RERA Exam Practice Questions

Driven Properties Training Hub

This document contains a bank of 201 practice questions for the RERA (Real Estate Regulatory Agency) exam. These questions are designed for aspiring real estate professionals in Dubai to familiarise themselves with the style and content of the actual RERA exam.

Total Questions: 201 | Source: Driven Properties LMS Course #188

Question 1 of 201

Which type of leasing commonly uses a percentage method?

A. Shopping malls

B. Villas

C. Hospitals

D. Government buildings

Question 2 of 201

While preparing the property management budget for variable expenses, what should the property manager account for?

A. Cash reserve fund

B. Floating allocation fund

C. Asset interest account

D. Cash control account

Question 3 of 201

Who is the lender in a mortgage transaction?

A. A lender

B. A borrower

C. A financial facility

D. A property owner

Question 4 of 201

What is market value?

A. The price of a property that a reasonable buyer would be willing to pay and a reasonable seller would be willing to accept.

B. The price of a property that a reasonable seller would be willing to pay and a reasonable buyer would be willing to accept.

C. The price of a property that a reasonable buyer would be willing to pay and a reasonable buyer would be willing to accept.

D. The price of a property that a reasonable buyer would be willing to pay and any seller would be willing to accept.

Question 5 of 201

Which of the following is not applicable to the income valuation approach?

A. Property depreciation

B. Capitalization

C. Gross income

D. Gross rent income

Question 6 of 201

How can the increase in property price be best described?

A. Property appreciation
B. Property depreciation
C. Property amortization
D. Property ongoing income

Question 7 of 201

Which valuation method or appraisal approach involves calculating the income of a property?

A. Income approach
B. Market data approach or sales comparison approach
C. Zoning approach
D. Cost approach

Question 8 of 201

Which valuation method or appraisal approach involves calculating the running and building cost of a property?

A. Cost approach
B. Market data approach or sales comparison approach
C. Zoning approach
D. Income approach

Question 9 of 201

Which valuation method or appraisal approach involves comparing a property to other recently sold properties in same area of similar size and condition?

A. Market data approach or sales comparison approach
B. Cost approach
C. Zoning approach
D. Income approach

Question 10 of 201

What are the factors that influence the price of residential real estate units in Dubai?

A. All answers are correct
B. Age of the building
C. Unit sight view
D. Unit usage
E. Market supply and demand
F. Unit interior design
G. Rental yield
H. Running cost
I. Quality of finishing
J. Building facilities

Question 11 of 201

The broker registration shall be cancelled if they breach the Professional Ethics Charter, or commit a fundamental violation of the laws, regulations, and instructions enforced in the Emirate, or collects three points on the blacklist.

A. Correct

B. Incorrect

Question 12 of 201

The broker right to commission or to claim reimbursement of expenses incurred shall be lost if they worked for the benefit of the other party in contravention to their obligations towards whom they represent, or if they accept a promise to obtain a benefit from the other party in circumstances where the rules of good faith and the Professional Ethics Charter prevent the acceptance of such a promise.

A. Correct

B. Incorrect

Question 13 of 201

Brokers should always act in the best interests of their clients and follow ethical guidelines and legal regulations. Responsibilities include:

A. Secretariat

B. Equity

C. Loyalty

D. All of them

Question 14 of 201

According to the Code of Ethics, breaching the client privacy includes revealing the reason for the sale, or other private knowledge without your client permission.

A. Correct

B. Incorrect

Question 15 of 201

Disciplinary action is a punishment resulting from RERA investigating and confirming a complaint against a licensee.

A. Correct

B. Incorrect

Question 16 of 201

Registered brokers have an ethical duty not to withhold relevant information, deliberately or unintentionally, from a Buyer or a Seller out of fear of losing the listing/deal.

A. Correct

B. Incorrect

Question 17 of 201

It is a broker ethical duty to perform due diligence in order to avoid committing a mistake that could cause financial loss to any party in the real estate deal.

A. Correct

B. Incorrect

Question 18 of 201

When working with client finances, brokers are obligated to take reasonable steps to prevent any mistakes that could result in financial loss to the client. This practice is commonly referred to as exercising due care.

A. Due Diligence

B. Negligence

Question 19 of 201

The broker registration shall be cancelled if they breach the Professional Ethics Charter, or commit a fundamental violation of the laws, regulations, and instructions enforced in the Emirate, or collects three points on the blacklist.

A. Correct

B. Incorrect

Question 20 of 201

An ethical broker delays presenting an 'offer to buy' to a Seller or make an unauthorized decision regarding the sale without prior consent of the Owner of the property.

A. Correct

B. Incorrect

Question 21 of 201

As a broker, it is unethical to report unregistered brokers and illegal practices in the market to RERA.

A. Correct

B. Incorrect

Question 22 of 201

Guaranteeing future profits or future earnings, yield or ROI to investors, is a great way for a broker to market himself and is not considered a breach of the Code of Ethics.

A. Correct

B. Incorrect

Question 23 of 201

The following is a breach of the code of ethics:

A. Treating all contracting parties equally

B. Respecting the privacy of the contracting parties

C. Failing to preserve all documents and instruments related to the real estate deal

---

Question 24 of 201

The following is a breach of the brokers Professional Ethics Charter:

A. Failing to preserve all documents pertaining to the transaction and keeping a record of all their correspondence.

B. Safeguarding the customers' rights by ensuring the accuracy of the information related to the procedures.

C. Committing to the confidentiality of information of the parties.

Question 25 of 201

What properties are real estate brokers holding a blue card not allowed to sell or rent?

A. Real estate units in Dubai free zones

B. Real estate units in time-sharing projects

C. Real estate units in freehold areas under Law 3 of 2006

D. real Estate Developer

E. Dubai Land Department

F. Project

G. Buyer

Question 26 of 201

In the UAE, each of the seven Emirates is allowed to issue its own laws governing real estate.

A. Correct

B. Incorrect

Question 27 of 201

According to Law No. 7 of 2006, foreign nationals (non-GCC) have the right to freehold ownership of properties:

A. Anywhere in Dubai

B. Only foreign nationals can own the property by way of long-term leasehold ownership.

C. In freehold areas

Question 28 of 201

A Landlord may evict a Tenant, after giving 12 months' notice (properly served), for the following reason(s):

A. To allow a new Tenant to occupy the property at a higher rental rate

B. None of them

C. The Landlord wishes to live in the property himself

Question 29 of 201

Which properties are regulated by Decree No. 43 of 2013 regarding rent increases?

A. All areas in Dubai except freezones

B. Only non-designated areas for freehold

C. All areas in UAE

D. All areas in Dubai, including freezones

Question 30 of 201

What is the difference between an owner of a Freehold title and that of a Leasehold title to a property?

A. The freehold owner owns the building only, while the leasehold owner owns the long-term lease and the land.

B. Freehold ownership owns the land and the structure (building) forever, while the long-term rental ownership is for a set period.

C. There is no difference

Question 31 of 201

How can Contracts A, B, and F be accessed?

A. Dubai Brokers App

B. Mollak System

C. Dubai Real Estate Institute

D. Dubai REST App

Question 32 of 201

The Buyer bank conducts a valuation (appraisal) of the property before issuing the Final Offer Letter to Buyer.

A. Incorrect

B. Correct

Question 33 of 201

Is it mandatory for a registered brokerage company to maintain a Special Transaction Register (STR) of all transactions (sales and rentals)? Does RERA request to check them?

A. Mandatory

B. non-mandatory

Question 34 of 201

What is a Registration Trustee?

A. It is the real estate registration system with the Land Department

B. It is an integrated registration and management system designed specifically for the registration of real estate transactions.

C. It is a secure online payment system for owners to use when paying service charges

D. Provides a service aimed at executing and completing client transactions outside the working hours of the Land Department.

Question 35 of 201

It is permissible to market and promotes real estate through direct phone calls or by sending a text message

A. Incorrect

B. Correct

Question 36 of 201

The broker may market and promote real estate from outside the country

A. Correct

B. Incorrect

Question 37 of 201

What are the conditions that a developer must meet before starting a project and selling its units off-plan?

A. It has taken ownership of the plot on which the project is to be developed

B. It has signed a sale and purchase agreement (SPA) with the landowner

C. It receives permission to do so from the Dubai Municipality

D. A recent transaction

E. A similar property

F. A similar area

G. AII of them

Question 38 of 201

What are the requirements for a comparable property?

A. A recent transaction

B. A similar property

C. A similar area

D. AII of them

Question 39 of 201

What advantages do property owners have over renters?

A. Residual Control and Residual return

B. Residual Control

C. Residual return

D. None of the answers are correct

Question 40 of 201

What is an Easement?

A. The way real estate value eases up during recession

B. Is the use of another property if this property is not sold

C. Permanent right for the owner of one property to use facilities of another property

Question 41 of 201

If both demand and supply in the real estate market increase, but the increase in the former is much higher, what will be the outcome?

A. Oversupply and Price decrease

B. Supply shortage and Price increase

Question 42 of 201

Government legislations/regulations in the real estate market do not affect investors decisions

A. Correct

B. Incorrect

Question 43 of 201

When dealing with a non-GCC client (foreign national) buying real estate, the broker is not required to inquire whether the property is in a designated area.

A. Incorrect

B. Correct

Question 44 of 201

The primary aim of MOLLAK is to provide an on-line registration and support system to parties dealing with preowned Property in Dubai.

A. Correct

B. Incorrect

Question 45 of 201

What is the maximum duration that a property can be held through a leasehold?

A. 99 years

B. Leasehold is only available to GCC nationals

C. 10 years

D. A leasehold property can be held for life

Question 46 of 201

What are the advantages of being registered as a company in a Free Zone?

A. It allows for 100% foreign ownership of the company

B. A freezone company can own property anywhere in Dubai

C. A freezone company is subject to reduced transfer fees at the Dubai Land Department

D. None of the answers are correct

Question 47 of 201

What responsibilities does a property manager have to improve the property?

A. After conducting a property study and finding out that the improvement will have a positive impact on the property.

B. If the tenant asks for improvements immediately because the tenant is always king

C. If the property manager feels that this will be an interesting venture to try out

D. None of the answers are correct

Question 48 of 201

Which of the following components are included in the marketing mix?

A. Product, Price, Place, advertising and sales
B. Property, Promotion, Price and Packaging
C. Product, Price, Place, Promotion and People
D. PR, online marketing, events, SEO, exhibitions and social media ads

Question 49 of 201

Should amounts paid for property improvements be added to the total cost of the property?

A. Gross income
B. Capital Investment
C. Maintenance Budget
D. Gross Expenses

Question 50 of 201

What do you think are the key activities in a property development process?

A. Sales and Leasing
B. Inception of Idea
C. Feasibility Study
D. Design
E. Construction
F. All answers are correct

Question 51 of 201

Among the following, who has the least incentive to make a profit in a development project?

A. Developer
B. Consultant
C. Contractor
D. Local Authority

Question 52 of 201

What are the objectives that a developer may have in a property development project?

A. Profit
B. Status and Power
C. Social Responsibility
D. All answers are correct

Question 53 of 201

Is it possible to register only the mortgage procedure at the bank?

A. Sometimes
B. Yes
C. No
D. None of the answers are correct

Question 54 of 201

Who are considered relatives in the first degree?

A. Father, mother, wife and children
B. Father and mother
C. Spouse, sons and daughters
D. Brother and sister

Question 55 of 201

Where can the escrow account of a real estate development project be found?

A. Dubai Rest app (Mashrooi) and Dubai land department website
B. Dubai REST app (Mashrooi)
C. Real estate legislation of Dubai
D. Dubai Land Department website

Question 56 of 201

Is non-Arabic power of attorneys accepted for presenting a holder for a change of owner's email and mobile in the Dubai Land Department at the property trustee's office?

A. No
B. Yes
C. Sometimes
D. Always

Question 57 of 201

What is the most secure information required to access Dubai Land Department systems?

A. Emirates id if available
B. Email address
C. Mobile
D. None of the answers are correct

Question 58 of 201

How can a company access Dubai REST to inquire and transact on properties it owns?

A. Update company details with the authorized person to use the system at property trustee office
B. Register directly with the general manager emirates id
C. Login using trade license and expiry date
D. Company cannot work on Dubai REST it is only for individual owners

Question 59 of 201

Can the mortgage procedure be registered at the bank?

A. Yes

B. No

C. Partially

D. None of the answers are correct

Question 60 of 201

How can I determine the return on investment of a residential unit that I own or lease?

A. All answers are correct

B. Using rental index

C. Using service charge index

D. Difference of current market price and bought price as well using amortization mortgage chart if property is financed.

Question 61 of 201

How can I find the service charge rate history of a particular property in Dubai?

A. Using service charge index

B. Using rental index

C. Difference of current market price and bought price as well using amortization mortgage chart if property is financed.

D. All answers are correct

Question 62 of 201

Which service on the Dubai Land Department website provides information about a person's property ownership in Dubai?

A. Inquire whether a person owns a property

B. Property status inquiry

C. Land status inquiry

D. Procedure status

Question 63 of 201

What are the real estate analysis domains available on Dubai REST?

A. All answers are correct

B. Property sales

C. Property mortgage

D. Property gifts

Question 64 of 201

Why is One Time Password (OTP) used to access Dubai land systems?

A. All answers are correct

B. Protection of users

C. Data security and relevant access

D. Change of mobile or email and that is not updated in Dubai Land Department systems

Question 65 of 201

Why is OTP used to access Dubai land systems?

A. All answers are correct
B. Users left their work and still have access to systems
C. Users change of role in the organizations
D. Protection against sharing user credentials with others

Question 66 of 201

How should a broker guide a customer who is inquiring about property market prices in a particular project or area, including specific usage and number of bedrooms?

A. All answers are correct
B. Visit Dubai REST app - real estate transactions
C. Visit Dubai Land Department website - real estate transaction or open data section
D. Check what is

Question 67 of 201

Who has access to the green list?

A. All brokers
B. All brokers with valid license
C. Only relevant brokers according to property location
D. None of the answers are correct

Question 68 of 201

From where do brokers obtain their leads in Dubai Land Department?

A. Green list
B. Dubai brokers
C. Real estate transactions
D. Open data on Dubai Land Department website

Question 69 of 201

How can I contact the technical support team of the Dubai Land Department?

A. By sending email to support@dubailand.gov.ae
B. Visit personally Dubai Land Department offices
C. By sending email to info@dubailand.gov.ae
D. By registering complaint on real estate violation system (rvs)

Question 70 of 201

What could be the reasons if my bestowal land does not appear in my wallet on Dubai REST?

A. All answers are correct
B. Bestowal land is not registered in Dubai Land Department
C. Site map is never issued for the bestowal land by Dubai Land Department
D. User full account details are not correct in Dubai Land Department

---

Question 71 of 201

Which channels are available for registering property valuations issued by the Dubai Land Department?

A. All answers are correct
B. Dubai REST app.
C. Dubai Land Department website
D. Property trustees' office

Question 72 of 201

Which system managed by Dubai Land Department is used for issuing legal notices of unpaid service charge?

A. Mollak
B. Ejari
C. Rental dispute centre (RDC)
D. Real estate violations system (rvs)

Question 73 of 201

What is the process to validate a broker card?

A. All answers are correct
B. Dubai REST - broker details
C. Dubai REST - validate e-card service
D. Trakheesi system

Question 74 of 201

Which system do banks use for inflow and outflow payments of a project?

A. Trust account system
B. Ejari
C. Registration trustees
D. Mortgage

Question 75 of 201

Who is the developer of Burj Khalifa?

A. Emaar
B. Nakheel
C. Dubai holding
D. Damac

Question 76 of 201

What is an example of an immovable asset?

A. Land
B. Money
C. Car
D. Stock shares

Question 77 of 201

What does the term "immovable asset" mean?

A. Can be touched but not moved
B. Can't be touched or moved
C. Can be moved but not touched
D. Can be touched and moved

Question 78 of 201

How can I determine the rental range for a property in 2019?

A. Rental index service on Dubai REST or Dubai Land website
B. Submit request to Dubai Land Ejari team
C. Dubai pulse provide the details
D. None of the answers are correct

Question 79 of 201

How many years of sales transaction data is displayed on Dubai REST for real estate brokers?

A. All years
B. 3 years
C. 5 years
D. 7 years

Question 80 of 201

What are the different types of assets?

A. Capital Gain Assets and Income Producing Assets
B. Capital Gain Assets
C. Income Producing Assets
D. Golden Assets

Question 81 of 201

What does REIT stand for?

A. Real Estate Investment Trust
B. Real Estate International Trust
C. Real Enterprise Investment Tactic
D. Real Estate Investment Tactic

Question 82 of 201

What factors should be considered when profiling prospective tenants?

A. Profession and current employer and Overall household income of the tenant
B. Their looks and the way they dress
C. Profession and current employer
D. Overall household income of the tenant

Question 83 of 201

What are the criteria that a company must satisfy to be eligible for a Real Estate Management Services license?

A. It must be a Dubai based LLC and be owned by a Local/GCC National

B. It must have assets to the value of AED5m and be set up as an LLC

C. It must be a free zone company with at least 49% local ownership

D. It can be an offshore company with substantial assets and capital

---

Question 84 of 201

As the Property Manager for a unit in a building jointly owned by three friends, who can I take instructions from?

A. Two out of the three owners

B. Any one of the joint owners

C. All three owners together

D. An agent acting on behalf of any of the owners

Question 85 of 201

In a lease of residential property, both the Landlord and Tenant have obligations under the lease. Which of the following is not an obligation of the Tenant (unless otherwise provided):

A. Maintenance and repair of the property

B. Pay rent

C. Pay for the provision of any utilities

D. Return the property in the condition it was provided

Question 86 of 201

Commercial property considered a highly liquid investment

A. False

B. True

Question 87 of 201

If the owner of a property has received a special rate to transfer their mortgage loan from bank X to bank Y, how can they register the new mortgage at the Dubai Land Department?

A. Through registration trustee office.

B. Through property trustee office.

C. Dubai REST app

D. Through real estate developer if property is free hold.

Question 88 of 201

If a sale contract for a real estate property does not state the consideration to be paid for the property and is not signed by the parties, what is it considered?

A. Void
B. Valid
C. Executable
D. Unlimited

Question 89 of 201

What is meant by the market value of a real estate property?

A. The price the property is sold for or an estimate of the present property value plus future potential.
B. The price set by the owner
C. The price set by the buyer/ investor.
D. The price

Question 90 of 201

What does zoning of lands regulate?

A. AII of the above
B. Density of population.
C. Height of buildings in an area.
D. Appropriate uses for the buildings.

Question 91 of 201

What does zoning of lands not regulate?

A. Market value of property.
B. Density of population.
C. Height of buildings in an area.
D. Appropriate uses for the buildings.

Question 92 of 201

Who are the main stakeholders in the real estate market?

A. Users, owners, renters, developers, renovators, and facilitators.
B. Players, buyers, sellers, renovators, and facilitators.
C. Buyers, sellers, investors, and facilitators.
D. Buyers, sellers, and investors

Question 93 of 201

If the legal description is too lengthy to be included in the body of a sales contract, what should the broker or real estate developer do while preparing for the SPA or sales agreement?

A. it to the contract and refer to it.
B. Ask their broker to verify to description because it should be short.
C. Write a second offer with just the legal description on it.
D. Just use the street address.

Question 94 of 201

Which control is attributed to land usage?

A. Zoning
B. Building codes
C. Deed restrictions
D. Taxation

Question 95 of 201

Which control is not attributed to land usage?

A. Land valuation
B. Zoning
C. Land building height allowed
D. Land office count allowed

Question 96 of 201

What is buying property with finance?

A. Buying the property get full or part as finance from bank.
B. Registering property as mortgaged at property trustee office.
C. Registering property as financed ate-notary.
D. Transfer of mortgage from bank to another for lower interest rate.

Question 97 of 201

One house is sold for AED 1,155,000 that represents a 12% drop in price from the original listing price. If the listing agreement mentions a 6% commission on the listing broker's sale price, what would the broker earn if the house is sold for the original listing price in AED?

A. AED 78,750
B. AED 71,988
C. AED 77,616
D. AED 69,300

Question 98 of 201

Broker B has a 60/40 split with broker A. He sold a villa for AED 990,000, which entitled him to a 3% commission. How much more money did Broker B make than Broker A in AED?

A. AED 5,940
B. AED 17,820
C. AED 14,850
D. AED 11,880

Question 99 of 201

Broker B has a 60/40 split with Broker A. He managed to sell a villa for AED 990,000, which entitled him to a 6% commission. How much money did Broker A make in AED?

A. AED 23,760
B. AED 17,820
C. AED 35,640
D. AED 59,400

Question 100 of 201

Jasim buys a villa for AED 4,600,000. Five years later, he sells the villa for AED 545,000 and pays broker a commission of 4% of the selling price. What is the brokerage fees in AED?

A. AED 21,800
B. AED 218,000
C. AED 28,100
D. AED 184,000

Question 101 of 201

The management of a shopping mall charges mobile store owners an annual rent of AED 100 per square foot storage area, in addition to 4.5% of the gross business sales more than AED 400,000. If the dimensions of the store are 60 feet by 120 feet and the owner sells AED 2,000,000 worth of goods during the year, what is the monthly rent amount in AED?

A. AED 66,000
B. AED 67,500
C. AED 61,500
D. AED 6,416.66

Question 102 of 201

The management of a shopping mall charges mobile store owners an annual rent of AED 100 per square foot of storage area in addition to 4.5% of the gross business sales in excess of AED 400,000. If the dimensions of the store are 60' x 120' and the owner sells AED 2,000,000 worth of goods during the year, what is the annual rent amount in AED?

A. AED 792,000
B. AED 810,000
C. AED 738,000
D. AED 77,000

Question 103 of 201

A broker and another salesperson share the commission earned on the sale of real estate in a 3 to 2 rate respectively. If a salesperson sells a property for AED 900,000, of which the office commission is 5% of the sale price, then how much will the broker earn in AED?

A. AED 27,000
B. AED 9,000
C. AED 18,000
D. AED 180,000

Question 104 of 201

Jasim passed away and left behind land with an area of 120,000 sqft as inheritance. If the inheritance argument specifies that the distribution of shares among heirs is 1 share for the daughter and 2 shares for each son, what would be the inherited area in sqm, registered in the title deed, for each son? (1 sqm = 10.76 sqft)

A. 4,461 sqm
B. 48,000 sqm
C. 2,230.5 sqm
D. 8,922 sqm

Question 105 of 201

Jasim has two sons and 1 daughter, he passed away leaving land of area 12,000 sqm as inheritance, if the inheritance argument mentioned that heir's distribution is 1 share for daughter and 2 shares for each son, what would be the daughter inherited area in sqm registered in the title deed?

A. 2,400 sqm
B. 4,800 sqm
C. 9,600 sqm
D. 4,000 sqm

Question 106 of 201

What is the seller's broker commission set in contract F when ratio share with broker's broker commission is 2:3 for a property value of AED 2,500,000 and total commission of 5%

A. AED 50,000
B. AED 25,000
C. AED 75,000
D. AED 125,000

Question 107 of 201

What is the buyer's broker commission set in contract F when the ratio share with the seller's broker commission is for a property value of AED 2,500,000 and a total commission of 5%?

A. AED 50,000
B. AED 25,000
C. AED 75,000
D. AED 125,000

Question 108 of 201

Two owners first and second are sharing land ownership, what would be the difference of ownership between second and first owner if total area is 300'X400' if you know that owners' share ratio is 3:5 respectively first and second?

A. 30,000 sqft
B. 15,000 sqft
C. 45,000 sqft
D. 75,000 sqft

Question 109 of 201

The owner accepts to pay a 5% commission if he nets AED 1,000,000 on the sale of his house. What would be the minimum listing price in AED?

A. AED 1,050,000
B. AED 1,052,632
C. AED 1,036,000
D. AED 1,040,400

Question 110 of 201

Broker B has a 60/40 split with broker A. He managed to sell a villa for AED 990,000, which entitled him to a 6% commission. How much money did Broker B make in AED?

A. AED 35,640
B. AED 17,820
C. AED 23,760
D. AED 59,400

Question 111 of 201

A property owner wants to receive AED 800,000 after paying a real estate broker commission of 5%. At what price must the property be sold in AED?

A. AED 842,105.26
B. AED 762,105.26
C. AED 760,000
D. AED 840,000

Question 112 of 201

The management of a shopping mall charges mobile store owners an annual rent of AED 100 per square foot of storage area, in addition to 4.5% of the gross business sales in excess of AED 400,000. If the dimensions of the store are 60 feet by 120 feet and the owner sells AED 2,000,000 worth of goods during the year, what is the total rent amount in AED for 3 years, considering the same sales amount is achieved?

A. AED 2,376,000
B. AED 2,430,000
C. AED 2,214,000
D. AED 231,000

Question 113 of 201

A parcel of land is 140 feet by 75 feet, and the seller is asking for AED 130 per square foot. What is the asking price AED?

A. AED 1,365,000
B. AED 1,050,000
C. AED 1,470,000
D. AED 1,650,000

Question 114 of 201

Jasim has passed away leaving an inheritance of land with an area of 120,000 square feet. The inheritance specifies that the heirs' distribution is 1 share for the daughter and 2 shares for each son. What would be the daughter's inherited area in square meters, registered in the title deed? (1 sqm=10.76 sqft)

A. 2,230.5 sqm
B. 24,000 sqm
C. 4,461 sqm
D. 8,922 sqm

Question 115 of 201

Jasim has two sons and 1 daughter, he passed away leaving land of area 12,000 sqm as inheritance, if the inheritance argument mentioned that heirs distribution is 1 share for daughter and 2 shares for each son, what would be the two sons total inherited area in sqm?

A. 9,600 sqm
B. 4,800 sqm
C. 2,400 sqm
D. 4,000 sqm

Question 116 of 201

What is Dubai Land Department fee for issuing sitemap for each land?

A. AED 100
B. AED 250
C. AED 370
D. AED 500

Question 117 of 201

What is the fee charged by Dubai Land Department for issuing title deeds for a compound of 15 villas?

A. AED 3,750
B. AED 1,500
C. AED 5,555
D. AED 250

Question 118 of 201

How much more is the seller's broker commission than the buyer's broker commission in contract F when the rate share of the seller's broker to the broker's broker commission is 3:2 for a property value of AED 2,500,000 and a total commission of 5%?

A. AED 25,000
B. AED 50,000
C. AED 75,000
D. AED 125,000

Question 119 of 201

Brokers A, B, and C participated in selling land of an area 100m x 70m with a commission ratio of 50/30/20 percentage respectively. If the property is sold for AED 5,000 per square meter and the brokerage commission is 4%, what would be the difference between the commission of Broker C and Broker B in AED?

A. AED 140,000
B. AED 280,000
C. AED 420,000
D. AED 700,000

Question 120 of 201

Broker B has a 60/40 split with Broker A. He sold a villa for AED 990,000, which entitled him to a 3% commission. How much money did Broker B make in AED?

A. AED 17,820
B. AED 14,850
C. AED 29,700
D. AED 11,880

Question 121 of 201

A property owner wants to receive AED 500,000 after paying a real estate broker commission of 8%. At what price should the broker sell the property in AED?

A. AED 543,478.26
B. AED 842,105.26
C. AED 555,555.56
D. None of the answers are correct

Question 122 of 201

A broker shares the commission earned on the sale of real estate with another salesperson in a 3 to 2 ratio respectively. If the salesperson sells a property for AED 900,000 on which the office commissions are 5% of the sale price, how much more would the salesperson earn in AED?

A. AED 18,000
B. AED 27,000
C. AED 9,000
D. AED 180,000

Question 123 of 201

A broker and another salesperson share the commission earned on the sale of real estate in a 3 to 2 ratio respectively. If the salesperson sells a property for AED 900,000, on which the office commission is 5% of the sale price, then how much more will the broker earn than the salesperson in AED?

A. AED 9,000
B. AED 18,000
C. AED 27,000
D. AED 180,000

Question 124 of 201

A closing cost of two and one-half discount points involved in the purchase of a AED 184,000 property that has a Loan mortgage with a 75% loan-to-value ratio would equal one of the following amounts in AED

A. AED 3,450
B. AED 3,540
C. AED 4,600
D. AED 138,000

Question 125 of 201

A parcel of land is 140 feet by 75 feet and the seller is asking AED 100 per square foot. What is the asking price in AED?

A. AED 1,050,000
B. AED 1,365,000
C. AED 1,470,000
D. AED 1,650,000

Question 126 of 201

Jasim has two sons and one daughter. He passed away leaving land of area 12,000 sqm as inheritance. If the inheritance argument states that the distribution of shares is 1 share for the daughter and 2 shares for each son, what is the total inherited area in sqft registered in the title deed for the two sons? (1 sqm=10.76 sqft)

A. 103,296 sqft
B. 9,600 sqft
C. 51,648 sqft
D. 4800 sqft

Question 127 of 201

Jasim has two sons and 1 daughter, he passed away leaving land of area 12,000 sqm as inheritance, if the inheritance argument mentioned that heirs distribution is 1 share for daughter and 2 shares for each son, what would be each son's inherited area in sqm?

A. 4,800 sqm
B. 9,600 sqm
C. 2,400 sqm
D. 4,000 sqm

Question 128 of 201

What is the registration fee of the Dubai Land Department for a Musataha contract, which involves the use and development of another person's land?

A. 1% of mustaha contract value
B. 4% of mustaha contract value
C. 2% of mustaha contract value
D. 0.125% of mustaha contract value

Question 129 of 201

Can I apply for a golden residence permit for a gifted freehold property?

A. Yes, if property investment is at least AED 2m paid.
B. Yes
C. No
D. Yes, if property investment is at least AED 750,000 paid.

Question 130 of 201

What is Dubai Land Department registration fees for mortgage?

A. 0.25% of mortgage (debit) value
B. 0.25% from the property value
C. 0.5% of mortgage (debit) value
D. None of the above

Question 131 of 201

What is the quarterly service charge for a balcony with an area of 8 sq meters, if the service charge rate for the suite area is AED 16 per sqft and the balcony service charge rate is 25% of the suite area service charge rate?

A. AED 86.08
B. AED 344.32
C. AED 8
D. AED 258.24

Question 132 of 201

When selling a property for AED 2,250,600.00 through two brokers, each having a 2.5% commission of the two-property value, what is the total brokerage fee?

A. AED 112,530.00
B. AED 56,265.00
C. AED 112,500
D. AED 56,250

Question 133 of 201

What are the examination fees for two brokers?

A. AED 1,545
B. AED 525
C. AED 7,350
D. AED 772.5

Question 134 of 201

Why is registration of the mortgage required to be registered at Dubai Land Department?

A. All answers are correct
B. To make sure mortgage is protecting the right of the bank
C. To make sure one mortgage can be done at a time for any property
D. To prevent any sales to happen for mortgaged property

Question 135 of 201

Which of the following procedures requires the mandatory generation of a sitemap as an output?

A. All answers are correct
B. Mortgage of property
C. Sale of property
D. Area modification of property

Question 136 of 201

What is the maximum amount for the manager's cheque that the buyer can pay for the property price in AED?

A. Unlimited
B. AED 1,000,000
C. AED 2,000,000
D. Cash is not allowed only manager cheque

Question 137 of 201

To whose beneficiary is the manager's cheque, prepared for a completed property sale that is to be registered in the registration trustee office, written to?

A. Owner of the property
B. Dubai Land Department
C. Buyer of the property
D. Escrow account

Question 138 of 201

Where do I register a loan buyout from one bank to another?

A. Registration trustee office
B. New financing bank
C. Original financing bank
D. None of the answers are correct

Question 139 of 201

What are the fees for registering a lease finance contract for real estate property in the name of the financer?

A. 0.25% of real property value
B. 2% from the real property value
C. 4% from the real property value
D. 1% of the real property value

Question 140 of 201

Is a new title deed generated with a different number when the property mortgage is released?

A. New title deed with different number and status free
B. New title deed with same number but released
C. New title deed with different number and status mortgaged
D. None of the answers are correct

Question 141 of 201

Is the original Emirates ID required at the registration trustee office?

A. Yes for Emirates ID carry holders and no, for non Emirates ID carry holders

B. Yes for emirates id carry holders

C. No, for non-emirates id carry holders

D. Sometimes

Question 142 of 201

Is a copy of the Emirates ID enough for property transfer registration at the trustee office?

A. No

B. Yes

C. Sometimes

D. None of the answers are correct

Question 143 of 201

How can I find the status of a property, including service charge fees, average rental, outstanding DEWA bill, and Dubai municipality fines, if any?

A. Dubai Land Department website - Property status enquiry and Dubai REST app - Property status enquiry.

B. Dubai Land Department website

C. Dubai REST app

D. Dubai now app

Question 144 of 201

Where can I find the list of accredited registration trustee offices?

A. Dubai Land Department website and Dubai REST app

B. Dubai Land Department website

C. Dubai REST app

D. Dubai now app

Question 145 of 201

In a Jointly Owned Property, when does an Owners Association (OA) come into existence?

A. Upon the first registration of a unit in an owner's name

B. Upon the last registration of a unit in an owner's name

C. Upon the Building being registered with the Lands Department

D. Upon the first General Meeting of the OA

Question 146 of 201

Which of the following facilities are associated with a Master Community?

A. Water ways and bridges

B. Lobby, lifts and swimming pools.

C. Car parks and storage areas.

Question 147 of 201

Which examples of communities may have a master service charge applied by the master developer?

A. All answers are correct
B. Palm Jumeirah
C. Palm Deira
D. Arabian ranches

Question 148 of 201

What is the annual service charge for a unit with a suite area of 1500 sqft and a balcony area of 200 sqft, where the service charge rate is AED 15 per sqft? (Note that the balcony area is subject to a 25% service charge rate).

A. AED 23,250
B. AED 25,500
C. AED 6,375
D. AED 5,812.5

Question 149 of 201

What is the quarterly service charge for a unit with a suite area of 1500 sqft and a balcony area of 200 sqft, where service charge rate is AED 15 per sqft? (Note that the balcony area is subject to a 25% service charge rate).

A. AED 5,812.5
B. AED 25,500
C. AED 6,375
D. AED 23,250

Question 150 of 201

What official channel is used to notify the tenant to vacate the property due to ownership change in a 12-month notice?

A. Notarized notice
B. Email
C. Registered mail
D. Add in the newspaper

Question 151 of 201

What is the tax percentage applied to residential completed property?

A. No tax is applied when buying residential property
B. 0.05
C. 0.09
D. 0.04

Question 152 of 201

What is the tax percentage applied to residential off-plan property?

A. No tax is applied when buying residential property
B. 0.05
C. 0.09
D. 0.04

Question 153 of 201

What is the Dubai municipality housing fee applied to freehold property that is not leased?

A. 5% from the rental index average amount
B. 5% from the property value
C. 0.5% from the property value
D. 2% from the rental index average amount

Question 154 of 201

A lease agreement must be registered on Ejari to be considered valid.

A. True
B. False

Question 155 of 201

A tenant can sublease a property to another party without the landlord's consent.

A. False
B. True

Question 156 of 201

A Property Manager owes a duty of care to their clients. Which of the following are not obligations of a Property manager?

A. To determine the level of service charge payable on a unit
B. To comply with the Code of Ethics
C. To act with Transparency and in Good Faith

Question 157 of 201

When determining the appropriate pricing for the property you are managing, what should you consider?

A. The physical and emotional benefits of the property
B. The physical benefits only
C. The fringe benefits only
D. None of the above

Question 158 of 201

One of the major responsibilities of the Property Manager is to:

A. Maintain tenant satisfaction and obtain the highest possible return on investment (ROI) and capital appreciation.

B. Maintain tenant satisfaction

C. Obtain the highest possible return on investment (ROI) and capital appreciation for the owner

D. Keep maintenance costs to a minimum no matter what happens to the property and the tenant

---

Question 159 of 201

The role of the Property Manager is to:

A. Set the policies, processes, systems and manpower required to manage the property

B. Grow the value and rent returns of the property

C. Plan and manage all the operational aspects of the property

D. All answers are correct

Question 160 of 201

To value an office tower using the capitalization method, you require information about

A. Net income and construction cost

B. Construction cost and yield

C. Net income and yield

D. Yield and age of the building

Question 161 of 201

What is the better option for the Landlord when renting a property annually?

A. Offering 13 months lease for 12 months rent and keeping the month free at the end of the tenancy period.

B. Reducing 12 months' rent by 5%

C. Offering 13 months lease for 12 months rent and keeping the month free at the start of the tenancy period.

D. Reducing 12 months' rent by 8.5%

Question 162 of 201

If the buyer is of foreign nationality (non-GCC), the Broker has a duty to

A. None of the answers is correct

B. Make sure the property the buyer wishes to purchase is in an area designated for expatriate ownership.

C. Treat the case exactly as he would when dealing with a GCC national

---

Question 163 of 201

The real estate appraisal agreement must include the most important legal conditions, such as the provision that in case of any disagreement between the office and the entity requesting the appraisal, the Real Estate Regulatory Agency may consider it.

A. True

B. False

Question 164 of 201

Valuers can estimate future rental growth implicitly by analyzing yields.

A. True
B. False

Question 165 of 201

Property valuers do not need to carry out inspections

A. Correct
B. Incorrect

Question 166 of 201

The method to value a mosque located in the Emirate of Dubai is

A. Cost approach
B. Income approach
C. Comparative sales approach
D. Profit Method

Question 167 of 201

What does sublease mean?

A. A tenant renting to another tenant
B. An agent renting to a tenant
C. None of the answers are correct
D. A landlord leasing to a tenant

Question 168 of 201

What is an example of an immovable asset?

A. Land
B. Money
C. Car
D. Stock shares

Question 169 of 201

What does the term "immovable asset" mean?

A. Can be touched but not moved
B. Can't be touched or moved
C. Can be moved but not touched
D. Can be touched and moved

Question 170 of 201

Brokers A, B, and C participated in selling land of an area 100m x 70m with a commission ratio of 50/30/20 percentage respectively. If the property is sold for AED 5,000 per square meter and the brokerage commission is 4%, what would be the commission of Broker B in AED?

A. AED 420,000
B. AED 140,000
C. AED 280,000
D. AED 700,000

Question 171 of 201

Two owners, the first and second, share land ownership. If the total area is 300' x 400' and the owners' share ratio is 3:5, respectively for the first and second owners, what would be the first owner's share?

A. 45,000 sqft
B. 15,000 sqft
C. 30,000 sqft
D. 75,000 sqft

Question 172 of 201

Jasim had two sons and one daughter. He passed away, leaving behind land with an area of 12,000 sqm as inheritance. If the inheritance argument specifies that the distribution of shares among heirs is 1 share for the daughter and 2 shares for each son, what would be the inherited area in sqft, registered in the title deed, for each son?

A. 51,648 sqft
B. 4,800 sqft
C. 9,600 sqft
D. 103,296 sqft

Question 173 of 201

Jasim passed away and left behind an inheritance of land with an area of 120,000 sqft. If the inheritance argument specifies that the distribution of shares among heirs is 1 share for the daughter and 2 shares for each son, what would be the total inherited area in sqm, registered in the title deed, for the two sons? (1 sqm = 10.76 sqft)

A. 8,922 sqm
B. 96,000 sqm
C. 2,230.5 sqm
D. 4,461 sqm

Question 174 of 201

Broker B has a 60/40 split with broker A. He managed to sell a villa for AED 990,000, which entitled him to a 3% commission. How much money did Broker A make in AED?

A. AED 11,880
B. AED 17,820
C. AED 14,850
D. AED 29,700

Question 175 of 201

Jasim buys a villa for AED 4,600,000. Five years later, he sold the villa for AED 5,450,000 and paid a broker's commission of 4% of the selling price. What is the broker's commission in AED?

A. AED 50,000
B. AED 34,000
C. AED 184,000
D. AED 218,000

Question 176 of 201

One house is sold for AED 1,155,000 that represents a 12% drop in price from the original listing price. If the listing agreement mentions a 6% commission on the listing broker's sale price, what would the broker earn if the house is sold for the dropped price in AED?

A. AED 69,300
B. AED 71,988
C. AED 77,616
D. AED 78,750

Question 177 of 201

Owner accepts to pay a 5% commission if he nets AED 100,000 on the sale of his house. What would be minimum listing price in AED?

A. None of the answers are correct
B. AED 1,052,632
C. AED 1,050,000
D. AED 1,036,000

Question 178 of 201

Brokers A, B, and C participated in selling land of an area 100m x 70m with a commission ratio of 5 to 3 to 2, respectively. If the property is sold for AED 5,000 per square meter and the brokerage commission is 4%, what would be the commission of Broker A in AED?

A. AED 420,000
B. AED 700,000
C. AED 140,000
D. AED 280,000

Question 179 of 201

What is the total brokerage commission when the ratio share of the seller's broker to the buyer's broker commission is 3:2 for a property value of AED 2,500,000 and a total commission of 5%?

A. AED 125,000
B. AED 25,000
C. AED 50,000
D. AED 75,000

Question 180 of 201

What is the broker commission amount in AED if a property is listed for AED 2,400,000, sold for AED 2,200,000, the broker's commission is 1.5% of the listed price?

A. AED 33,000
B. AED 66,000
C. AED 72,000
D. AED 36,000

Question 181 of 201

What is the broker commission amount in AED if a property is listed for AED 2,400,000, sold for AED 2,200,000, and the broker's commission is 1.5% of the sale price?

A. AED 36,000
B. AED 66,000
C. AED 72,000
D. AED 33,000

Question 182 of 201

If a commercial property is leased where the tenant agrees to pay AED 23,000 per month plus 3.75% of their gross income yearly sales, what type of lease is it classified as?

A. Percentage lease
B. Single net lease
C. Double net lease
D. Triple net lease

Question 183 of 201

What is the yearly net income in AED on an investment of AED 1,260,000, if the rate of return is 12.5%?

A. AED 157,500
B. AED 10,080,000
C. AED 15,748
D. AED 13,125

Question 184 of 201

Jasim wants to purchase a townhouse worth AED 4,500,000 with financing from a bank. The bank requires a 20% down payment to be paid on the value of the townhouse. What will be the amount financed by the bank in AED?

A. AED 3,600,000
B. AED 900,000
C. AED 4,500,000
D. AED 5,400,000

Question 185 of 201

What amount of interest in AED does a bank earn on a loan of AED 600,000 with a 5% interest rate after 3 months?

A. AED 7,500
B. AED 30,000
C. AED 607,500
D. AED 630,000

Question 186 of 201

What is the total cost of the service charge in AED for a balcony with dimensions 12' x 8', if the service charge rate for a balcony is AED 4 per sqm? (The balcony area subject to service charge is 25% of the total balcony area, 1 sqm = 10.76 sqft.)

A. 8.92
B. 24
C. 96
D. 384

Question 187 of 201

Which offer is better, leasing an office space of 150' x 200' for 3 years at a total cost of AED 80,000 or leasing it for 5 years at a total cost of AED 117,000, assuming the tenant will continue to occupy the same space.

A. 5 years offer
B. 3 years offer
C. 3 years and able to extend 2 more years at the same rate.
D. Offer is same for 3 and 5 years.

Question 188 of 201

A house sold for AED 1,330,000. It had depreciated by 15% since it was originally purchased. What was the original price of the house in AED?

A. AED 1,564,700
B. AED 199,500
C. AED 1,529,500
D. AED 1,450,000

Question 189 of 201

A townhouse was purchased for AED 980,000 five years ago, and houses in the market are appreciating at a rate of 4% per year. Using the compound rate of appreciation, what is the current value of the townhouse in AED?

A. AED 1,192,320
B. AED 1,019,200
C. AED 1,176,000
D. AED 1,176,320

Question 190 of 201

Jasim is paying his broker a commission of 5.5% to sell his apartment. How would you express Jasim's expected net amount after the commission is paid?

A. Sale price x (1-.055)
B. Sale price x (1+0.055)
C. Sale price/ (1-0.055)
D. Sale price/ (1 + 0.055)

Question 191 of 201

Jasim took out a mortgage to purchase a new house which required a down payment of AED 180,000. If he obtained an 80% loan-to-value mortgage, what was the purchase price of his house in AED?

A. AED 900,000
B. AED 360,000
C. AED 720,000
D. AED 1,800,000

Question 192 of 201

Jasim listed his apartment for AED 1,700,000, and it sold for 95% of the list price. The net amount to the seller is AED 1,501,948 after paying the commission. What was the commission rate charged on the sale of the apartment?

A. 0.05
B. 0.06
C. 0.07
D. 0.08

Question 193 of 201

A land was purchased 5 years ago for AED 1,000,000 and has appreciated by a total of 10% since its purchase. How much did the property appreciate per year in AED?

A. AED 20,000
B. AED 10,000
C. AED 50,000
D. AED 100,000

Question 194 of 201

A villa was sold for AED 5,000,000, and the broker received a commission of AED 275,000. What percentage of sales price did the broker receive as commission?

A. 0.055
B. 0.06
C. 0.085
D. 0.05

Question 195 of 201

Jasim agreed to list his property strictly to receive at least AED 1,000,000 after paying a 5% broker's commission and AED 12,000 in closing costs. What must be the sale price of the property in AED?

A. AED 1,065,263
B. AED 1,052,631
C. AED 1,040,631
D. AED 963,809

Question 196 of 201

A house in Dubai sold for AED 8,350,000. The broker's commission was AED 500,400. What percentage did brokers receive for this transaction?

A. 0.06
B. 0.05
C. 0.01
D. 0.09

Question 197 of 201

What is the duration of validity for a valuation certificate issued by the Dubai Land Department?

A. One month
B. Three months
C. 12 months
D. 6 months

Question 198 of 201

What is a joint venture in the context of real estate?

A. An agreement between two or more individuals or entities to engage in a single project.
B. Is the insurance of residential mortgage loans made by private lenders.
C. An organized association where individual investors pool their funds for the investment in real estate.
D. A private company that engages in secondary market activities.

Question 199 of 201

Who is the borrower in a mortgage transaction?

A. A borrower
B. A lender
C. A financial facility
D. A property owner

Question 200 of 201

What are the factors that determine the total amount of property finance available?

A. All answers are correct
B. Property value
C. Finance rate
D. Number of financing months

Question 201 of 201

The owner of a condominium has the use of many facilities, including a pool. Under the typical condominium arrangement, who owns the facilities?

A. All the condominium owners in the form of percentage undivided interests.
B. Some of the condominium owners in the form of divided interests.
C. The owners' association of the condominium
D. The corporation in which each of the owners hold stock.
