

2-hr Florida SAFE State Law
State Specific Supplement
Chapter Activity Answer Key

Chapter 1

Knowledge Check #1.1

Match the term with the correct definition:

- A. In-house Loan Processor B. Contract Loan Processor C. Loan Originator
 D. Mortgage Broker E. Mortgage Lender

Term	Definition
A. In-house Loan Processor	1. An individual who is an employee of a mortgage broker or a mortgage lender who engages only in loan processing
E. Mortgage Lender	2. A person making a mortgage loan or servicing a mortgage loan for others, or, for compensation or gain, directly or indirectly, selling or offering to sell a mortgage loan to a noninstitutional investor.
C. Loan Originator	3. An individual who, directly or indirectly, solicits or offers to solicit a mortgage loan , accepts or offers to accept an application for a mortgage loan, negotiates or offers to negotiate the terms or conditions of a new or existing mortgage loan on behalf of a borrower or lender, or negotiates or offers to negotiate the sale of an existing mortgage loan to a non-institutional investor for compensation or gain
D. Mortgage Broker	4. A person conducting loan originator activities through one or more licensed loan originators employed by the mortgage broker or as independent contractors to the mortgage broker.
B. Contract Loan Processor	5. An individual who is licensed under part II of this chapter as a loan originator, who is an independent contractor for a mortgage broker or mortgage lender, and who engages only in loan processing

Knowledge Check #1.2

1. A person who seeks to act solely as a loan processor needs to be licensed as a mortgage lender.
 - A. true
 - B. **false**

Correct Answer: The answer is B. Per 69V-40.0331, FAC, a person who seeks to act solely as a loan processor should be licensed as a loan originator (not a mortgage lender).

2. An attorney licensed in this state who negotiates the terms of a mortgage loan on behalf of a client as an ancillary matter to the attorney's representation of the client is exempt from the regulations of Chapter 494, FS parts I and II.
 - A. **true**
 - B. false

Correct Answer: The answer is A. Per Chapter 494.00115, FS and 69V-40.0312, FAC, an attorney licensed in this state who negotiates the terms of a mortgage loan on behalf of a client as an ancillary matter to the attorney's representation of the client is exempt from the regulations of Chapter 494, FS.

Knowledge Check #1.3

1. Each mortgage broker must be operated by a principal loan originator. The principal loan originator must have been licensed as a loan originator or demonstrated he has been actively engaged in a mortgage-related business for at least _____ year(s) before being designated as the principal loan originator.
 - A. **one**
 - B. two
 - C. three
 - D. four

Correct Answer: The answer is A. Per Chapter 494.0035, FS, each mortgage broker must be operated by a principal loan originator. The principal loan originator must have been licensed as a loan originator or demonstrate he has been actively engaged in a mortgage-related business for at least one (1) year before being designated as the principal loan originator.

2. A mortgage lender applicant not seeking a service endorsement must submit a copy of her financial audit report for the most recent fiscal year showing a bona fide and verifiable net worth of at least
 - A. \$50,000.
 - B. \$53,000.
 - C. \$63,000.**
 - D. \$72,000.

Correct Answer: The answer is C. Per Chapter 494.00611, FS and 69V-40.0611 FAC, a mortgage lender applicant not seeking a service endorsement must submit a copy of her financial audit report for the most recent fiscal year showing a bona fide and verifiable net worth of at least \$63,000.

Knowledge Check #1.4

1. Upon receipt of a license application, the Office shall examine the application and, within 30 days after such receipt, notify the applicant of any apparent errors or omissions.
 - A. true**
 - B. false

Correct Answer: The answer is A. Per Chapter 494.00312, FS and Chapter 120.60, FS, upon receipt of a license application, the Office shall examine the application and, within 30 days after such receipt, notify the applicant of any apparent errors or omissions.

2. Adverse credit history information that may result in license denial may include foreclosure on personally owned property within the last
 - A. two years.
 - B. three years.
 - C. four years.
 - D. five years.**

Correct Answer: The answer is D. Per 69V-40.0113, FAC, adverse credit history information that may result in license denial may include foreclosure on personally owned property within the last five (5) years.

Apply Your Knowledge #1: Case of a Second Chance

Read the Case Study:

***Case Study – The Case of a Second Chance
Appeal from Denial of an Application for a Mortgage Loan Originator
Case Study Facts***

1. Mr. V***** applied for a mortgage loan origination (MLO) license on May 3, 2015.
2. On October 4, 2010, Mr. V***** pled guilty to theft of funds from a club treasury of which he was Treasurer. The court accepted his plea and convicted him of the offense on the same day.
3. The Florida Statutes Chapter 494 states that a person is to be denied a mortgage loan originator license if he has been a subject of a pending felony criminal prosecution or a prosecution or an administrative enforcement action, in any jurisdiction, which involves fraud, dishonesty, breach of trust, money laundering, or any other act of moral turpitude.
4. The Office of Financial Regulation gave two reasons for denying Mr. V*****'s application for the MLO license. The first was that Mr. V*****'s application had a conviction of theft that was fraudulent, dishonest, and a breach of trust.
5. The second was that Mr. V***** failed to satisfy the Office of Financial Regulation about his financial responsibility, character, and general fitness to command the confidence of the community and to warrant a determination that the individual will operate honestly, fairly, and efficiently.
6. Mr. V***** testified on his own behalf. He freely admitted his offense and presented testimony and written documentation attesting to his reformed character since the date of his conviction. The Office did not object to nor contest nor attempt to rebut this evidence. Since the Office had already established sufficient legal grounds for denial of the application, it didn't need to contest Mr. V*****'s evidence of rehabilitation in order to support the Office's denial of the application. Mr. V***** coaches a wrestling program for youth in a nearby community. Mr. V***** offered a letter of strong endorsement of his character from a senior special agent for the Department of Homeland Security (who is the head of the wrestling program). He also offered a letter of strong endorsement of his character from a community police officer whose two sons Mr. V***** has coached.

Conclusion of Law

The Office of Financial Regulation denied an MLO license to this applicant.

1. The Office of Financial Regulation denied the application for a mortgage loan originator (MLO) license based on what specific state law(s)?

Response: The Florida Statutes Chapter 494 (Chapter 494.00312, FS) states that a person is to be denied a mortgage loan originator license if he has been a subject of a pending felony criminal prosecution or a prosecution or an administrative enforcement action, in any jurisdiction, which involves fraud, dishonesty, breach of trust, money laundering, or any other act of moral turpitude.

2. Did the applicant present any creditable evidence to support his application for an MLO license?

Response: Student answers may vary as to whether the evidence was creditable. The evidence provided was as follows:

- *Coaches a wrestling program for youth in a nearby community*
- *A letter of strong endorsement of his character from a senior special agent for the Department of Homeland Security (who is the head of the wrestling program)*
- *A letter of strong endorsement of his character from a community police officer whose two sons he coaches*

3. Do you agree with the Conclusion of Law? Why or why not?

Response: Student answers may vary; however, the instructor is to ensure each student's answer is supported by a sound reason that demonstrates an understanding of the law.

CASE STUDY – MLO VIOLATIONS OF STATE LAW

Administrative Complaint

The State of Florida, Office of Financial Regulation, ("Office") files this Administrative Complaint against Jack R. Brown ("Respondent"), alleging:

General Allegations

1. Pursuant to section 494.0011, Florida Statutes, the Office is charged with the responsibility of administering and enforcing the provisions of chapter 494, Florida Statutes.
2. Pursuant to section 494.0012, Florida Statutes, the Office may conduct examinations and investigations to determine whether any provision of chapter 494, Florida Statutes, has been violated.
3. Pursuant to section 494.001(17), Florida Statutes, a "loan originator" is an individual who, directly or indirectly, solicits or offers to solicit a mortgage loan; accepts or offers to accept an application for a mortgage loan; negotiates or offers to negotiate the terms or conditions of a new or existing mortgage loan.
4. At all times material, Respondent (license no. L055555) has been a Florida loan originator and his address of record has been 555 Hankinson CT, Chatham, FL 62629.
5. On December 5, 2018, the Office conducted an examination of Respondent's business records and operations, for the time period of March 1, 2018 through October 31, 2018 ("examination period").
6. Pursuant to the Disciplinary Guidelines for Mortgage Loan Originators and Mortgage Entities Form OFR-494-14, Incorporated by Reference in Rule 69V-40.111, Florida Administrative Code, an "A" level fine is \$1,000 to \$3,500; a "B" level fine is \$3,500 and \$7,500; and a "C" level fine is \$7,500 to \$10,000. An "A" level suspension is between 3 to 10 days; a "B" level suspension is 10 to 20 days; a "C" level suspension is 20 to 30 days; and a "D" level suspension is up to 90 days.
7. Pursuant to section 494.00255(1)(u), Florida Statutes, the Office may revoke a loan originator license for failure to comply with any provision of chapter 494, Florida Statutes, or related rule.

Count 1

8. The above general allegations are hereby re-alleged and incorporated by reference as if fully stated herein.
9. Pursuant to section 494.00255(1)(n), Florida Statutes, having a loan originator, mortgage broker, or mortgage lender license, or the equivalent of such license, revoked in any jurisdiction, constitutes grounds for disciplinary action by the Office.
10. On or about October 16, 2018, the State of Illinois, Department of Financial and Professional Regulation ("DFPR"), Division of Banking, issued an Order Revoking Respondent's Mortgage Loan Originator License (No. 031.00555555) and imposed a \$128,000 fine for engaging in fraudulent loan originator activities.

11. On or about October 17, 2018, the State of Wisconsin, Department of Financial Institutions, Division of Banking, issued an Order Revoking Respondent's Mortgage Loan Originator License (No. 255555) for having a mortgage loan originator license revoked in another jurisdiction.
12. Having a license revoked in any jurisdiction is a violation of section 494.00255(1)(n), Florida Statutes.
13. Pursuant to the Disciplinary Guidelines for Mortgage Loan Originators and Mortgage Entities Form OFR-494-14, Incorporated by Reference in Rule 69V-40.111, Florida Administrative Code, a licensee found to have violated 494.00255(1)(n), Florida Statutes, is subject to an "B" fine and "B" suspension or revocation.
14. Therefore, the Office is seeking a license revocation.

Count 2

15. The above general allegations and paragraphs 9 through 10 are hereby alleged and incorporated by reference as if fully stated herein.
16. Section 494.0067(3), Florida Statutes, and Rule 69V-40.099(1), Florida Administrative Code, require a loan originator licensee to report any change in the information reported in his application form to the National Multistate Licensing System and Registry ("NMLS") within 30 days of the change.
17. The loan originator application form ("OFR-494-03") requires a loan originator licensee to disclose various matters, under penalty of perjury, regarding the licensee's criminal, financial, regulatory, and employment history.
18. Respondent last filed his application form with NMLS on April 6, 2018, wherein he answered "No" to disclosure question (6K), when asked "Has any State or federal regulatory agency or foreign financial regulatory authority or self-regulatory organization ever:

(2) found you to have been involved in a violation of a financial services-related business regulation(s) or statute(s)?.; or
(5) revoked your registration or license?"
19. Respondent answered disclosure question (6N) on his loan originator application ("OFR-494-03") as "No" when asked, "Is there a pending regulatory action proceeding against you for any alleged violation described in (K) through (L)?"
20. On or about April 19, 2018, the State of Illinois, Department of Financial and Professional Regulation ("DFPR"), Division of Banking, issued an Emergency Suspension Order against Respondent, pending an investigation of fraudulent loan originating activities.
21. As alleged in paragraphs 9 and 10 above, the States of Illinois and Wisconsin revoked Respondent's loan originator license on October 16 and 17, 2018, respectively.
22. The Office reviewed Respondent's disclosures within NMLS and determined that Respondent did not amend his application to reflect his adverse regulatory history within 30 days.

23. By failing to update his application as required, Respondents violated section 494.0067(3), Florida Statutes.
24. Pursuant to the Disciplinary Guidelines for Mortgage Loan Originators and Mortgage Entities Form OFR-494-14, Incorporated by Reference in Rule 69V-40.11 1, Florida Administrative Code, a licensee found to have violated section 494.0067(3), Florida Statutes, is subject to an "A" fine, and an "A" suspension or revocation.
25. Therefore, the Office is seeking an administrative fine of \$3,500 and revocation.

WHEREFORE, Respondent is hereby notified that the Office intends to enter an Order imposing an administrative fine of \$3,500 and a revocation of Respondent's license.

Notice of Rights

The licensee is entitled to be represented by counsel or other qualified representative.

The licensee also has the right to request a hearing pursuant to sections 120.569 and 120.57, Florida Statutes. Such request must comply with Rules 28-106.2015 and 28-106.104, Florida Administrative Code. An Election of Proceeding form is attached for your convenience.

To preserve the right to a hearing, a written response must be filed with the Office of Financial Regulation within 21 days after the receipt of the administrative complaint. Said response must be received by the office no later than 5:00 p.m. on the 21st day after the receipt of the administrative complaint. A failure to timely respond in writing will constitute a waiver of the licensee's right to request a hearing and a final order may be entered without further notice.

You may not make an oral request for an administrative hearing. With regard to a written request, if you fail to follow the outlined procedure, your request may be dismissed. Any request for an administrative proceeding received prior to the date of this notice is deemed abandoned and to be considered must be timely renewed in compliance with the procedure set forth above.

Apply Your Knowledge #2: MLO Violations of State Law (cont.)

1. In this case, the person receiving the Administrative Complaint is licensed what type of Florida licensee?

Response: As stated in the case: At all times material, Respondent (license no. L055555) has been a Florida loan originator and his address of record has been 555 Hankinson CT, Chatham, FL 62629.

2. What are the allegations against the licensee in this case?

Response: In this case, the licensee had an MLO license revoked in two other jurisdictions and the licensee failed to report a change on his application form.

3. Per state law, a loan originator licensee is required to report any change in the information reported in his application form to the NMLS within how many days of the change?

Response: Section 494.0067(3), Florida Statutes, and Rule 69V-40.099(1), Florida Administrative Code, require a loan originator licensee to report any change in the information reported in his application form to the National Multistate Licensing System and Registry ("NMLS") within 30 days of the change.

4. As a result of these violations, what disciplinary actions is the Office seeking to impose on the licensee?

Response: The Office is seeking an administrative fine of \$3,500 and license revocation.

5. To preserve the right to a hearing, the licensee must file a written response with the Office of Financial Regulation within how many days after the receipt of the administrative complaint?

Response: To preserve the right to a hearing, the licensee must file a written response with the Office of Financial Regulation within 21 days after the receipt of the administrative complaint.

Chapter 1 Quiz

1. The Florida _____ is the entity that provides regulatory oversight for Florida's financial services providers.
 - A. Banking Industry Office
 - B. Financial Services Office
 - C. Office of Credit Regulations
 - D. **Office of Financial Regulation**

Rationale: The correct answer is D. The Florida Office of Financial Regulation (FL-OFR) is the entity that provides regulatory oversight for Florida's financial services providers.

2. _____ is BEST defined as the person making a mortgage loan or servicing a mortgage loan for others, or, for compensation or gain, directly or indirectly, selling or offering to sell a mortgage loan to a noninstitutional investor.
 - A. Contract loan processor
 - B. Loan originator
 - C. Mortgage broker
 - D. **Mortgage lender**

Rationale: The correct answer is D. Per Chapter 494.001, FS, a person making a mortgage loan or servicing a mortgage loan for others, or, for compensation or gain, directly or indirectly, selling or offering to sell a mortgage loan to a noninstitutional investor is called a mortgage lender.

3. Principal loan originator Frank must demonstrate he has been actively engaged in a mortgage-related business for at least _____ year(s) before being designated as the principal loan originator.
 - A. **one**
 - B. two
 - C. three
 - D. four

Rationale: The correct answer is A. Per Chapter 494.0035, FS, each mortgage broker must be operated by a principal loan originator. The principal loan originator must have been licensed as a loan originator or demonstrate he has been actively engaged in a mortgage-related business for at least one (1) year before being designated as the principal loan originator.

4. A mortgage lender applicant NOT seeking a service endorsement must submit a copy of her financial audit report for the most recent fiscal year showing a bona fide and verifiable net worth of at least
 - A. \$50,000.
 - B. \$53,000.
 - C. **\$63,000.**
 - D. \$72,000.

Rationale: The correct answer is C. Per Chapter 494.00611, FS and 69V-40.0611 FAC, a mortgage lender applicant not seeking a service endorsement must submit a copy of her financial audit report for the most recent fiscal year showing a bona fide and verifiable net worth of at least \$63,000.

5. In order to renew his license, loan originator Jeff is to provide documentation of the completion of at least _____ hours of continuing education.
 - A. 6
 - B. **8**
 - C. 9
 - D. 12

Rationale: The correct answer is B. Per Chapter 494.00313, FS, to renew a loan originator license, the licensee must provide documentation of completion of at least eight (8) hours of continuing education.

6. Adverse credit history information that may result in license denial may include foreclosure on personally owned property within the last

- A. two years.
- B. three years.
- C. four years.
- D. five years.**

Rationale: The correct answer is D. Per 69V-40.0113, FAC, adverse credit history information that may result in license denial may include foreclosure on personally owned property within the last five (5) years.

7. A loan originator license is NOT LIKELY to be issued a license for
- A. a conviction of money laundering that resulted in over a year of imprisonment.**
 - B. a foreclosure six (6) years ago.
 - C. an outstanding judgment for a medical expense.
 - D. three (3) 30-day past due accounts in the last five (5) years.

Rationale: The correct answer is A. Chapter 494.00312, FS, a loan originator applicant is not likely to be issued a license if the applicant is the subject of a pending felony criminal prosecution or a prosecution or an administrative enforcement action, in any jurisdiction, which involves fraud, dishonesty, breach of trust, money laundering, or any other act of moral turpitude.

8. A _____ license is required for a person conducting loan originator activities through one (1) or more licensed loan originators employed by the mortgage broker or as independent contractors to the mortgage broker.
- A. loan processor
 - B. mortgage lender
 - C. loan originator
 - D. mortgage broker**

Rationale: The correct answer is D. A mortgage broker license is required for a person conducting loan originator activities through one (1) or more licensed loan originators employed by the mortgage broker or as independent contractors to the mortgage broker.

9. Upon approval of an application, a loan originator license will be issued with an expiration date of _____ for the year in which the license was issued.
- A. December 1
 - B. December 15
 - C. December 31**
 - D. November 1

Rationale: The correct answer is C. Per Chapter 494.00312, FS, upon approval of an application, a loan originator license will be issued with an expiration date of December 31 for the year in which the license was issued.

Chapter 2

Knowledge Check #2.1

1. The borrower has the right to cancel the written loan modification agreement without any penalty or obligation if the borrower cancels the agreement within _____ after signing the agreement.
 - A. 3 days
 - B. 3 business days**
 - C. 5 days
 - D. 5 business days

Correct Answer: The answer is B. Per Chapter 494.00296, FS, the borrower has the right to cancel the written loan modification agreement without any penalty or obligation if the borrower cancels the agreement within three (3) business days after signing the agreement.

2. A lender may not charge a borrower any fees or other charges to modify, renew, extend, or amend a high-cost home loan or to defer any payment due under the terms of a HUD loan on a minimum of one (1) modification, renewal, extension, or deferral per each 12 months of the length of the loan.
 - A. true
 - B. false**

Correct Answer: The answer is B. Per Chapter 494.00791, FS, a lender may not charge a borrower any fees or other charges to modify, renew, extend, or amend a high-cost home loan or to defer any payment due under the terms of a high-cost home loan (not HUD) on a minimum of one (1) modification, renewal, extension, or deferral per each 12 months of the length of the loan.

Knowledge Check #2.2

1. Which statement is FALSE in regards to a lock-in agreement?
 - A. Any lock-in agreement received by a lender by mail must be signed by the mortgage lender to become effective.
 - B. The borrower may not rescind a lock-in agreement once it has been agreed to verbally with the lender.**
 - C. The lender is to make a good faith effort to fulfill the terms of its commitment before the expiration date of the lock-in agreement.
 - D. The lender is to promptly refund any lock-in fee paid if the borrower elects to rescind the agreement.

Correct Answer: The answer is B. Per Chapter 494.0069, FS, the borrower may rescind any lock-in agreement until a written confirmation of the agreement has been signed by

the lender and mailed to the borrower or to the mortgage broker pursuant to its contractual relationship with the borrower.

2. The maximum fees or commissions that may be charged on a mortgage loan of \$1,000 or less is \$250.
 - A. **true**
 - B. false

Correct Answer: The answer is A. Per Chapter 494.0042, FS, the maximum fees or commissions that may be charged on a mortgage loan of \$1,000 or less is \$250.

Knowledge Check #2.3

1. If the home's assessed value is \$45,000, the first **\$25,000** of value is exempt from all property tax and the remaining **\$20,000** of value is taxable.
2. If the home's assessed value is \$65,000, the first **\$25,000** of value is exempt from all property tax, the next **\$25,000** of value is taxable, and the remaining **\$15,000** of value is exempt from non-school taxes.
3. If the home's assessed value is \$85,000, the first \$25,000 of value is exempt from all property tax, the next **\$25,000** of value is taxable, the third **\$25,000** of value is exempt from non-school taxes, and the remaining **\$10,000** of value is taxable.

Knowledge Check #2.4

1. If the Office finds a person in violation, it may enter an order imposing a fine in an amount up to \$25,000 for each count or separate offense.
 - A. **true**
 - B. false

Correct Answer: The answer is A. Per Chapter 494.00255, FS, if the Office finds a person in violation, it may enter an order imposing a fine in an amount up to \$25,000 for each count or separate offense.

Apply Your Knowledge #2.5: Class Discussion of Disciplinary Authority of Office

We have covered the authority given to the Office to investigate and penalize licensees who violate the law. Do you think the scope of the authority given is sufficient for maintaining the integrity of the mortgage origination business? What possible positive or negative benefits do you think these investigative and disciplinary processes will have on the lender or borrower?

Suggested Response: Student answers will vary. Instructors should ask questions

to ensure students can support their own responses and that they understand the importance of knowing and complying with the laws that govern the mortgage business.

Chapter 2 Quiz

1. A lender may not charge a borrower any fees to modify a high-cost home loan on a minimum of _____ modification per each 12 months of the length of the loan.
 - A. **one**
 - B. two
 - C. three
 - D. four

Rationale: The correct answer is A. Per Chapter 494.00791, FS, a lender may not charge a borrower any fees or other charges to modify, renew, extend, or amend a high-cost home loan or to defer any payment due under the terms of a high-cost home loan (not HUD) on a minimum of one (1) modification, renewal, extension, or deferral per each 12 months of the length of the loan.

2. The maximum fees or commissions that may be charged on a mortgage loan of \$1,000 or less is
 - A. \$100.
 - B. \$200.
 - C. **\$250.**
 - D. \$300.

Rationale: The correct answer is C. Per Chapter 494.0042, FS, the maximum fees or commissions that may be charged on a mortgage loan of \$1,000 or less is \$250.

3. All books, accounts, records, documents, and receipts for expenses paid by the licensee on behalf of the borrower shall be preserved for at least _____ after the date of original entry.
 - A. 1 year
 - B. 2 years
 - C. **3 years**
 - D. 4 years

Rationale: The correct answer is C. Per Chapter 494.0016, FS, all books, accounts, records, documents, and receipts for expenses paid by the licensee on behalf of the borrower, including each closing statement signed by a borrower, shall be preserved and kept available for examination by the Office for at least three (3) years after the date of original entry.

4. Mortgage lender Ed is an approved Fannie Mae, Freddie Mac Seller/Servicer, and Ginnie Mae issuer. He must submit the complete Expanded Mortgage Call Report through the NMLS within 45 days of the end of
 - A. a fiscal year.
 - B. each calendar month.
 - C. **each calendar quarter.**
 - D. every 6 months.

Rationale: The correct answer is C. Per 69V-40.176, FAC, mortgage lenders that are approved Fannie Mae, Freddie Mac Seller/Service, or Ginnie Mae Issuers must submit the complete Expanded Mortgage Call Report through NMLS within 45 days of the end of each calendar quarter.

5. Of the potential penalties that could be administered by the Office for a violation of Chapter 494, FS, which is considered the LEAST harsh?
- A. **notice of noncompliance**
 - B. reprimand
 - C. revocation
 - D. suspension

Rationale: The correct answer is A. Per 69V-40.111, FAC, a notice of noncompliance is the least harsh and a revocation is the most harsh.

6. Per Florida's Homestead Exemption Law, if the home's assessed value is \$65,000, the first _____ of value is exempt from all property tax, the next _____ of value is taxable, and the remaining \$15,000 of value is exempt from non-school taxes.
- A. \$15,000; \$35,000
 - B. \$20,000; \$30,000
 - C. **\$25,000; \$25,000**
 - D. \$30,000; \$20,000

Rationale: The correct answer is C. Per Chapter 196.031, FS, if the home's assessed value is \$65,000, the first \$25,000 of value is exempt from all property tax, the next \$25,000 of value is taxable, and the remaining \$15,000 of value is exempt from non-school taxes.

7. If only one of the owners of an estate held by the entirety or held jointly with the right of survivorship resides on the property, that owner is allowed an exemption of up to the assessed valuation of
- A. \$20,000.
 - B. **\$25,000.**
 - C. \$30,000.
 - D. \$40,000.

Rationale: The correct answer is B. Per Chapter 196.031, FS, if only one of the owners of an estate held by the entirety or held jointly with the right of survivorship resides on the property, that owner is allowed an exemption of up to the assessed valuation of \$25,000 on the residence and contiguous real property.