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# **Hawaii real estate exam study guide**

## **Questions and Correct Answers, Updated 2024. 100%**

**Four land divisions in correct sequence.**

Division one - oahu

Division Two - Maui Division three - Big Island,

Division four - Kauai.

**What is an example of modular**

Pre-fabricated buildings

**Blockbusting**

Making you feel uncomfortable about who moved in your neighborhood

**Steering**

Race not fitting in with another race.

**Land contract**

Installment contract/agreement of sale

**Seller removed two speakers after the closing and to hold a letter to the attic is his mom. What kind of remediation can the buyer pursue.**

Seller is liable, buyer can sue.

**Can seller's agent withhold money from seller's proceeds because the buyer is not satisfied with the buyer - seller agreement repair?**

No, only escrow can withhold money

**The purpose of FHA?**

Is to guarantee hi loan-to-value transaction. Stabilize the market insurance program.

**Does Hawaii statute cover fractional ownership?**

Yes. Six owners or less.

**Why is planned development needed?**

Make better use of the land.

**SMA stands for**

Special management area

**Special management area is to protect**

The ocean (wetlands).

**About Radon**

Easy to detect cheap to fix

**Sets back vs zoning**

Set back - 5 ft to 10 ft from Street

zoning - resort, business, agricultural; controls what to do with lands.

**Who pays for drawing the deed?**

Seller

**In a "as is" contract, does the seller still need to get full written disclosure.**

Yes

**Hula Mae loans - at least \_\_ year lease and \_\_ years fix rate.**

# Hawaii Real Estate Exam Study Guide

**L Reisser**



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