

# Real Estate Broker Practice Exam Free

## Annex2 - PRACTICE TEST FOR BROKER'S EXAM (100Q)

1. A former natural born Filipino citizen can acquire not more than 6 hectares of land for business use at rural areas under:  
a. S.P. 185      **b. R.A. 7042**      c. R.A. 7652      d. None of the above
2. A foreigner married to a Filipino can acquire real property in the Philippines in the following ways, except --  
a. By hereditary succession      b. Acquired under the 1935 Constitution  
c. Acquire not more than 40% interest in a condominium      **d. Purchase real property from his legal spouse**
3. The following is not an exercise of the State's power to restrict private ownership rights involuntarily --  
a. Eminent domain      b. Expropriation      c. Taxation      **d. Land banking**
4. The legal right of a tenant to the fruits of his work on a piece of land --  
a. Legal fruits      b. Lease rights      **c. Emblements**      d. Profit share
5. The law or order that establishes the Family Code --  
a. Act 496      b. R.A. 386      **c. E.O. 209**      d. P.D. 1529
6. If the current of a river, creek, or torrent segregates from an estate on its banks a known portion of land and transfers it to another estate, who will own the segregated portion?  
a. It is owned by the recipient lot because the land was deposited by avulsion.  
b. It shall immediately be brought to court for adjudication.  
c. It may be claimed by the owner of the source of the land by extending the boundary of his property.  
**d. The owner of the land to which the segregated portion belonged retains ownership of it, provided he removes it within 2 years.**
7. The free portion of an estate can be given away gratuitously only by the --  
a. **The decedent**      b. The decedent's spouse      c. The heirs      d. Administrator
8. An owner whose land abuts a river:  
a. Patrimonial owner      b. Accession owner      c. Riverside owner      **d. Riparian owner**
9. The duty to cooperate with government in protecting the public from deceptive and unfair practices of unlicensed practitioners is part of the code of conduct in relation to --  
a. Government      **b. Public**      c. Fellow Practitioners      d. Client
10. In the event of a controversy with a fellow broker, the practitioner shall first --  
a. Complain at HLURB      b. Complain with PRC      **c. Agree to arbitration**      d. None of the above
11. The following conduct is in relation to the Public --  
**a. Ensuring the highest and best use of land**  
b. Refusing to pay, split or rebate commission, fee or valuable consideration to non-licensed brokers  
c. Charging only such fees or commissions that are fair and reasonable  
d. Avoiding controversy with fellow practitioners
12. The following conduct is in relation to the Public --  
**a. Keeping a separate bank account for moneys received in trust**  
b. Pledging to promote the interest of his Client and all other clients;  
c. Giving testimony in court in the most unbiased, honest and truthful manner;  
d. Not criticizing another broker publicly
13. RE SA Law was enacted on --  
a. July 21, 2010      **b. June 29, 2009**      c. May 24, 2010      d. None of the above
14. Additional qualifications for those applying to take the board exam for Real Estate Consultant --  
a. 10 years experience as a licensed broker      b. 5 years experience as a licensed appraiser  
**c. Any of the above**      d. None of the above
15. The following are exempted from obtaining a real estate broker's license, except --  
a. Selling one's personal home to a buyer  
**b. Developers who employ salespersons**  
c. A receiver or trustee assigned by the court to dispose property  
d. A person with a special power of attorney to sell property without any fee
16. Real estate salespersons employed by a licensed broker are not required to --  
a. **Submit a certificate of registration with BIR**      b. Have at least 2 years college education  
c. Undergo training of at least 12 credit units      d. Apply for accreditation with PRC as a salesperson
17. The HLURB Resolution that provides guidelines for registration of dealers and brokers --  
a. Res. 922      **b. Res. 921**      c. Res. 910      d. None of the above
18. If involved in selling projects of developers, the following is required, except --  
a. Be a licensed broker with PRC and register with HLURB  
b. Pay a performance bond for P20,000 at PRC and P5,000 at HLURB  
**c. Submit a list of salespersons supervised**  
d. Show a letter of accreditation or authority from a developer
19. The penalty annual interest rate on unpaid real property tax is --

Real estate broker practice exam free resources are invaluable tools for aspiring real estate professionals looking to pass their licensing exams. As the real estate industry continues to grow and evolve, having a solid understanding of the concepts and regulations governing this field is essential. In this article, we will explore what a real estate broker practice exam entails, its importance, the best resources available for free, and tips on how to maximize your study efforts.

## Understanding the Real Estate Broker Practice Exam

A real estate broker practice exam is designed to mimic the structure and content of the actual licensing

exam. These practice exams typically cover a wide range of topics essential for real estate brokers, including:

- Real Estate Principles: Understanding property rights, ownership types, and real estate terminology.
- Real Estate Law: Familiarity with state-specific regulations, contracts, agency laws, and fair housing laws.
- Finance and Valuation: Knowledge of mortgages, property valuation methods, and investment analysis.
- Marketing and Management: Skills related to property marketing, client management, and negotiation tactics.

The practice exam serves several purposes, including familiarizing candidates with the exam format, identifying areas of weakness, and building confidence.

## **Importance of Taking a Practice Exam**

Taking a real estate broker practice exam has multiple benefits, including:

### **1. Assessment of Knowledge**

A practice exam allows candidates to assess their understanding of the material. By taking these tests, you can identify which areas you are strong in and which require more study.

### **2. Familiarization with Exam Format**

Understanding the structure of the actual exam is crucial. Practice exams often reflect the number of questions, time constraints, and question types, helping candidates feel more comfortable on test day.

### **3. Building Confidence**

Regularly taking practice exams can help build confidence. The more you practice, the more you'll feel prepared and less anxious about the actual test.

### **4. Time Management Skills**

Practice exams help you develop time management skills. Knowing how to pace yourself during the exam can significantly impact your performance.

# Where to Find Free Real Estate Broker Practice Exams

Fortunately, there are numerous resources available online where aspiring brokers can find real estate broker practice exam free materials. Here are some of the most reliable sources:

## 1. State Real Estate Commission Websites

Many state real estate commissions provide free practice exams tailored to their specific licensing requirements. These resources are particularly valuable as they reflect the laws and regulations applicable in your area.

## 2. Educational Websites

Several educational websites offer free practice exams and quizzes, including:

- Real Estate Express
- Kaplan
- The CE Shop
- Real Estate Exam Scholar

These platforms often provide a range of practice questions, explanations, and tips.

## 3. Online Forums and Study Groups

Joining online forums or social media groups focused on real estate education can help you find shared practice exams. Experienced brokers and fellow students often share resources and tips that can be beneficial.

## 4. YouTube and Educational Videos

YouTube hosts numerous educational channels that provide insights into real estate topics and practice questions. Some channels even offer full-length practice exams that you can take alongside their instructional videos.

## Tips for Maximizing Your Practice Exam Experience

Taking a practice exam is only one part of preparing for your real estate broker licensing test. Here are some tips to help you enhance your study routine:

## **1. Create a Study Schedule**

Set aside dedicated time for studying. A structured schedule helps ensure that you cover all necessary topics without cramming at the last minute.

## **2. Take Multiple Practice Exams**

Don't rely on just one practice exam. Taking multiple exams exposes you to a wider range of questions and topics, enhancing your overall knowledge.

## **3. Review Correct and Incorrect Answers**

After completing a practice exam, take time to review your answers. Understand why you got a question wrong and revisit the concepts related to that question.

## **4. Focus on Weak Areas**

Use the results of your practice exams to identify weak areas. Spend additional time studying those topics to build your confidence and knowledge.

## **5. Use Flashcards**

Creating flashcards for important terms, laws, and concepts can reinforce your memory. Flashcards are a great way to quiz yourself and retain information.

## **6. Join a Study Group**

Consider joining a study group with fellow candidates. Collaborating with others can provide new insights and enhance your understanding of complex topics.

## **7. Stay Informed About Industry Changes**

Real estate laws and practices can change, so make sure you're up-to-date with the latest information. Follow industry news and updates that may impact your exam.

## **Conclusion**

In conclusion, utilizing real estate broker practice exam free resources is an essential part of preparing for

your licensing exam. By understanding the importance of practice exams, knowing where to find them, and implementing effective study strategies, you can significantly improve your chances of passing the exam on your first attempt. The road to becoming a licensed real estate broker may seem daunting, but with dedication, preparation, and the right resources, you can achieve your goal and embark on a rewarding career in real estate. Remember, consistent practice and a thorough understanding of the material are key to your success.

## **Frequently Asked Questions**

### **What is a real estate broker practice exam?**

A real estate broker practice exam is a test designed to help individuals prepare for the real estate broker licensing exam, covering essential topics such as property laws, market trends, and ethical practices.

### **Where can I find free real estate broker practice exams?**

Free real estate broker practice exams can typically be found on educational websites, real estate association sites, and exam preparation platforms that offer resources for aspiring brokers.

### **How do I effectively use a practice exam to study for my broker's license?**

To effectively use a practice exam, take it under timed conditions to simulate the actual test environment, review your answers thoroughly, and focus on areas where you struggled to improve your understanding.

### **Are free practice exams as reliable as paid ones?**

While free practice exams can be useful for study, they may not always be as comprehensive or up-to-date as paid versions. It's important to cross-reference with reputable study materials.

### **What topics are commonly covered in real estate broker practice exams?**

Common topics include real estate laws, contract management, agency relationships, property valuation, financing, and ethical considerations in real estate transactions.

### **Can taking a practice exam improve my chances of passing the broker licensing exam?**

Yes, taking practice exams can significantly improve your chances of passing by helping you identify knowledge gaps, familiarize yourself with exam formats, and build confidence in your test-taking skills.

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