



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



Study Guide New York Real Estate Exam

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New York Real Estate Exam Z. R. Learning,2015-05-27 This book is the only one you will need to pass the New York Real Estate Sales Exam We give you all of the knowledge you will need by spelling out the principles and concepts covered on the exam and then most importantly drilling it home with over 500 practice questions and thorough explanations of the answers Whether you are a novice or hold lots of Real Estate knowledge this is the book you need to prepare you for the New York Real Estate Salesperson s exam

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Table of Contents Study Guide New York Real Estate Exam

1. Understanding the eBook Study Guide New York Real Estate Exam
 - The Rise of Digital Reading Study Guide New York Real Estate Exam
 - Advantages of eBooks Over Traditional Books
2. Identifying Study Guide New York Real Estate Exam
 - 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 Study Guide New York Real Estate Exam
 - User-Friendly Interface
4. Exploring eBook Recommendations from Study Guide New York Real Estate Exam
 - Personalized Recommendations
 - Study Guide New York Real Estate Exam User Reviews and Ratings
 - Study Guide New York Real Estate Exam and Bestseller Lists
5. Accessing Study Guide New York Real Estate Exam Free and Paid eBooks
 - Study Guide New York Real Estate Exam Public Domain eBooks
 - Study Guide New York Real Estate Exam eBook Subscription Services
 - Study Guide New York Real Estate Exam Budget-Friendly Options
6. Navigating Study Guide New York Real Estate Exam eBook Formats

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