FLORIDA BROKER PRACTICE EXAM (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 are the powers of FREC primarily limited to?

A. Civil matters

B. Criminal matters

C. Administrative matters

D. Financial matters

2. What is the minimum score needed to pass the Florida Real Estate Exam?

A. 70 or higher

B. 75 or higher

C. 80 or higher

D. 85 or higher

3. Before offering condominium units for sale, a developer must file documents with which Florida division?

A. Division of Real Estate

B. Division of Florida Condominium, Timeshares, and Mobile Homes

C. Department of Housing and Urban Development

D. Division of Property Management

4. Which type of business entity is formed by individuals making an investment to engage in transactions involving the entity's own real property?

A. Business trust

B. Trade association

C. Limited Liability Company

D. Fictitious name

5. What type of contract recognizes each other's real estate education between two states?

A. Mutual Agreement

B. Shared Education Agreement

C. Mutual Recognition Agreements

D. Reciprocal Education Contract

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6. What determines the order in which liens will be paid off if a property must be sold?

A. Encumbrance type

B. Market value of property

C. Recording date of the liens

D. Debtor's credit score

7. Which entity governs real estate practice in Florida?

A. Florida Department of Education

B. Florida Real Estate Commission

C. Florida Association of Realtors

D. Florida Land Authority

8. What is the required action if a broker is given instructions by a principal that violate the law?

A. Proceed with the instructions

B. Notify the principal

C. Seek legal advice before acting

D. Ignore the instructions

9. Which term refers to an individual who is qualified to hold a broker's license but operates as a sales associate?

A. Real Estate Investor

B. Broker Associate

C. Sales Agent

D. Property Manager

10. What type of liens can be enforced against a property if unpaid tax obligations arise?

A. Vendor's liens

B. Judgment liens

C. Income tax liens

D. Construction liens

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Answers

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

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Explanations

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1. What are the powers of FREC primarily limited to?

A. Civil matters

B. Criminal matters

C. Administrative matters

D. Financial matters

The Florida Real Estate Commission (FREC) has powers that are primarily focused on administrative matters. This includes the regulation and enforcement of Florida's real estate laws, overseeing the licensing of real estate agents and brokers, and ensuring compliance with the state's real estate statutes. FREC's role is crucial for maintaining the standards within the real estate industry and protecting the interests of the public. Their authority is not concerned with civil or criminal matters, which are typically handled by the judicial system. While FREC does address issues that may have civil implications, such as compliance with real estate regulations, the core of their activities revolves around the administration of the law rather than adjudicating civil disputes or handling criminal cases. Financial matters, while relevant to real estate transactions, do not fall under FREC's primary powers in the same way that the regulation and licensing function do. Thus, the focus on administrative matters accurately reflects the core responsibilities of FREC.

2. What is the minimum score needed to pass the Florida Real Estate Exam?

A. 70 or higher

B. 75 or higher

C. 80 or higher

D. 85 or higher

In the context of the Florida Real Estate Exam, the minimum score required to pass is 75 or higher. This standard is set by the Florida Department of Business and Professional Regulation to ensure a baseline level of competency for individuals seeking to obtain a real estate license. Achieving a score of 75 indicates that the candidate has demonstrated adequate knowledge and understanding of real estate principles, laws, and practices necessary for professional success. Scores below this threshold suggest that the candidate may lack critical knowledge needed in the field, which is why the 75 percent benchmark is strictly enforced. Understanding this scoring standard is crucial for prospective agents and brokers, as it helps them gauge their preparedness and areas that may require additional study before retaking the exam, if necessary.

3. Before offering condominium units for sale, a developer must file documents with which Florida division?

A. Division of Real Estate

B. Division of Florida Condominium, Timeshares, and Mobile Homes

C. Department of Housing and Urban Development

D. Division of Property Management

The correct answer highlights the specific regulatory body that oversees the development and sale of condominium units in Florida. The Division of Florida Condominium, Timeshares, and Mobile Homes is responsible for the administration and enforcement of laws related to these types of properties. This includes ensuring that developers adhere to state regulations, which require them to file the necessary documents, such as the condominium documents, with this division before they can market and sell units. This division is specialized and focuses not only on condominiums but also on timeshares and mobile homes, reflecting the unique considerations and protections required for these types of residential properties. The requirement for filing documents is in place to protect buyers by providing them with essential information about the condominium and its governance, thereby promoting transparency and fair practices in the real estate market.

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4. Which type of business entity is formed by individuals making an investment to engage in transactions involving the entity's own real property?

A. Business trust

B. Trade association

C. Limited Liability Company

D. Fictitious name

A business trust is a specific type of business entity formed when individuals invest in the trust to engage in transactions related to the entity's own real property. In a business trust, the property is held in trust for the benefit of the beneficiaries or investors, allowing for a pooling of resources and collaborative management of the real estate investments. This structure provides a way for multiple investors to participate in real estate transactions without directly holding title to the property, as the trust itself becomes the legal owner. In contrast, a trade association typically consists of individuals or companies within the same industry, focusing on promoting common interests rather than investing in property. A limited liability company (LLC) also involves managing real estate investments but operates under different legal principles and structures, emphasizing limited liability protection for its members rather than the trust arrangement. A fictitious name, or "doing business as" name, is merely a registered name under which a person or entity conducts business and does not represent a separate legal entity. Thus, the unique characteristics of a business trust make it the correct answer, as it directly relates to enabling the investment and management of real property by a group of individuals.

5. What type of contract recognizes each other's real estate education between two states?

A. Mutual Agreement

B. Shared Education Agreement

C. Mutual Recognition Agreements

D. Reciprocal Education Contract

The correct choice, Mutual Recognition Agreements, refers to formal agreements established between two states that acknowledge and accept the real estate education and licensure standards of each other. These agreements facilitate the process for licensed real estate professionals to obtain licensure in another state without needing to undergo the full education and examination requirements that first-time applicants typically face. In the context of real estate, these agreements benefit professionals looking to expand their practice across state lines, allowing them to leverage their existing qualifications. The concept hinges on the principle of reciprocity, where each state recognizes the educational achievements and qualifications of the other, streamlining professional mobility and enhancing opportunities for real estate agents and brokers. The other options do not accurately describe this concept. A Mutual Agreement may imply a general understanding or consent between parties but lacks the specific context of real estate education recognition. Shared Education Agreement and Reciprocal Education Contract are not standard terminology used in the industry when referring to the mutual recognition of educational qualifications between states. The established term is specifically "Mutual Recognition Agreements," which clearly illustrates the intention and framework for cooperation between states regarding real estate licensure and education.

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6. What determines the order in which liens will be paid off if a property must be sold?

A. Encumbrance type

B. Market value of property

C. Recording date of the liens

D. Debtor's credit score

The order in which liens are paid off when a property is sold is primarily determined by the recording date of the liens. This principle is rooted in the legal concept of "first in time, first in right," meaning that the earliest recorded liens take priority over later ones. Therefore, if multiple liens exist against a property, the ones recorded earlier will be satisfied first from any proceeds of the sale, reflecting their priority status. While encumbrance types, market value, and a debtor's credit score may influence various aspects of real estate transactions, they do not dictate the order of lien payment. The specific chronology of recording offers a clear and orderly framework for addressing financial claims against the property, ensuring that all parties involved understand their rights and the hierarchy of financial obligations tied to the asset.

7. Which entity governs real estate practice in Florida?

A. Florida Department of Education

B. Florida Real Estate Commission

C. Florida Association of Realtors

D. Florida Land Authority

The Florida Real Estate Commission is responsible for governing real estate practice in Florida. This commission oversees the licensing of real estate brokers and sales associates, enforces the state's real estate laws, and establishes rules and regulations that govern the conduct of real estate professionals. Its primary mission is to protect the public interest by ensuring that real estate transactions are conducted fairly and ethically. The commission also has the authority to investigate complaints against licensees and impose disciplinary actions if necessary. In contrast, the Florida Department of Education primarily oversees educational institutions and does not directly regulate real estate practices. The Florida Association of Realtors is a professional organization that focuses on supporting real estate professionals through education, advocacy, and various resources, but it does not have regulatory authority. The Florida Land Authority is involved in the stewardship and management of land resources but does not regulate the practices of real estate professionals. Thus, the Florida Real Estate Commission is the entity specifically tasked with the governance and regulation of real estate practices in the state, making it the correct answer.

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8. What is the required action if a broker is given instructions by a principal that violate the law?

A. Proceed with the instructions

B. Notify the principal

C. Seek legal advice before acting

D. Ignore the instructions

When a broker receives instructions from a principal that violate the law, the required action is to notify the principal. This is important because the broker has a legal and ethical obligation to uphold the law and ensure that the transaction is conducted within legal boundaries. By informing the principal of the illegality of their instructions, the broker can help prevent potential legal issues for both the principal and themselves. This action protects the integrity of the brokerage and ensures that all parties are aware of the legal implications of their transactions. Additionally, notification allows the principal to reconsider their requests and possibly modify their instructions to comply with legal standards. Ultimately, this helps maintain a professional and ethical relationship between the broker and the principal while safeguarding the interests of all involved parties.

9. Which term refers to an individual who is qualified to hold a broker's license but operates as a sales associate?

A. Real Estate Investor

B. Broker Associate

C. Sales Agent

D. Property Manager

The term that best describes an individual who is qualified to hold a broker's license but operates as a sales associate is "Broker Associate." A Broker Associate has met the necessary educational and experience requirements to obtain a broker's license, yet chooses to work under the umbrella of a real estate brokerage as a sales associate rather than running their own brokerage. This role allows them to leverage their advanced qualifications while benefiting from the established framework of a brokerage, such as access to resources, clients, and marketing tools. This distinction is significant in the real estate industry, as it reflects a choice in career path, where the individual may prefer the collaboration and support available in a brokerage environment rather than the full responsibility that comes with operating as a principal broker. It's a common and strategic decision that many licensed brokers make for various reasons, including a desire for stability or to focus primarily on sales rather than management.

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10. What type of liens can be enforced against a property if unpaid tax obligations arise?

A. Vendor's liens

B. Judgment liens

C. Income tax liens

D. Construction liens

The correct answer is income tax liens, which specifically pertain to the enforcement of tax obligations against a property. When an individual fails to pay federal or state income taxes, the government can place a lien on their property. This lien serves as a legal claim against the property, allowing the government to recover the owed taxes. If the tax obligations are not satisfied, the government can enforce the lien by initiating foreclosure proceedings on the property, ultimately leading to the sale of the property to pay off the tax debt. Other types of liens mentioned, such as vendor's liens, judgment liens, and construction liens, have different contexts. Vendor's liens typically arise from the seller's right to retain possession of property until payment is made, often relevant in specific sale transactions. Judgment liens are associated with court judgments resulting from lawsuits and apply to property owned by the debtor as a means of securing payment. Construction liens, also known as mechanic's liens, are filed to ensure that contractors and suppliers are paid for work performed on a property. While they can affect property ownership, they are unrelated to tax obligations.

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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:

https://floridabroker.examzify.com

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

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