

Real Estate Exam Prep Checklist

Introduction

Getting ready for the real estate exam can be a stressful process, but with the right approach, you can increase your chances of success. This checklist is designed to help you stay on track as you prepare for your exam. Use this as your guide to review key topics and make sure you're fully prepared.

1. Review Key Topics

Make sure to study the following core areas thoroughly:

- **Real Estate Principles**
- **Real Estate Law**
- **Real Estate Contracts**
- **Agency and Fiduciary Duties**
- **Property Valuation**
- **Finance & Mortgages**
- **Fair Housing Laws**
- **Ethics & Professional Standards**
- **Real Estate Math** (Calculations for commissions, area, taxes, etc.)

2. Study Materials

Ensure that you have reviewed the following materials:

- Textbooks (e.g., *Modern Real Estate Practice*, *Essentials of New Jersey Real Estate*)
- Online Course Content
- Flashcards for Key Terms and Definitions
- Practice Quizzes and Exams
- Real Estate Exam Prep Apps or Resources

3. Create a Study Schedule

Develop a realistic study plan that includes:

- **Study Time:** Set aside dedicated hours each day.
- **Breakdown by Topic:** Prioritize areas where you feel less confident.
- **Mock Exams:** Take practice exams every week to assess your progress.
- **Rest Periods:** Make sure to include time for rest to avoid burnout.

4. Focus on Weak Areas

Identify areas you are struggling with and focus extra time on those sections.

Common problem areas include:

- Real estate math
- Complex legal principles
- Memorizing fair housing laws

5. Practice Real Estate Math

Real estate exams often include math-related questions. Ensure you are comfortable with:

- Calculating commission
- Property taxes
- Square footage and area calculations
- Loan-to-value ratios
- Closing cost calculations

6. Review Fair Housing Laws

Make sure you understand the following:

- The Civil Rights Act of 1966
- The Fair Housing Act of 1968
- New Jersey's Law Against Discrimination
- Common violations in real estate transactions

7. Study Ethical Standards

Ethics are a key component of the exam. Review the following topics:

- Fiduciary duties
- Conflict of interest
- Professional conduct
- Client confidentiality

8. Take Practice Exams

Before the big day, take multiple full-length practice exams under timed conditions. This will help you:

- Familiarize yourself with the exam format
- Practice time management
- Identify last-minute areas to review

9. Don't Cram!

The night before the exam, DO NOT CRAM. A well-rested mind will help you stay focused and alert on test day.

10. Prepare for Exam Day

The day of the exam:

- **Have a Healthy Breakfast:** Stay energized.
- **Bring Necessary Items:** ID, exam confirmation, and any materials allowed by the testing center.
- **Arrive Early:** Arrive with plenty of time to get settled before the exam begins. If you are taking the exam online/virtually, ensure that you are logged in with plenty of time to address any equipment or technical issues.

BONUS:

Here are **10 quick exam day tips** for you:

1. **Get plenty of sleep** the night before the exam.
2. **Eat a healthy breakfast** to fuel your brain.
3. **Arrive early** to the exam center to avoid rushing.
4. **Bring your ID** and exam confirmation with you.
5. **Leave personal items** (phone, bags) in your car or locker.
6. **Read all instructions** carefully before starting the exam.
7. **Pace yourself**—don't spend too much time on any one question.
8. **Skip difficult questions** and come back to them later if needed.
9. **Stay calm**—take deep breaths if you feel anxious.
10. **Trust your preparation**—you've got this!

These quick tips will help keep you focused and confident on exam day!