-of-mouth referrals, crucial for a broker's reputation and business growth. While ambition, extroversion, and technological expertise are certainly valuable traits for a broker, they do not necessarily cut across the day-to-day interactions and emotional dynamics of real estate transactions in the same way a sense of humor does. Ambition drives success, extroversion may aid in networking, and technological expertise helps in using tools effectively, but a sense of humor is uniquely influential in creating lasting client relationships and employee morale.

SAMPLE

5. What is the practice of steering?

A. Encouraging homebuyers to invest in properties

B. Directing homebuyers toward or away from certain neighborhoods

C. Promoting equal housing opportunities

D. Developing mixed-income housing

Steering refers to the practice of directing homebuyers towards or away from specific neighborhoods based on their race, ethnicity, or other protected characteristics. This is considered a discriminatory practice and violates fair housing laws, which aim to ensure that all individuals have equal access to housing opportunities regardless of their background. The correct answer highlights the unethical aspect of steering, where agents may guide clients to areas that they believe are more suitable based on stereotypes or prejudices. This can have damaging consequences not only for the individuals involved but also perpetuates segregation and inequity within communities. The other options, while relevant to broader housing practices, do not align with the definition of steering. Encouraging homebuyers to invest in properties does not inherently involve discrimination. Promoting equal housing opportunities is the opposite of steering, as it aims to provide unbiased access to housing for everyone. Developing mixed-income housing also focuses on inclusivity and improving housing options for diverse income levels, again contrasting with the notion of steering.

6. What device is used to protect hot water heater tanks from explosion?

A. Thermostat

B. Temperature and pressure relief valve

C. Emergency shutoff

D. Water pump

The temperature and pressure relief valve is crucial for ensuring the safety of hot water heater tanks. This device is designed to automatically release excess pressure and steam buildup within the tank. If the temperature or pressure exceeds safe levels, the valve opens to allow hot water and steam to escape, preventing the tank from reaching a point where it could potentially explode. This safety mechanism is essential in maintaining safe operating conditions for the water heater, thereby protecting both the unit itself and the surrounding area from potential hazards associated with overheating or over-pressurization. The other devices mentioned, while useful in their respective roles, do not serve the same protective function. A thermostat regulates temperature but does not relieve pressure. An emergency shutoff is designed for completely turning off the unit in emergencies rather than managing ongoing pressure and temperature conditions. A water pump facilitates the movement of water but does not provide any safety measures against explosion risks. Thus, the temperature and pressure relief valve stands out as the specific device tailored to prevent dangerous situations related to hot water heater operation.

SAMPLE

7. What is one of the key responsibilities of real estate professionals regarding property transfer?

A. Ensuring all closing costs are paid by clients

B. Understanding how to effectively close a transaction

C. Limiting the number of properties sold per year

D. Only providing financing options to buyers

Understanding how to effectively close a transaction is a fundamental responsibility of real estate professionals during property transfer. This encompasses a range of tasks, including coordinating with various parties involved in the transaction—such as buyers, sellers, lenders, appraisers, and title companies. Real estate agents must ensure that all necessary documents are prepared and executed properly, that timelines are adhered to, and that any contingencies are addressed. A successful closing process is vital for transferring ownership legally and smoothly. It also involves ensuring compliance with local laws and regulations, which can vary significantly by jurisdiction. By being well-versed in closing procedures, real estate professionals can help mitigate potential disputes and issues that might arise, thus safeguarding their clients' interests and facilitating a positive transaction experience.

8. What type of contract is an exclusive right of sale listing?

A. Unilateral.

B. Bilateral.

C. Oral.

D. Conditional.

An exclusive right of sale listing is classified as a bilateral contract. In a bilateral contract, both parties involved make promises to each other, creating mutual obligations. In the context of an exclusive right of sale listing, the seller agrees to pay a commission to the real estate broker if the property is sold during the listing period, while the broker agrees to actively market and sell the property. This mutual promise establishes a clear and enforceable agreement, which is a defining characteristic of a bilateral contract. The broker's obligation to find a buyer and the seller's commitment regarding the payment of commission upon sale showcase the reciprocal nature of the agreement. The other classifications, such as unilateral, oral, and conditional, pertain to different characteristics or forms of contracts and would not accurately describe the nature of an exclusive right of sale listing. Unilateral contracts involve one party making a promise without a corresponding obligation from the other party. Oral contracts refer to agreements that are spoken rather than written and may lack the enforceability of written agreements under certain conditions. Conditional contracts involve terms that must be fulfilled before obligations are activated, which does not reflect the nature of an exclusive right of sale listing.

SAMPLE

9. What does the term 'bilateral contract' imply in real estate?

A. Both parties have obligations to fulfill.

B. Only one party is obliged to perform.

C. It is a contract without duration.

D. It is associated with casual agreements between friends.

The term 'bilateral contract' in real estate refers to an agreement in which both parties involved have specific obligations they must fulfill. This mutual exchange of promises is foundational to many real estate transactions, such as sales agreements or leases, where one party agrees to sell or rent a property and the other party agrees to pay for that property or service. In a bilateral contract, each party's promise becomes the consideration that supports the agreement, creating a binding legal obligation for both sides. For instance, when a buyer commits to purchasing a home, they also expect the seller to convey ownership once the purchase price is paid. This characteristic distinguishes bilateral contracts from unilateral contracts, where only one party has obligations, such as a reward offer where only the party that completes the task is entitled to the reward. The other choices do not accurately capture the essence of a bilateral contract. Only one party's obligation describes a unilateral contract, which is not applicable here. The notion of a contract without duration, or casual agreements, also lacks the structure and legal bindings that bilateral contracts possess. Hence, the definition related to both parties having obligations is correct, reflecting the nature of these contracts in real estate dealings.

10. What is typically a factor when determining eligibility for a short sale?

A. The property's current market value

B. The seller's credit score

C. The length of the ownership

D. The number of properties owned by the seller

The property's current market value is a critical factor when determining eligibility for a short sale because it directly influences whether the sale can be approved by the lender. In a short sale, the homeowner is typically facing financial distress and owes more on the mortgage than the property is worth. To evaluate whether a short sale is viable, lenders assess the current market value of the property to understand what they might recover compared to the outstanding mortgage amount. If the market value is lower than what the owner owes, this condition flags the situation as potentially qualifying for a short sale. The lender's primary concern is whether accepting a lower payoff will be more beneficial than going through the foreclosure process. Therefore, understanding the current market value allows lenders to make informed decisions regarding the potential short sale. While other factors like the seller's credit score, length of ownership, and the number of properties owned by the seller can play a role in a more comprehensive assessment of the seller's situation, they are not the primary consideration when assessing eligibility for a short sale. The immediate concern is the property's value in the current market context.

SAMPLE

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://fl45hourpostlicense.examzify.com

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

SAMPLE