

Study Guide for Real Estate Professionals

Continuing Education 22nd Edition

1. **Registration Entities for Sales Associates:** Understand the types of entities that sales associates can use for registration with the DBPR.
2. **Fraudulent Activities Involving Communications:** Recognize the specific term for fraudulent activities using interstate wire, television, radio communications, or the Internet.
3. **Escrow Settlement Procedures:** Know the escrow settlement procedure that involves directions from the FREC to the broker.
4. **Building Safety Inspections:** Identify which types of buildings require safety inspections according to the Building Safety Act.
5. **Community Association Budgets:** Be familiar with the financial thresholds that define the size and budget requirements for community associations.
6. **Intellectual Property Violations:** Understand the terminology for using someone else's words or ideas without proper attribution.
7. **Handling of Tenant Funds by Landlords Upon Property Transfer:** Know the regulations regarding the handling of tenant funds when a property is transferred from one owner to another.
8. **Real Estate Licensee Malpractices:** Recognize the term used for the illegal practice by real estate licensees involving manipulative language based on racial or ethnic characteristics.
9. **Professionalism in Real Estate:** Be aware of the top suggestions for maintaining professionalism in the real estate industry.
10. **Landlord Responsibilities:** Understand the frequency at which landlords are required to repair certain parts of the property.
11. **Advertising Requirements for Realtor-Owned Properties:** Know the advertising requirements and ethics for a Realtor listing their own property.
12. **Disclosure Requirements:** Distinguish between the disclosure requirements according to the REALTORS® Code of Ethics and Florida law.
13. **Condominium Purchase Cancellation Period:** Be familiar with the timeframe a buyer has to cancel a condominium purchase contract after receiving the required documents.
14. **Confidentiality and the Code of Ethics:** Understand the conditions under which a Realtor® can use a client's confidential information according to the Standard of Practice.
15. **Penalties for Unlicensed Real Estate Practice:** Recognize the legal consequences of practicing real estate without a license.

16. **Income Tax Deductions and Real Estate:** Be aware of the nuances and accurate information regarding tax deductions related to home ownership.
17. **Fair Housing Act Provisions:** Understand the protected classes under the Fair Housing Act of 1968 and its amendments.
18. **Procedures for Conflicting Earnest Money Demands:** Know the timeframe within which a broker must notify the FREC in case of conflicting demands for an earnest money deposit.
19. **Real Estate Recovery Fund Fee Collections:** Be familiar with the conditions that stop fee collections for the Recovery Fund.
20. **Continuing Education Exemptions:** Identify the categories of individuals who are exempt from the continuing education requirement in real estate.
21. **Provisions in Written Listing Agreements:** Understand what should not be included in written listing agreements.
22. **Capital Gains Tax on Home Sales:** Know the tax implications for a homeowner selling a property at a gain.
23. **Personal Funds in Property Management Escrow Accounts:** Recognize the maximum amount of personal funds a broker can place in a property management escrow account.
24. **DUI Charges and Reporting Requirements:** Be aware of the reporting requirements and consequences for a broker who has been charged with a misdemeanor DUI.
25. **Code of Ethics on Written Agreements:** Understand the requirements regarding written agreements according to Article 9 of the Code of Ethics.
26. **Reasons for Moving to Florida:** Identify the historical reasons why people have moved to Florida.
27. **Cash Payment Reporting Requirements to the IRS:** Know the timeframe within which a broker must report a cash payment of more than \$10,000 to the IRS.
28. **Milestone Inspections:** Understand what a milestone inspection involves in terms of building components.
29. **Types of Listing Agreements:** Recognize the different types of listing agreements and their characteristics.
30. **Handling Minor Violations During Office Inspections:** Be familiar with the procedures and terminology related to handling minor violations found during routine office inspections.