WATHIM

GCC exam prep

PRACTICE PACK

Dubai RERA Broker Exam

Sample paper

The first 5 questions of Paper 1 with the answer sheet, key and every answer explained, after the guide that opens the full pack.

2026 edition · 300 questions · 3 papers

300	3	50 · 120m	70%
ORIGINAL QUESTIONS	FULL-LENGTH PAPERS	QUESTIONS · MINUTES A PAPER	OUR TARGET, NOT OFFICIAL

Prepared by Wathim · wathim.com · info@wathim.com

Original practice material. Not the official question bank.

About this pack

Dubai RERA Broker Exam Practice Bank · read this before you start.

300	3	5	100%
ORIGINAL QUESTIONS	EXAM-LENGTH PAPERS	TOPICS COVERED	ANSWERED AND SOURCED

Every question here comes with its correct answer, the reasoning, and the law, standard or study guide it is drawn from, so you learn the rule and not just the letter. The mix: 50 easier, 156 standard and 94 harder questions, marked on each one.

Brokerage practice, forms and ethics 77 · Registration and title 60 · Off-plan and escrow 60 · Tenancy and the rental index 58 · Advertising, VAT and compliance 45

The exam you are sitting

Type of test	Computer-based multiple choice, administered by the Dubai Land Department *Consistent across training providers; DLD's service page does not describe the format*
Number of questions	Not published by DLD. Providers say 50, or 50 to 70. *Third-party training providers, 2026 - treat as indicative*
Duration	Around 2 hours, per training providers. Not published by DLD. *Third-party training providers, 2026*
Pass mark	Not published by DLD. Providers variously state 70%, 75% and 85%. *Three third-party sources, all 2026, all unsourced*
Language	No source we could read states which languages the exam is offered in. *Not established*
Before you may sit it	Certified Training for Real Estate Brokers, delivered by an approved institute and bought separately *Consistent across providers*
Also required for the card	A Dubai Police certificate of good conduct, a personal photo and a copy of your Emirates ID *DLD practice card service page*
Card validity	Linked to the validity of the trade licence, rather than a fixed term *DLD practice card service page*
Service time	5 minutes, for issuing the card once the conditions are met *DLD practice card service page*

What these questions are. Original practice questions written by Wathim to the exam's published topics and to the laws and standards it tests. They are not real, recalled or leaked exam items, and no official question bank is published for this exam. Practising with honest original questions is the safe and effective way to prepare.

Topic coverage

Topic	Questions in this pack	Share
Brokerage practice, forms and ethics	**77**	26%
Registration and title	**60**	20%
Off-plan and escrow	**60**	20%

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Topic	Questions in this pack	Share
Tenancy and the rental index	**58**	19%
Advertising, VAT and compliance	**45**	15%

Mark yourself

Score out of 50	Percentage	What it means
43-50	86-100%	Comfortably over the line. Keep the habit, sit the next paper cold.
35-42	70-84%	A pass, but a few questions either way decide it. Close your weakest topic first.
30-34	60-68%	Close. Read every answer you missed, then re-sit this paper in a week.
0-29	0-58%	A real gap. Work topic by topic before the next full paper.

50 questions in 2 hours. DLD publishes neither the question count, the duration nor the pass mark; 50 and 2 hours are the figures training providers report, and the app shows a target rather than an official pass mark because there is no official one to show. The bands mark against 70%: 35 of 50.

How to use it

1. **Sit Paper 1 cold, in one block**
   50 questions in 120 minutes, no notes, on the answer sheet. A paper done in pieces tells you what you know; one done in a block tells you what you would score.
2. **Mark it by topic, not just by total**
   Count your misses against the topic chips beside each question. The total says whether you would pass today; the topics say what to do tomorrow.
3. **Read every answer, including the ones you got right**
   If you cannot say why the other three options are wrong, you guessed well rather than knew.
4. **Spend a week on your two weakest topics**
   Work from the source named under each answer you missed, not a general read-through.
5. **Sit the next paper a week later**
   Compare topic scores, not just totals. A flat total can hide two topics moving in opposite directions.
6. **Keep the revision bank for the last few days**
   150 questions no paper uses, with answers beside them, and the night-before list, for a final pass before the exam.

What is in the download

5 PDFs, each with its own cover, named **Wathim - Dubai RERA Broker Exam - *part*.pdf**. Print only the paper you are about to sit.

Start here	This guide: the exam, topic coverage, how to mark yourself and how to use the pack
Paper 1	50 questions · 120 minutes · answer sheet, key, every answer explained, and the score bands
Paper 2	50 questions · 120 minutes · answer sheet, key, every answer explained, and the score bands
Paper 3	50 questions · 120 minutes · answer sheet, key, every answer explained, and the score bands
Revision bank	150 more questions by topic, with the answer under each, and the night-before list of the hardest questions

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Answer sheet

Paper 1 of 3. Shade one letter per question, then mark it against the key at the end of the paper.

Name _____ Date _____ Score / 5

1 (A) (B) (C) (D)	2 (A) (B) (C) (D)	3 (A) (B) (C) (D)	4 (A) (B) (C) (D)	5 (A) (B) (C) (D)

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DUBAI RERA BROKER EXAM

Paper 1 of 3: first 5 questions

5 of **50** questions
sample

Choose the single best answer. Answers and reasoning follow.

Q1 Brokerage practice, forms and ethics STANDARD

A buyer asks a broker to promise the apartment will rise sharply in value over two years. How should the broker respond?

(A) Promise it, because the area is popular with investors and demand is strong
(B) Promise a smaller rise instead, to stay on the safe side of the question
(C) Decline to discuss the market or prices at all with the buyer
(D) Share market data and be clear that future values cannot be guaranteed

Q2 Brokerage practice, forms and ethics STANDARD

A broker holds a listing for a flat and learns that the interested buyer is the broker's own brother. What does the Code of Ethics expect?

(A) Nothing, because family members are outside the conflict rules that apply to brokers
(B) Quietly cut the commission so that nobody asks any awkward questions
(C) Give the buyer the seller's lowest price as a favour to the family
(D) Disclose the family link to the seller in writing before going further

Q3 Brokerage practice, forms and ethics EASY

A buyer looking for an apartment asks a broker to find one for them. Which form records that agreement?

(A) Form A
(B) Form F
(C) Form B
(D) A developer's no-objection certificate

Q4 Off-plan and escrow EASY

Which of these laws amended Law No. 13 of 2008 on the interim real estate register?

(A) Law No. 33 of 2008
(B) Law No. 9 of 2009
(C) Law No. 8 of 2007
(D) Law No. 6 of 2019

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Q5 Off-plan and escrow STANDARD

After the completion certificate is issued, the escrow agent retains part of the account. When may the developer receive it?

A Immediately, because the certificate proves that the project is finished

B One year after the units are registered in the buyers' names

C Once the last unit in the project has been sold to a buyer

D Only after the buyers vote to release it to the developer

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Answer key at a glance

Mark your sheet and count your score first. Then read every answer below, including the ones you got right: a lucky guess looks the same as knowledge on the sheet.

1	**D**	2	**D**	3	**C**	4	**B**	5	**B**

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Paper 1 of 3: answers and reasoning

Why the answer is right, why the others are not, and where the rule comes from.

Q1 Answer: **D Share market data and be clear that future values cannot be guaranteed**

A broker may inform with facts but may not guarantee outcomes they do not control. Any promise, even a modest one, is a misleading statement.

Source: RERA Code of Ethics for real estate brokers

Q2 Answer: **D Disclose the family link to the seller in writing before going further**

A personal tie that could colour the broker's judgement must be disclosed so the seller can decide with full knowledge. Silence, a hidden discount or passing on the seller's floor price each hides or abuses the conflict.

Source: RERA Code of Ethics for real estate brokers

Q3 Answer: **C Form B**

Form B is the agreement between the broker and the buyer they act for. Form A is signed by the owner, Form F is the sale agreement between buyer and seller, and a no-objection certificate comes from the developer.

Source: RERA brokerage contracts A, B and F (DLD Real Estate Brokerage Practice Guide, 2nd edition 2024)

Q4 Answer: **B Law No. 9 of 2009**

Law No. 9 of 2009 amended the interim register law. Law 33 of 2008 amends the tenancy law, Law 8 of 2007 is the escrow law and Law 6 of 2019 concerns jointly owned property.

Source: Law No. 13 of 2008 regulating the Interim Real Estate Register, as amended by Law No. 9 of 2009

Q5 Answer: **B One year after the units are registered in the buyers' names**

Article 14 of Law No. 8 of 2007 has the escrow agent retain 5% of the account after the completion certificate and release it to the developer one year after the units are registered in purchasers' names. The retention covers defects and claims that appear after handover.

Source: Law No. 8 of 2007 concerning Escrow Accounts for Real Estate Development, Article 14

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What the full pack contains

This sample is a slice of Paper 1. The full pack is:

Start here	The guide at the front of this sample, in full
3 full papers	50 questions · 120 minutes each, with answer sheet, key, every answer explained and the score bands
Revision bank	150 more questions by topic with the answer under each, and the night-before list
Total	300 original questions, every one answered and sourced

Get the full pack at **wathim.com/practice/dubai-rera-broker-practice**

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