

# General Exam Content Outline For Salespersons and Brokers

*Effective January 1, 2009*

The general portion of the real estate exam is made up of eighty (80) scored questions, which are distributed as noted in the following content outline. Approximately ten percent (10%) of the scored questions on the general examinations will involve mathematical computations.

The salesperson and broker examinations also contain five (5) pretest questions that are not counted toward the score. These questions are used to gather statistics on performance and to help assess appropriateness for use on future examinations. Since pretest questions look exactly like questions that are scored, candidates should answer all the questions on the examination.

The following examination content outline is appropriate for real estate salespersons and real estate brokers.

## **I. Real property characteristics, definitions, ownership, restrictions, and transfer (Salesperson 16, Broker 12)**

- A. Definitions, descriptions, and ways to hold title
  1. Elements of real and personal property
  2. Property description and area calculations
  3. Estates in real property
  4. Forms of ownership, rights, interests, and obligations
- B. Land use controls and restrictions
  1. Government controls
  2. Private controls – non-monetary
  3. Private controls – mortgage (deed of trust) and liens
- C. Transfer/alienation of title to real property
  1. Voluntary
  2. Involuntary
  3. Protections
  4. Partition/severance (voluntary or involuntary)
  5. Deeds and warranties: validity, types, covenants
  6. Title and title insurance

## **II. Property valuation and appraisal (Salesperson 6, Broker 6)**

- A. Principles, types, and estimates of property value
  1. Valuation definition, purpose, and process
  2. Characteristics
  3. Valuation principles
  4. Approaches to value
  5. Depreciation/obsolescence
  6. Value
  7. Appraisals and list price
  8. Math
  9. Influences on property value
- B. Investment analysis
  1. Application of principles
  2. Math calculations

## **III. Contracts and relationships with buyers and sellers (Salesperson 18, Broker 20)**

- A. Contract elements
  1. Validity
  2. Void/voidable
  3. Enforceable/unenforceable (Statute of Frauds)
  4. Unilateral/bilateral
  5. Executory/executed
- B. Listing contracts
  1. General purpose/definition of listing
  2. Types
  3. Required elements
  4. Establishing listing price
  5. Responsibilities
- C. Commission agreements
  1. Negotiation of commission
  2. Who may collect
  3. Other compensation arrangements
  4. Math: licensee compensation/commission
- D. Sales contracts
  1. Terminology
  2. Procedures
  3. Standard parts
  4. Contingencies and misc. provisions
  5. Contractual rights and obligation
  6. Disputes and dispute resolution terms
- E. Option contracts
- F. Licensee-client relationships and responsibilities
  1. Types of relationships – terminology
  2. Relationship powers and obligations

## **IV. Property conditions and disclosures (Salesperson 7, Broker 7)**

- A. Federal environmental regulations
  1. Lead-based paint
  2. CERCLA
  3. Asbestos
  4. Wetlands and flood plains

- B. Environmental issues
  1. Mold
  2. Radon
  3. Protected species
  4. Other
- C. Material and other property disclosures
- D. Liability considerations

**V. Federal laws governing real estate activities (Salesperson 8, Broker 9)**

- A. Civil Rights Acts/Fair Housing Acts
  1. Provisions
  2. Violations
  3. Enforcement/penalties
  4. Exceptions
  5. Advertising
  6. Required poster
- B. Americans with Disabilities Act (ADA)
- C. Antitrust – (Sherman Act, etc.)
- D. Marketing and financial controls
  1. Truth in Lending Act (TILA—Regulation Z)
  2. Real Estate Settlement Procedures Act (RESPA)
  3. Equal Credit Opportunity Act (ECOA)
  4. Equal Employment Opportunity Commission (EEOC)
  5. UCC/Interstate/Securities (Broker only)
  6. Do Not Call/Privacy Act

**VI. Financing the transaction and settlement (Salesperson 17, Broker 13)**

- A. Financing components
  1. Financing instruments
  2. Financing sources (primary and secondary mortgage markets, seller financing)
  3. Types of loans
  4. Financing clauses, terminology, and cost of money (calculation)
  5. Lending issues
- B. Lender requirements and obligations
  1. Private mortgage insurance (PMI)
  2. FHA requirements
  3. VA requirements
  4. Escrow/impound account
  5. Credit report
  6. Assumption requirements
  7. Appraisal requirements
  8. Hazard and flood insurance
  9. Federal financing and credit regulation

- C. Settlement/Closing
  1. Procedures and forms
  2. Closing costs and calculations
  3. Documents, title, and recording

**VII. Leases, rents, and property management (Salesperson 5, Broker 6)**

- A. Types and elements of leases
  1. Leasehold estates
  2. Types of leases
  3. Lease clauses and provisions
- B. Lessor and lessee rights, responsibilities, liabilities, and recourse
  1. Owned and leased inclusions
  2. Reversionary rights of owners
  3. Rental related discriminatory laws
  4. Unit-related disclosures
  5. Effect of sale/transfer/foreclosure
  6. Evictions
  7. Tenant improvements
  8. Termination of a lease
  9. Breach
- C. Property management contracts and obligations of parties
  1. Contracts and contractual relationships
  2. Manager's obligations, duties, liabilities
  3. Owner's obligations, duties, liabilities
  4. Management/owner math calculations

**VIII. Brokerage operations (Salesperson 3, Broker 7)**

- A. Broker management of funds
  1. Earnest money
  2. Commingling
  3. Conversion of funds
- B. Broker-salesperson relationship
- C. Advertising
- D. Ethical and legal business practices
  1. Misrepresentation
  2. Implied duty of good faith
  3. Due diligence
  4. Unauthorized practice of law
  5. Marketing practices
- E. Forms of business ownership
  1. Corporation
  2. Partnership (general and limited)
  3. Limited liability company
  4. Sole proprietorship
- F. Independent contractors vs. employee

# Idaho State Exam Content Outline For Salesperson and Broker Examinations

*Effective April 1, 2011*

The state-specific examination is made up of forty (40) scored questions for salesperson candidates and fifty (50) scored questions for broker candidates.

The salesperson and broker examinations also contain five to ten (5-10) pretest items. The pretest items are not identified and will not affect a candidate's score in any way. Because pretest items look exactly like scored items, candidates should answer all the items on the examination.

The following examination content outline is applicable to both real estate salespersons and real estate brokers.

## **I. Duties and powers of the Real Estate Commission (Salesperson 5%, Broker 5%)**

- A. General powers
- B. Audit of records
- C. Investigations, hearings, and appeals
- D. Sanctions
  - 1. Fines
  - 2. License suspension and revocation

## **II. Licensing requirements (Salesperson 10%, Broker 5%)**

- A. Activities requiring a license
- B. Types of licenses
- C. Eligibility for licensing
- D. License renewal
- E. Change in license/status
- F. Education

## **III. License Law and Rules of the Idaho Real Estate Commission (Salesperson 30%, Broker 35%)**

- A. Advertising/Use of business name
- B. Broker-salesperson relationship
- C. Commissions
- D. Document handling and record keeping
- E. Handling of monies/Consideration (items of value)
- F. Trust accounts
- G. Listings
- H. Offers, counteroffers, acceptance (including leases)
  - I. Office operations and business practices
- J. Brokerage management (Broker only)
- K. Closing statement
- L. Recovery Fund
- M. Prohibited conduct

## **IV. Brokerage representation (agency law) (Salesperson 20%, Broker 20%)**

- A. Agency contracts
- B. Types

- C. Obligations to parties
- D. Termination of agency
- E. Limits of confidentiality
- F. Disclosing agency relationships

## **V. Calculations and closing costs (Salesperson 5%, Broker 8%)**

## **VI. Idaho principles and practices (Salesperson 30%, Broker 27%)**

- A. Financing
  - 1. Trust deeds, notes, mortgages, contract for deed
  - 2. Foreclosure
- B. Ownership/Possession
  - 1. Community property
  - 2. Adverse possession
- C. Real estate valuation
  - 1. Property description
  - 2. Property taxes/assessed value
    - a. Homeowner's exemption
    - b. Tax liens
    - c. Circuit breaker
- D. Homestead
- E. Mechanic's liens/other liens
- F. Recording
- G. Mobile homes/manufactured housing
- H. Water rights
  - I. Land use controls
    - 1. Zoning
    - 2. Subdivisions
- J. Idaho Fair Housing