



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



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Table of Contents Real Estate Exam Study Guide

1. Understanding the eBook Real Estate Exam Study Guide
 - The Rise of Digital Reading Real Estate Exam Study Guide
 - Advantages of eBooks Over Traditional Books
2. Identifying Real Estate Exam 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 Exam Study Guide
 - User-Friendly Interface
4. Exploring eBook Recommendations from Real Estate Exam Study Guide
 - Personalized Recommendations
 - Real Estate Exam Study Guide User Reviews and Ratings
 - Real Estate Exam Study Guide and Bestseller Lists
5. Accessing Real Estate Exam Study Guide Free and Paid eBooks

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