Florida Real Estate Broker Cheat Sheet 2026

The night-before summary, built like the exam.

100 Scored questions	**3h 30m** Time limit	**75 points** Passing score
$37 Exam fee	**Florida DBPR / FREC** Governing body	

Florida Real Estate Broker Exam: At a Glance

- 100 multiple-choice questions
- 210 minutes (three and a half hours) to complete the exam
- Passing score: 75 points or higher

The Pacing Math That Matters

With 210 minutes for 100 questions, you have an average of 2.1 minutes per question. Most knowledge questions take well under a minute, so a practical plan is a fast first pass on everything you know cold, banking the saved time for the calculation-heavy problems that genuinely need two to three minutes of careful arithmetic.

Because the passing threshold is 75 points on a 100-question exam, you do not need a perfect score — roughly a quarter of the exam can go wrong and you can still pass. That means never let one hard question eat your clock: flag it, move on, and come back with your surplus time.

Core Math Formulas (Master the T-Bar)

Almost every broker-exam math problem reduces to one relationship: Part = Total × Rate. Cover the value you need and the T-bar tells you whether to multiply or divide (Total = Part ÷ Rate; Rate = Part ÷ Total).

- Commission: Commission = Sale Price × Commission Rate. For splits, apply each split percentage in sequence (broker share, then agent share).
- Seller's net: Sale Price = Desired Net ÷ (1 - Commission Rate). Dividing by the complement is the step most candidates miss — multiplying by (1 + rate) is the classic wrong answer choice.
- Loan-to-value: LTV = Loan Amount ÷ Property Value. Down payment percentage is simply 1 - LTV.
- Capitalization rate: Value = Net Operating Income ÷ Cap Rate. Remember NOI excludes debt service — mortgage payments are a distractor in these problems.
- Gross rent multiplier: GRM = Sale Price ÷ Gross Rent. Keep the rent period consistent (monthly price-to-rent vs. annual) — mixing periods is a common trap.
- Profit or loss: Percent Profit = (Sale Price - Cost) ÷ Cost. The denominator is what was paid, not what it sold for.
- Prorations: compute the per-day amount (annual charge ÷ days in the year the problem specifies), multiply by days owed, then decide who is debited and who is credited as of the closing date.

Answer-Strategy Rules

- Answer every question. There is no benefit to leaving blanks on a multiple-choice exam scored by points earned — an educated guess after eliminating two choices is materially better than a blank.
- Eliminate before you calculate. Distractor answers are usually built from predictable mistakes (multiplying instead of dividing, using the wrong denominator), so estimating the ballpark first lets you discard impossible options.
- Read for the role. Broker questions frequently hinge on who owes the duty or handles the funds — underline the party the question actually asks about before choosing.

- Watch for absolutes. Options containing "always" or "never" are frequently wrong in law-and-ethics questions, where duties tend to have exceptions.

Final-Week Checklist

- Drill the T-bar variants until choosing multiply-vs-divide is automatic — math questions are where the 2.1-minute average gets spent.
- Take at least one full-length, 100-question timed practice run at 210 minutes to calibrate your pacing before test day.
- Verify current fees, license requirements, and statutory deadlines directly from the Florida DBPR (myfloridalicense.com) before you sit — those details change, and the official source is the only one to trust.

Official sources

- Florida Legislature — Florida Statutes 475.17 — Qualifications for Practice as a Broker or Sales Associate: http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0400-0499/0475/Sections/0475.17.html
- Florida DBPR Division of Real Estate — Florida Real Estate Commission (FREC) — Licensing Overview: https://www2.myfloridalicense.com/real-estate-commission/
- Florida DBPR — Florida Real Estate Broker Exam: https://www.myfloridalicense.com/

Free practice questions for this exam: www.everyexamprep.com/practice/exams/real/florida-real-estate-broker