PRINTABLE CONTRACTS SHEET

Florida contracts and FR/BAR exam quick reference

An exam-recognition sheet for Florida contract categories, FR/BAR and FAR/BAR wording, As Is clues, escrow timing, contingencies, and deadline traps.

CONTRACT STATUS | DATE CLUE | SCOPE GUARD

CONTRACT TYPE

Contract status

Void, voidable, unenforceable, executed, and executory are not interchangeable.

FR/BAR CLUE

Date clue

FR/BAR and FAR/BAR both point to Florida Realtors/Florida Bar contract materials.

SCOPE GUARD

Scope guard

On the exam, sales associates use approved forms and broker supervision. They do not draft legal clauses.

Contract category map

CONTRACT CLUE	EXAM MEANING	TRAP
Valid	Legally enforceable if all required elements are present	Valid does not mean fully performed
Void	No legal effect from the beginning	Do not treat it as cancelable by one party only
Voidable	One protected party may enforce or cancel	Not automatically void
Unenforceable	Valid elements may exist, but court enforcement is blocked	Statute of frauds is a common clue
Bilateral	Promise for promise	Most sale contracts fit here
Unilateral	Promise for performance	Option contract clue
Executed	Fully performed	Not merely signed
Executory	Performance still remains	Signed before closing usually points here

FR/BAR recognition map

FR/BAR EXAM CLUE	RECOGNIZE	EXAM-SAFE REMINDER
FR/BAR or FAR/BAR	Florida Realtors/Florida Bar residential contract family	Both spellings appear in searches and study materials
As Is	Buyer usually has an inspection/cancellation window if written in the stem	Do not assume seller repair duty from the label alone
Effective date	The date used to start many contract timelines	Watch if the stem gives signing, delivery, or acceptance facts
Escrow deposit	Deposit terms are contract facts, then escrow rules may apply	Contract date and receipt date can be different
Financing	Loan approval, appraisal, and financing contingency facts can control	Do not answer from mortgage math alone
Inspection	Inspection period wording controls the buyer's option in the stem	Do not give real-world advice beyond the exam facts
Riders/addenda	Extra forms can change the basic contract result	Follow the rider if the stem says it modifies the contract

Worked examples

STEM CLUE	RECOGNITION SETUP	EXAM-SAFE ANSWER
Buyer and seller sign, closing is next month	Contract status	Executory because performance remains
Minor signs a purchase contract	Voidable clue	Protected party may cancel or enforce
Option contract	Promise for performance	Unilateral contract pattern
As Is contract with inspection window	FR/BAR clue	Follow the inspection period facts in the stem

QUICK SELF-TEST

Can you classify the contract clue cold?

Cover the answer key first. If you miss two or more, do not reread the whole sheet. Drill the family that caused the miss.

MORE PRACTICE: PASSFLORIDAREALESTATE.COM/TRY-A-QUESTION

1 **WARM-UP**
A contract is fully performed by both parties. What status word fits?

2 **STATUS CHECK**
A buyer signs a purchase contract but closing has not happened. Executed or executory?

3 **VOIDABLE CLUE**
One protected party may enforce or cancel the agreement. What contract status is this?

4 **FR/BAR CLUE**
An As Is stem gives a 10-day inspection period. Should you ignore the inspection facts?

5 **SCOPE TRAP**
A sales associate wants to draft a custom legal clause for a buyer. What is the exam-safe move?

ANSWER KEY: DECISION AND TRAP

1 **Answer: Executed**
Executed means fully performed, not merely signed.

2 **Answer: Executory**
Some performance remains until closing.
Trap watch: signed is not the same as fully performed.

3 **Answer: Voidable**
Voidable gives a choice to the protected party.
Do not call it void unless it has no legal effect from the beginning.

4 **Answer: No**
Use the inspection period facts the stem gives.
As Is does not automatically erase inspection or cancellation rights in the stem.

5 **Answer: Do not draft legal language**
Use approved forms, broker supervision, and legal counsel when legal drafting is needed.
Trap watch: exam contract recognition is not permission to give legal advice.

Wrong-answer traps

TRAP	WRONG ANSWER PATTERN	REPAIR
Legal advice	Choosing an answer where the sales associate drafts new legal language	Use approved forms and broker supervision in exam framing
Deadline drift	Counting from the wrong date	Find effective date, receipt date, or stated deadline
As Is overreach	Assuming As Is means no inspection rights	Read the inspection/cancellation facts in the stem
Escrow confusion	Starting escrow timing from contract signing every time	Use receipt when the rule is about broker-held funds
Contract status	Calling a signed pre-closing contract executed	If closing has not happened, performance remains

Sources: DBPR Real Estate Sales Associate Candidate Information Booklet, Florida Administrative Code Rule 61J2-2.029, Florida Statutes Chapters 475 and 689, Florida Realtors/Florida Bar residential contract materials, and Pearson VUE Florida Real Estate testing page. This PDF is exam preparation only, not legal, brokerage, title, closing, contract-drafting, or professional advice.

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