

# Real Estate Exam Prep (Champions; Texas) Questions and Answers 2023/2024

appurtenance - Answer- term used to describe rights, privileges or improvements that belong to and pass with the land

improvements - Answer- man's additions to the land such as building and landscaping

personal property - Answer- also called chattel or personalty; a right or interest in smiting of a temporary or movable nature and includes anything not classed as real property. Real property becomes personal property through severance.

bill of sale - Answer- ownership of chattel or personalty is transferred via this, also called a non-realty item addendum

fixture - Answer- item that was personal property but has been attached in such a way that it has become real property such as tv brackets

installed - Answer- often indicates a permanent attachment

annexation - Answer- the process of attaching an item of personal property to real estate such that it becomes a fixture

severance - Answer- the process of real property becoming personal. Fixture is uninstalled and becomes personal property again

trade fixtures - Answer- term used for fixtures in commercial transactions. installed by a tenant to carry out a business and may be removed prior to the termination of the lease. If they are not removed they become real property and pass to the landlord

emblements - Answer- crops that are cultivated annually. Considered the personal property of the farmer who cultivated them. Ownership can be transferred with a bill of sale, or farmer may make arrangements to return to the property and harvest them one time.

physical characteristics of real property - Answer- non homogeneity-no two exactly alike; immobility- cannot be moves; indestructibility-will always be there

economic characteristics of real property - Answer- scarcity-naturally desirable; modification-change or improve; fixity-not liquid assets; situs-prestige location.

nonhomogeneity - Answer- one of three physical characteristics of land; no two pieces are exactly alike

# Texas Real Estate Texas Real Estate

**Texas Real Estate Research Center**



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