

From experience we know that many students needlessly lose between 5 and 10 marks on their state examination

You may know the subject matter but it is soooo easy to click on the wrong answer option on the screen during the examination

We’ve produced a printable summary of the 6 steps to keep by your side as you practice questions before your day at the testing center.

**1 – Read the Question**

Take your time to read the question.  Don’t worry about the answer options at this stage, just read the question slowly and deliberately and make sure that you clearly understand what the examiner is asking

Don’t worry about how long it takes you to read the question – we’ve never heard of anybody who has run out of time on a real estate examination

**2 – Read ALL the Answer Options**

Take your time to read ALL the answer options

Many students click on the first option that looks right and then move on to the next question without realizing that the best – and correct – option is often placed last in the list by the examiner

Keep cool and don’t worry about how long this might take

**3 – Read the Question AGAIN**

Now read the question AGAIN and this time confirm that you really understand what the examiner is asking

You should also identify any [distractors](https://francesjarvis.com/2013/07/07/what-is-a-distractor-2/) that the examiner has placed in the question to throw you off

**4 – Apply your Knowledge**

Now that you have a really great grasp of what the examiner is asking and have eliminated those nasty distractors, apply the knowledge you have gained in your studies to determine the answer

**5 – Read ALL the Answer Options AGAIN**

This may seem a little redundant, but now that you have applied your knowledge to the question you will be able to eliminate the couple of answer options that are way off base and zero in on the most likely correct answers

**6 – Make your Selection**

Finally, after you’ve really understood the question, eliminated any distractors, applied your knowledge and eliminated those off base answer options select the best answer option and move on to the next question

We know that if you get in the habit of following these 6 steps for every question you will not lose those 5 to 10 marks that many students throw away

In many cases that’s the difference between passing and having to come back and take the examination all over again!

SAMPLE QUESTION

The questions that you will see at the State examination are deliberately worded to test both your core knowledge and comprehension of a vast array of subject matter

(I guess that’s why it’s not that easy to pass first time)

A distractor is an element in a question that has been deliberately placed there by the examiner to test your knowledge and comprehension on the subject.  If you don’t have mastery of the subject, this part of the question narrative will possibly cause you to select the wrong answer option

Here’s an example:

Sam sold his home for $225,000.  It was appraised for mortgage purposes at $230,000 and the assessed value is $175,000.  If the property tax rate is 26.5 mills, what is the annual property tax charge that will need to be apportioned at the closing?

A – $5,962.50

B – $6,095.00

C – $46,375.00

D – $4,637.50

EXPLANATION

This question actually has 2 distractors; if you know your real estate taxes they will be easy to spot.

The **sales price** and the **appraised value** are distractors and have nothing to do with the calculation of property taxes.  The examiner has deliberately included these in the question to make sure that you know how the basis for calculating property taxes.

(Of course you know that real estate taxes are based on [*assessed value*](https://francesjarvis.com/2013/02/01/what-is-assessed-value/)…with that tip and your knowledge of how to use millage rates it should be easy to figure out the correct answer option)

So how do you deal with distractors?

You should read every question carefully to identify any distractors; eliminate the distractors from your thought process before selecting your answer.