

# THE STATE EXAM STUDY GUIDE

The California Real Estate State Exam is administered by the Real Estate Board

## PRACTICE OF REAL ESTATE AND DISCLOSURES

(approximately 25% of exam)

**Concepts:** Trust Account Management, Real Estate Law, Truth in Advertising, Equal Housing Requirements, Agency Relationships, Permitted Activities of Licensed Real Estate Agents, CARE Act/California and Disciplinary Actions, Licensing and Continuing Education Requirements and Procedures, California Real Estate Recovery Fund, General Ethics, Antitrust, Property Management, Commercial/Industrial/Residential Properties, Specialty Areas, Transfer Disclosure Statement, Equal Housing Disclosure Statement, Disclosure of Mortgage Fee in Advertising Property, Fair Housing and Discriminatory Practices Information, Brokers, Denying Business Possibilities

**Study:** Agency, Real Estate, Trust Funds, Ethics and Risk Management, Agency sections, Real Estate sections, Trust Funds section, **Real Estate Principles**, "Real Estate Licensing and Enforcement", Property Disclosure section, Property Management section

## LAW OF AGENCY AND FIDUCIARY DUTIES

(approximately 15% of exam)

**Concepts:** Law, Definition and Nature of Agency Relationships, Types of Agencies and Agents, Creation of Agency and Agency Agreements, Agency Supervision, Responsibilities of Agent to Principal/Owner or Principal, Disclosure of Agency, Disclosure of Agency to Third Parties, Termination of Agency, Commission and Fees, Responsibilities of Agent to Non-Client Third Parties

**Study:** **Real Estate Principles**, "Agency authority to represent others", "The agency fee disclosure", "Conflict of interest", "Dual agency and subagency", **Agency**, Real Estate, **Trust Funds, Ethics and Risk Management**, "Agency confirmation transfer", "A broker's role of subagents", **Real Estate Practice**, "Business activities of the agent", "An agent's perception of ethics", "Human resources: financial management for brokers", "Ethics: Employment" by the public sector

## PROPERTY OWNERSHIP AND LAND USE CONTROLS

(approximately 15% of exam)

**Concepts:** Classes of Property, Property Characteristics, Interests, Types of Ownership, Description of Property, Government Rights in Land, Public Controls, Environmental History and Regulations, Private Controls, Miner Rights, Special Categories of Land

**Study:** **Real Estate Principles**, Ownership/Collection section, "Easements, zoning or permits", "Describing an easement", "Termination of easements", "Easement's fee and easements", **Legal Aspects of Real Estate: Demands/Policies** section

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## **Table of Contents Principal State Exam Study Guide For California**

1. Understanding the eBook Principal State Exam Study Guide For California
  - The Rise of Digital Reading Principal State Exam Study Guide For California
  - Advantages of eBooks Over Traditional Books
2. Identifying Principal State Exam Study Guide For California
  - 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 Principal State Exam Study Guide For California
  - User-Friendly Interface
4. Exploring eBook Recommendations from Principal State Exam Study Guide For California
  - Personalized Recommendations
  - Principal State Exam Study Guide For California User Reviews and Ratings

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