



Arizona Department of Real Estate (ADRE)
Education Division
www.azre.gov

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**REAL ESTATE BROKER
ARIZONA STATE SPECIFIC EXAMINATION
CONTENT OUTLINE**

The state portion of the broker examination consists of one hundred (100) questions, plus ten (10) pretest questions. The pretest questions are not identified and will not affect a candidate's score in any way.

**100 QUESTIONS
75% PASSING**

I. Real Estate Statutes.....15 Questions

- A. Real Estate Department Structure
- B. Licensing
- C. Practice of Brokerage
- D. Trust Fund / Accounts
- E. Recordkeeping
- F. Employment Agreements
- G. Collecting Compensation
- H. Grounds for License Denial / Penalties
- I. Consent Orders
- J. Property Management Requirements
- K. Statute of Frauds
- L. Subdivided / Un-subdivided Land
- M. Recovery Fund
- N. Affidavit of Disclosure

II. Administrative Code.....10 Questions

- A. License Time Frames
- B. License Requirements
- C. Education
- D. Advertising
- E. Commissions
- F. Documents
- G. Professional Conduct
- H. Investigations / Administrative Procedures

III. Agency Relationships.....5 Questions

- A. Law of Agency
- B. Fiduciary
- C. Due Diligence
- D. Employment / Representation Agreements

IV. Contract Law / Other Essentials.....2 Questions

- A. Contract Essentials
- B. Real Estate Contract Requirements per Arizona statutes and Commissioner's Rules

V. Property Interests, Estates, and Tenancies.....5 Questions

- A. Estates
- B. Easements
- C. Tenancies

- D. Cooperative
- E. Condominium
- F. Timeshare
- G. Homestead
- H. Homeowner's Associations

VI. Government Rights.....5 Questions

- A. Eminent Domain
- B. Taxation / Property Tax Lien Sale
- C. Police Power
- D. Escheat

VII. Water Law.....6 Questions

- A. Water Sources
- B. Arizona Water Law
- C. Groundwater Act 1980
- D. Wetlands

VIII. Environmental Law / Disclosure.....5 Questions

- A. Regulations
- B. State Laws
- C. Liabilities
- D. Disclosure Issues
- E. Impact Studies

IX. Land Description.....4 Questions

- A. Metes and Bounds
- B. Rectangular Survey
- C. Lot and Block

X. Land Development.....2 Questions

- A. Terminology
- B. Zoning
- C. Building Codes
- D. Builders Warrantees
- E. Licensing Requirements

XI. Real and Personal Property Transfer.....4 Questions

- A. Deeds / Bills of Sale
- B. Notices
- C. Adverse Possession
- D. Title Insurance
- E. Affidavit of Affixture

XII. Escrow and Settlement.....5 Questions

- A. Purpose
- B. Debits and Credits
- C. Disclosures

XIII. Lease / Leasehold Estates.....5 Questions

- A. Types of Leases
- B. Essential Elements
- C. Arizona Residential Landlord Tenant Act
- D. Statutory Considerations

XIV. Property Management.....5 Questions

- A. Licensing
- B. Management Agreement
- C. Trust Account
- D. Rental Property Registration Requirements and Classification

XV. Financing Documents / Liens.....8 Questions

- A. Lien Theory / Title Theory
- B. Deeds of Trust / Mortgage
- C. Agreement for Sale
- D. Foreclosure / Forfeiture
- E. Post Foreclosed Remedies
- F. Mortgage Broker / Banker Regulations
- G. Lien Property
- H. Mechanic's Lien
- I. Judgments

XVI. Real Estate Office Management.....11 Questions

- A. Types of Ownership
- B. Operating a Real Estate Office
- C. Government Requirements
- D. Insurance
- E. Risk Management
- F. Recordkeeping
- G. Accounting
- H. Supervision / Training
- I. Activities of Licensee
- J. Broker Compliance

XVII. Disclosure / Consumer Protection.....3 Questions

- A. Stigmatized Property
- B. Consumer Protection
- C. Affiliated Business
- D. Military Installations

Bibliography

1. *Arizona Real Estate Law Book*, 2005-2006 Edition, Arizona Department of Real Estate, 2910 North 44th Street, Suite 100, Phoenix, AZ 85018, www.azre.gov
2. *Arizona Revised Statutes, Title 11-3 & 8, Title 12-9, Title 14-3 & 10, Title 25-2, Title 33, Title 42-1, and Title 49-1*, 2006, <http://www.azleg.state.az.us>
3. *Outline of Prescribed Curriculum Arizona Real Estate Broker's License (Minimum 90 hours) 1/7/2006* www.azre.gov
Effective 1/1/2011 for examination