

# Real Estate Exam STUDY GUIDE

## Hello, future real estate agent!

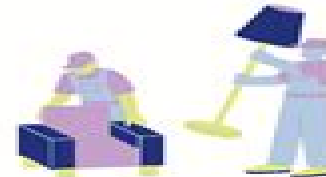
The following document is a comprehensive study guide designed to help you master the information needed to pass the national portion of the real estate exam

### REAL PROPERTY

- the most comprehensive form of realty
- combines all land, real estate, and all legal rights and benefits that attach to the ownership
- land: starts from the core of the earth upward in the shape of a cone including the subsurface, surface, and airspace
- Fructus Naturales: any permanent, naturally grown structures attached to land
  - trees, minerals, water
- when a buyer purchases *real property* they incur the **Bundle of Rights**
  - Right of Possession
  - Right of Control
  - Right of Enjoyment or Use
  - Right to Exclude
  - Right of Disposal (mortgage, sell, or lease)
- Includes *Incorporeal Appurtenance*: adding greater enjoyment for the owner
  - Right of way, water rights, easements
- *fixtures*: also known as "improvements" are articles that were once personal property but have been attached to real property in a permanent way
- It is not required that an item be immovable to qualify as realty
  - house keys are Realty
- ownership of Realty is transferred through a **deed**: a written document by which a grantor conveys and transfers an ownership interest to a grantee, the deed is only valid when in writing

### PERSONAL PROPERTY

- any tangible or intangible objects that are *movable* from one location to another
  - also known as *chattel*
- transferred with Bill of Sale
- *Emblements*: any crop that is planted and grown by humans



# Real Estate Agent Study Guide

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## **Table of Contents Real Estate Agent Study Guide**

1. Understanding the eBook Real Estate Agent Study Guide
  - The Rise of Digital Reading Real Estate Agent Study Guide
  - Advantages of eBooks Over Traditional Books
2. Identifying Real Estate Agent Study Guide
  - Exploring Different Genres
  - Considering Fiction vs. Non-Fiction
  - Determining Your Reading Goals
3. Choosing the Right eBook Platform
  - Popular eBook Platforms
  - Features to Look for in an Real Estate Agent Study Guide
  - User-Friendly Interface
4. Exploring eBook Recommendations from Real Estate Agent Study Guide
  - Personalized Recommendations
  - Real Estate Agent Study Guide User Reviews and Ratings
  - Real Estate Agent Study Guide and Bestseller Lists

5. Accessing Real Estate Agent Study Guide Free and Paid eBooks
  - Real Estate Agent Study Guide Public Domain eBooks
  - Real Estate Agent Study Guide eBook Subscription Services
  - Real Estate Agent Study Guide Budget-Friendly Options
6. Navigating Real Estate Agent Study Guide eBook Formats
  - ePub, PDF, MOBI, and More
  - Real Estate Agent Study Guide Compatibility with Devices
  - Real Estate Agent Study Guide Enhanced eBook Features
7. Enhancing Your Reading Experience
  - Adjustable Fonts and Text Sizes of Real Estate Agent Study Guide
  - Highlighting and Note-Taking Real Estate Agent Study Guide
  - Interactive Elements Real Estate Agent Study Guide
8. Staying Engaged with Real Estate Agent Study Guide
  - Joining Online Reading Communities
  - Participating in Virtual Book Clubs
  - Following Authors and Publishers Real Estate Agent Study Guide
9. Balancing eBooks and Physical Books Real Estate Agent Study Guide
  - Benefits of a Digital Library
  - Creating a Diverse Reading Collection Real Estate Agent Study Guide
10. Overcoming Reading Challenges
  - Dealing with Digital Eye Strain
  - Minimizing Distractions
  - Managing Screen Time
11. Cultivating a Reading Routine Real Estate Agent Study Guide
  - Setting Reading Goals Real Estate Agent Study Guide
  - Carving Out Dedicated Reading Time
12. Sourcing Reliable Information of Real Estate Agent Study Guide
  - Fact-Checking eBook Content of Real Estate Agent Study Guide
  - Distinguishing Credible Sources
13. Promoting Lifelong Learning

- Utilizing eBooks for Skill Development
- Exploring Educational eBooks

#### 14. Embracing eBook Trends

- Integration of Multimedia Elements
- Interactive and Gamified eBooks

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