

# Arizona Real Estate Broker's Examination Content Outline

*Effective September 23, 2019*

**(Designed for a single 180 question examination)**

This Arizona Real Estate Broker Examination Content Outline is content specific to the practice of real estate in Arizona. It is a single examination consisting of one hundred eighty (180) questions, plus fifteen (15) pretest questions. The pretest questions are not identified and will not affect a candidate's score in any way.

## **180 Questions, 75% Passing**

### **I. REAL ESTATE STATUTES – 28 QUESTIONS**

#### **A. Article XXVI ~ Arizona Constitution**

#### **B. ARS Title 32, Chapter 20**

1. Arizona Department of Real Estate
2. Licensing
3. Regulation
4. Property Management
5. Subdivisions
  - a. Affidavit of Disclosure
6. Recovery Fund
7. Timeshare

### **II. COMMISSIONER'S RULES – 18 QUESTIONS**

#### **A. General Requirements**

#### **B. Continuing Education Requirements**

#### **C. Advertising**

#### **D. Compensation**

#### **E. Documents**

#### **F. Professional Conduct**

### **III. AGENCY RELATIONSHIPS & MANAGERIAL DUTIES – 14 QUESTIONS**

#### **A. Law of Agency & Agency Relationships**

#### **B. Fiduciary Duties**

#### **C. Listing & Buyer - Broker Agreements**

#### **D. Brokerage Business**

### **IV. CONTRACTS AND CONTRACT LAW – 10 QUESTIONS**

#### **A. Contract Essentials**

#### **B. Statute of Frauds**

#### **C. Purchase Contracts**

#### **D. Options & First Right of Refusal**

#### **E. Contractual Concepts**

### **V. PROPERTY INTERESTS, ESTATES & TENANCIES – 10 QUESTIONS**

#### **A. Real Property**

#### **B. Personal Property**

#### **C. Real Estate Interests and Ownership**

#### **D. Easements**

#### **E. Tenancies**

#### **F. Cooperatives, Condominiums and PUD's**

### **VI. GOVERNMENT RIGHTS IN REAL PROPERTY – 4 QUESTIONS**

#### **A. Eminent Domain**

#### **B. Police Power & Escheat**

#### **C. Arizona Property Taxes**

### **VII. INCOME TAX ASPECTS OF REAL ESTATE – 3 QUESTIONS**

### **VIII. ARIZONA WATER LAW – 5 QUESTIONS**

#### **A. Arizona Water Doctrine**

#### **B. Arizona Groundwater Management Act 1980**

#### **C. Active Management Areas & Irrigation Non-Expansion Areas**

#### **D. Grandfathered Rights**

#### **E. Transfer of Well Rights**

### **IX. ENVIRONMENTAL LAW – 6 QUESTIONS**

#### **A. Statutes and Agencies**

#### **B. Common Issues**

#### **C. Due Diligence**

#### **D. Alternative Waste Water Systems**

### **X. LAND DESCRIPTIONS – 4 QUESTIONS**

#### **A. Metes and Bounds &/or Lot & Block**

#### **B. Rectangular Survey System**

#### **C. Arizona Constitution ~ Article X**

### **XI. LAND DEVELOPMENT – 4 QUESTIONS**

#### **A. Zoning**

#### **B. Planned Communities**

#### **C. New Home Sales**

**XII. ENCUMBRANCES – 3 QUESTIONS**

- A. Monetary vs. Non-Monetary
- B. Mechanic's Lien
- C. Arizona Homestead Exemption

**XIII. ACQUISITIONS/TRANSFER OF TITLE – 5 QUESTIONS**

- A. Methods of Transfer
- B. Types of Deeds
- C. Affidavit of Value
- D. Adverse Possession
- E. Title Insurance
- F. Recordation

**XIV. ESCROW AND SETTLEMENT – 4 QUESTIONS**

- A. Closing Statements
- B. Commission Disbursement
- C. F.I.R.P.T.A.

**XV. FAIR HOUSING, ADA & RESPA – 3 QUESTIONS**

**XVI. LEASES & LEASEHOLD ESTATES – 5 QUESTIONS**

- A. Leasehold Estates
- B. Types of Leases
- C. Leasing Terminology and Concepts

**XVII. COMMERCIAL LEASING & BUILDING TERMINOLOGY – 3 QUESTIONS**

**XVIII. ARIZONA RESIDENTIAL LANDLORD TENANT ACT – 3 QUESTIONS**

**XIX. PROPERTY INSURANCE & WARRANTIES – 2 QUESTIONS**

**XX. APPRAISAL – 3 QUESTIONS**

**XXI. PRIMARY & SECONDARY MARKETS / FINANCING CONCEPTS – 3 QUESTIONS**

**XXII. RESIDENTIAL & COMMERCIAL FINANCING – 4 QUESTIONS**

**XXIII. FINANCING DOCUMENTS – 3 QUESTIONS**

- A. Deed of Trust
- B. Mortgage and/or Agreement for Sale

**XXIV. DEED OF TRUST FORECLOSURE – 5 QUESTIONS**

- A. Non-Judicial Foreclosure
- B. Judicial Foreclosure
- C. Other Foreclosure Concepts
- D. Distressed Property Transactions

**XXV. DISCLOSURE & CONSUMER PROTECTION – 8 QUESTIONS**

**XXVI. MATH CALCULATIONS – 11 QUESTIONS**

**XXVII. COOPERATIVE NATURE OF REAL ESTATE – 2 QUESTIONS**

**XXVIII. BUSINESS ACCOUNTING – 2 QUESTIONS**

**XXIX. ADRE AUDITS – 5 QUESTIONS**