HAWAII REAL ESTATE STATE 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. **Which of the following is a benefit of registering land under the Torrens System?**

   A. Lower property taxes

   B. Instant liquidity

   C. Guaranteed title by the state

   D. Reduced closing costs

2. **What percentage of common interest agreement is required to remove a project from the CPR?**

   A. 51%

   B. 60%

   C. 70%

   D. 80%

3. **Can Kama'aina Kokua Realty facilitate a transaction between Seller A and Buyer B if both parties give written consent?**

   A. No, it would be a conflict of interest

   B. Yes, with written consent

   C. Only if the broker is managing both sides

   D. It depends on state laws

4. **In Hawaii, will an easement of necessity be granted if a dominant estate is landlocked?**

   A. Yes, always

   B. No, never

   C. Only if all property owners agree

   D. Depends on specific circumstances

5. **When do tenants have equal rights as the general public during a rental to condominium conversion?**

   A. When not given proper notice

   B. Under the anti-discrimination laws

   C. When they are paying rent

   D. When they have lived there for over two years

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6. Which of the following is NOT considered a customer in a real estate transaction?

A. A potential buyer attending an open house

B. An owner represented by a buyer's agent

C. A potential tenant managed by an agent

D. A buyer engaging an agent for assistance

7. What defines the mutual right to cancel for time share buyers or sellers?

A. 30-day notice period

B. TS7-RoR, a 7-day right of rescission

C. Immediate cancellation upon request

D. Written agreement required

8. Why is the declaration of a condominium development important for owners?

A. It establishes rights and responsibilities of owners

B. It defines construction timelines

C. It outlines taxes to be paid

D. It specifies common area rental fees

9. How much can a spouse claim at the decedent's death under Hawaii's Uniform Probate Code?

A. 1/4 elective share

B. 1/3 elective share for properties sold after July 1, 1977

C. 1/2 elective share

D. 1/3 of all real estate

10. What aspect of a condominium's governance is generally outlined in the declaration?

A. Rules for maintaining personal property

B. The voting rights of owners

C. The penalties for late fees

D. Ownership transfer guidelines

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Answers

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

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Explanations

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1. Which of the following is a benefit of registering land under the Torrens System?

A. Lower property taxes

B. Instant liquidity

C. Guaranteed title by the state

D. Reduced closing costs

Registering land under the Torrens System provides the significant benefit of a guaranteed title by the state. This system simplifies the process of proving property ownership by establishing a clear title that is officially recognized and backed by state authority. Once land is registered under the Torrens System, the title is maintained on a central register, and the government guarantees its accuracy. This eliminates many of the uncertainties associated with traditional title searches, making it easier for property owners to assert their rights and sell or transfer property without the fear of competing claims. The other options are less directly tied to the primary advantage the Torrens System offers. While factors like lower property taxes, instant liquidity, or reduced closing costs can be considerations in real estate transactions, they do not specifically relate to the core benefit of the Torrens System, which is the state's guarantee of title.

2. What percentage of common interest agreement is required to remove a project from the CPR?

A. 51%

B. 60%

C. 70%

D. 80%

To remove a project from a Condominium Property Regime (CPR) in Hawaii, it is necessary to obtain the approval of 80% of the interest in the common elements. This high threshold is designed to ensure that a significant majority of owners agree to the decision, reflecting the importance of maintaining consensus among community members in a shared ownership arrangement. This requirement underscores the need for a strong majority to make such a substantial change, which is protective of individual owners' interests and the overall integrity of the property. It helps prevent a minority from being able to unilaterally alter the framework under which the community functions, thereby securing the rights and investments of all owners involved. Additionally, the requirement for an 80% approval makes it more challenging to dissolve or alter the CPR structure, emphasizing the commitment involved in creating a common interest community.

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3. Can Kama'aina Kokua Realty facilitate a transaction between Seller A and Buyer B if both parties give written consent?

A. No, it would be a conflict of interest

B. Yes, with written consent

C. Only if the broker is managing both sides

D. It depends on state laws

The option stating that Kama'aina Kokua Realty can facilitate a transaction between Seller A and Buyer B with both parties' written consent is correct because it adheres to the principles of agency and disclosure in real estate transactions. In real estate, a broker or a real estate agency is permitted to act as an intermediary in transactions, especially if they receive clear, informed consent from all parties involved. Written consent is crucial because it helps ensure that both the seller and the buyer understand the role of the agency and the implications of having a dual agency situation where one broker represents both sides. This process promotes transparency and protects the interests of all parties by ensuring that they are aware of any potential conflicts of interest. In many jurisdictions, including Hawaii, the rules around dual agency require that full disclosure is made, and both parties must agree in writing to proceed under this arrangement. This is designed to protect the clients as the agency must maintain impartiality and confidentiality for both parties during the transaction. By having both Seller A and Buyer B consent to the broker's involvement, the transaction can move forward legally and ethically. The other responses may imply restrictions that are not in line with the practice of real estate, particularly regarding the need for written consent, which is often a vital

4. In Hawaii, will an easement of necessity be granted if a dominant estate is landlocked?

A. Yes, always

B. No, never

C. Only if all property owners agree

D. Depends on specific circumstances

An easement of necessity is typically granted in situations where a dominant estate is landlocked, meaning it has no legal access to a public road or way. The rationale behind this type of easement is to ensure that a landowner does not suffer from being completely landlocked, as this would deprive them of the use and value of their property. In Hawaii, as in many jurisdictions, the courts recognize that it is essential for a landowner to have reasonable access to their property. Therefore, if a property is landlocked, an easement of necessity may be established to allow access to the nearest public road, provided that there is a valid dominant estate that requires access. However, it's important to note that the granting of an easement of necessity is generally not automatic and could depend on various legal considerations, such as prior use, the historical context of the properties involved, and the implication of various easement rights. While it is aligned with the principle that homeowners should not lose the utility of their land, the specifics of each case can yield different outcomes based on state laws and local ordinances. Hence, this makes the assertion that easements of necessity are granted "always" when a dominant estate is landlocked somewhat misleading. It does not account

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5. When do tenants have equal rights as the general public during a rental to condominium conversion?

A. When not given proper notice

B. Under the anti-discrimination laws

C. When they are paying rent

D. When they have lived there for over two years

Tenants have equal rights as the general public during a rental to condominium conversion under the anti-discrimination laws. These laws are designed to ensure that individuals are treated fairly and without bias when it comes to housing and rental opportunities. This means that regardless of their status as tenants, they should not face any discriminatory practices that would restrict their rights to access housing, including during the conversion from rental properties to condominiums. While proper notice is indeed crucial in the context of rental agreements and conversions, it does not directly equate to the broader rights enjoyed under anti-discrimination laws. Furthermore, paying rent establishes a tenant's relationship with a property but does not confer additional rights beyond those laid out by law. Living in a property for a set period, such as two years, may affect specific tenant protections or benefits but also does not address the equal treatment as dictated by anti-discrimination regulations. Therefore, understanding the significance of anti-discrimination laws is key to recognizing tenant rights in situations involving rental to condominium conversions.

6. Which of the following is NOT considered a customer in a real estate transaction?

A. A potential buyer attending an open house

B. An owner represented by a buyer's agent

C. A potential tenant managed by an agent

D. A buyer engaging an agent for assistance

In a real estate transaction, a customer is typically defined as someone who is not represented by a licensed agent but is still engaged in a transaction. This individual benefits from the services provided by the agent and can receive information and assistance without a fiduciary relationship being established. When a buyer engages an agent for assistance, they enter into a formal agency relationship, which means the agent owes them fiduciary duties such as loyalty, confidentiality, and full disclosure. This relationship distinguishes the buyer as a client rather than a customer. Clients are entitled to a higher level of service and representation compared to customers. On the other hand, a potential buyer attending an open house, an owner represented by a buyer's agent, and a potential tenant managed by an agent are all classified as customers in this context. They are seeking information and assistance in the transaction but do not have the same level of representation that clients have. Therefore, engaging an agent for assistance denotes a client relationship, making it the correct choice that is not considered a customer in a real estate transaction.

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7. What defines the mutual right to cancel for time share buyers or sellers?

A. 30-day notice period

B. TS7-RoR, a 7-day right of rescission

C. Immediate cancellation upon request

D. Written agreement required

The mutual right to cancel for timeshare buyers or sellers is specifically defined by the TS7-RoR, or the 7-day right of rescission. This provision allows buyers a window of seven days from the date of purchase to reconsider their decision and cancel the contract without penalty. This is a consumer protection measure that ensures buyers have the opportunity to fully evaluate their purchase before being bound by it, thereby providing a safeguard against impulsive decisions. In situations where this right is in place, buyers must be informed of their ability to exercise this right during the sales process. This rescission period is standard in many real estate transactions involving timeshares, underscores the importance of consumer awareness, and helps maintain fairness in the marketplace. The other options do not represent the established timeframe for rescinding a timeshare agreement. A 30-day notice period is generally associated with different types of contracts or lease agreements, immediate cancellations may not be feasible or recognized legally, and while a written agreement can be relevant in real estate transactions, it does not specifically define the right to cancel in the context of timeshare purchases. Hence, TS7-RoR accurately captures the specific and legally defined right to cancel for timeshare buyers or sellers.

8. Why is the declaration of a condominium development important for owners?

A. It establishes rights and responsibilities of owners

B. It defines construction timelines

C. It outlines taxes to be paid

D. It specifies common area rental fees

The declaration of a condominium development is a critical document as it establishes the rights and responsibilities of the owners within the condominium community. This legal framework is essential for defining how the property is maintained, how decisions are made regarding common areas, and what obligations owners have toward shared aspects of the property. Owners must adhere to the stipulations laid out in the declaration, which often includes policies on usage of common areas, maintenance contributions, and guidelines on modifications within individual units. By clearly defining these elements, the declaration fosters a cooperative living environment and ensures that all owners understand their entitlements and obligations, contributing to the overall harmony and operational effectiveness of the condominium association. While other options may address relevant aspects of property management, such as taxes or rental fees, the primary function of the declaration is to ensure that rights and responsibilities are clearly articulated, thus making option A the most crucial and encompassing choice regarding its importance for owners in a condominium development.

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9. How much can a spouse claim at the decedent's death under Hawaii's Uniform Probate Code?

A. 1/4 elective share

B. 1/3 elective share for properties sold after July 1, 1977

C. 1/2 elective share

D. 1/3 of all real estate

In Hawaii, under the Uniform Probate Code, a surviving spouse has the right to claim an elective share from the decedent's estate. This elective share is intended to ensure that the surviving spouse receives a fair portion of the deceased spouse's assets, particularly to protect against them being completely disinherited. The correct claim is based on the law that provides the surviving spouse with an elective share of one-third of the decedent's net estate, which is applicable to properties sold after July 1, 1977. This date is significant as it marks the point at which Hawaii's elective share statutes underwent reform. The elective share is calculated based on the total value of the estate after deducting debts and other obligations, ensuring that the spouse receives a meaningful benefit. Understanding this legal framework is crucial for navigating estate matters in Hawaii, as it underscores the importance of a spouse's rights in inheritance and serving to protect family interests during the probate process.

10. What aspect of a condominium's governance is generally outlined in the declaration?

A. Rules for maintaining personal property

B. The voting rights of owners

C. The penalties for late fees

D. Ownership transfer guidelines

The voting rights of owners is a critical aspect of a condominium's governance that is typically outlined in the declaration. The declaration serves as the foundational document for a condominium association, detailing the rights and responsibilities of unit owners as well as the governance structure of the association itself. Within this document, provisions are made regarding how many votes each owner has, the process for voting on community matters, and how decisions are to be made regarding the operation of the condominium. This is essential for ensuring that all owners have a clear understanding of their influence in community decisions, which promotes transparency and helps maintain order within the governance framework of the condominium. The other aspects mentioned, while relevant to the operation of a condominium, are not typically covered in the declaration in the same direct way as voting rights. Personal property maintenance rules may fall under community bylaws or specific house rules rather than the declaration. Similarly, penalties for late fees and guidelines for ownership transfers are generally detailed in the association's bylaws or policies formulated by the board of directors, rather than being primary content of the declaration itself.

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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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