

Florida real estate practice test

A printable 20-question Florida practice test with an answer key and explanations, spanning brokerage, contracts, relationships, finance, property, appraisal, and math.

20 QUESTIONS, TWO PARTS

COVER THE KEY, TIME YOURSELF

STRONG SCORE: 15 OF 20

20 QUESTIONS

Two parts

Ten law and practice questions, then ten math questions, each with a worked answer key and a trap note.

SELF-SCORE

Against 75

A strong practice score is 15 of 20 or better, which mirrors the 75-out-of-100 passing line on the real exam.

NEXT STEP

Then go timed

A printed test cannot time you, hide answers, or target weak areas. Move to timed online practice after.

How to use this practice test

Set a 25-minute timer and answer all 20 questions before checking anything.

Cover the answer key and commit to a choice on each question first.

Score yourself: 15 of 20 or better is a strong sign you are ready.

Read the trap note on every miss, then drill that topic until it is automatic.

Treat this as a starting point, then move to timed online practice for the full exam feel.

QUICK SELF-TEST

Part I: Law and practice (10 questions)

Cover the answer key, answer all 10, then check your work and read the trap note on every miss.

More practice: passfloridarealestate.com/practice-questions

- 1 BROKERAGE**
A sales associate receives a \$5,000 earnest money deposit on Tuesday. By when must the broker deposit it into escrow? (A) Same day (B) End of the next business day (C) End of the third business day (D) Within 7 calendar days
- 2 CONTRACTS**
A 17-year-old signs a contract to buy a condo. The contract is: (A) Void (B) Voidable by the minor (C) Voidable by the seller (D) Fully enforceable
- 3 RELATIONSHIPS**
Which duty does a single agent owe that a transaction broker does not? (A) Dealing honestly and fairly (B) Accounting for funds (C) Loyalty (D) Skill, care, and diligence
- 4 MORTGAGES**
A loan guaranteed by the federal government for eligible veterans is a: (A) FHA loan (B) VA loan (C) Conventional loan (D) Conforming loan
- 5 PROPERTY RIGHTS**
Which ownership form is the most complete and lasts for an indefinite duration? (A) Life estate (B) Estate for years (C) Fee simple absolute (D) Leasehold
- 6 APPRAISAL**
Which approach best values a church with no comparable sales or rental income? (A) Sales comparison (B) Income (C) Cost (D) Gross rent multiplier
- 7 TITLES AND DEEDS**
Which deed gives the grantee the greatest protection? (A) Quitclaim (B) Special warranty (C) General warranty (D) Bargain and sale
- 8 LICENSE LAW**
How many members serve on the Florida Real Estate Commission? (A) Five (B) Seven (C) Nine (D) Eleven
- 9 ADVERTISING**
An online ad lists the property and the associate's name but not the brokerage firm name. This is: (A) A permitted ad (B) A blind ad that violates Florida rules (C) Allowed only on social media (D) Allowed if the price is shown
- 10 FAIR HOUSING**
Which is NOT a protected class under the federal Fair Housing Act? (A) Familial status (B) National origin (C) Marital status (D) Disability

ANSWER KEY: CORRECT CHOICE AND WHY

- 1 C. End of the third business day**
FREC rules require the broker to deposit escrow funds no later than the end of the third business day after the associate receives them.
Option B is the associate-to-broker handoff deadline, not the broker's escrow deposit deadline.
- 2 B. Voidable by the minor**
A minor's contract is voidable at the minor's option; the adult party cannot escape it on the basis of the minor's age.
Void (A) would mean no contract ever formed, which is not the case here.
- 3 C. Loyalty**
Loyalty is one of the nine single-agent duties and is not owed by a transaction broker.
A, B, and D are owed under both relationships, which is what makes them distractors.
- 4 B. VA loan**
VA loans are guaranteed by the Department of Veterans Affairs for eligible veterans.
FHA loans (A) are insured, not guaranteed, and are not limited to veterans.
- 5 C. Fee simple absolute**
Fee simple absolute is the highest, most complete form of ownership, indefinite and inheritable.
A life estate (A) ends at a death; an estate for years (B) has a fixed end date.
- 6 C. Cost approach**
The cost approach fits special-purpose properties like churches: land plus the depreciated cost to rebuild.
Sales comparison and income approaches lack the data special-purpose properties rarely provide.
- 7 C. General warranty deed**
A general warranty deed warrants title against all defects, including those that arose before the grantor owned the property.
A quitclaim deed (A) offers the least protection, conveying only whatever interest the grantor may have.
- 8 B. Seven**
FREC has seven members: four licensed brokers, one broker or sales associate, and two consumer members, with at least one member 60 or older.
Five and nine are common distractors for state commission sizes.
- 9 B. A blind ad that violates Florida rules**
All Florida real estate advertising, including internet and social media, must include the licensed brokerage firm name.
The medium does not matter; the brokerage name is required everywhere.
- 10 C. Marital status**
The federal protected classes are race, color, religion, sex, national origin, familial status, and disability. Marital status is not one of them.
Marital status is protected in some other contexts, which makes it a tempting wrong answer.

QUICK SELF-TEST**Part 2: Real estate math (10 questions)**

Use a basic calculator, write your setup, then check the worked answer key below.

More math: passfloridarealestate.com/math-drill

- 1 COMMISSION**
A \$360,000 sale has a 6% commission split 50/50 between brokers; the selling associate gets 70% of the selling broker's share. The associate earns: (A) \$7,560 (B) \$10,800 (C) \$15,120 (D) \$21,600
- 2 LOAN-TO-VALUE**
A home sells for \$295,000 with a \$250,750 loan. The loan-to-value is, and private mortgage insurance typically: (A) 85%, required (B) 85%, not required (C) 15%, not required (D) 90%, required
- 3 PRORATION**
Annual taxes are \$5,475, unpaid, closing June 1, the seller owns the closing day, 365-day method. The seller owes: (A) \$2,265 (B) \$2,280 (C) \$2,295 (D) \$3,195
- 4 DOCUMENTARY STAMPS**
Deed documentary stamps on a \$450,000 sale in a standard Florida county are: (A) \$1,575 (B) \$3,150 (C) \$3,600 (D) \$4,500
- 5 INTANGIBLE TAX**
The nonrecurring intangible tax on a new \$360,000 Florida mortgage is: (A) \$126 (B) \$720 (C) \$1,260 (D) \$2,520
- 6 CAP RATE**
An income property has a net operating income of \$63,000 and a 7% market cap rate. Its value is: (A) \$9,000 (B) \$90,000 (C) \$441,000 (D) \$900,000
- 7 MILLAGE**
A property's taxable value is \$240,000 and the combined millage is 19.5 mills. The annual tax is: (A) \$468 (B) \$4,680 (C) \$4,860 (D) \$46,800
- 8 AREA**
A lot measures 250 feet by 435.6 feet. Its size in acres is: (A) 2.0 (B) 2.5 (C) 3.0 (D) 25
- 9 LEGAL DESCRIPTIONS**
How many acres are in the NW 1/4 of the SE 1/4 of a section? (A) 10 (B) 20 (C) 40 (D) 160
- 10 APPRECIATION**
A \$280,000 home appreciates 5% per year straight-line for 4 years. Its value at year 4 is: (A) \$294,000 (B) \$336,000 (C) \$340,452 (D) \$56,000

ANSWER KEY: SETUP AND MATH

- 1 A. \$7,560**
 $\$360,000 \times 0.06 = \$21,600$; $\times 0.50 = \$10,800$; $\times 0.70 = \$7,560$.
D is the total commission, B the broker's share, C is 70% of the total.
- 2 A. 85%, PMI typically required**
 $\$250,750 / \$295,000 = 0.85$. Conventional loans above 80% LTV typically require private mortgage insurance.
C reports the down-payment percentage instead of the loan-to-value.
- 3 B. \$2,280**
 $\$5,475 / 365 = \15.00 per day; January 1 through June 1 = 152 days; $152 \times \$15 = \$2,280$.
A counts 151 days and forgets the seller owns the closing day.
- 4 B. \$3,150**
 $\$450,000 / 100 = 4,500$; $4,500 \times 0.70 = \$3,150$.
Using the \$0.35 mortgage rate instead of the \$0.70 deed rate halves the answer.
- 5 B. \$720**
 $\$360,000 \times 0.002 = \720 . The intangible tax is 2 mills on the loan amount.
Mixing it with the \$0.35-per-\$100 mortgage stamp gives \$1,260 (option C).
- 6 D. \$900,000**
Value = net operating income / cap rate = $\$63,000 / 0.07 = \$900,000$.
Dividing by 7 instead of 0.07 gives \$9,000.
- 7 B. \$4,680**
 $\$240,000 \times 19.5 / 1,000 = \$4,680$.
Dividing by 100 instead of 1,000 gives \$46,800.
- 8 B. 2.5 acres**
 $250 \times 435.6 = 108,900$ square feet; $108,900 / 43,560 = 2.5$ acres.
Forgetting the 43,560 square feet per acre conversion.
- 9 C. 40 acres**
 $1/4 \times 1/4 = 1/16$; $1/16 \times 640 = 40$ acres.
Dropping a fraction or using the wrong section size.
- 10 B. \$336,000**
 $\$280,000 \times 0.05 \times 4 = \$56,000$ appreciation; $\$280,000 + \$56,000 = \$336,000$.
C is the compound result; D is the appreciation amount only.

After this practice test

A printed test cannot time you, hide answers while you work, or target weak areas. Next, take the free timed practice exam at passfloridarealestate.com/practice-exam, then drill weak areas in the Pass Florida app.

Sources: DBPR Real Estate Sales Associate Candidate Information Booklet, Florida Administrative Code Rule 61J2-2.029, Florida Statutes Chapters 475 and 760 where applicable, HUD fair housing guidance where applicable, and Pearson VUE Florida Real Estate testing page. For exam prep only, not legal, licensing, brokerage, lending, tax, appraisal, or professional advice.