

# 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
  - o trees, minerals, water
- when a buyer purchases real property they incur the Bundle of Rights
  - o Right of Possession
  - o Right of Control
  - Right of Enjoyment or Use
  - Right to Exclude
  - o Right of Disposal (mortgage, sell, or lease)
- Includes Incorporeal Appurtenance: adding greater enjoyment for the owner
  - o Right of way, water rights, easements
- fixtures: also knows 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
  - o 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 Exam Study Guide**

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