

Tenancy Exam

1. All of the following are Renters by Necessity EXCEPT:
 - a. Young people first starting out
 - b. Empty nesters
 - c. Students
 - d. In area for short period of time

2. Which of the following are NOT part of the 7 Federally protected classes of Fair Housing:
 - a. Familial Status, Sex, Race
 - b. Handicap, Race, National Origin
 - c. Familial Status, Race, Color
 - d. Source of Income, Race, Gender

3. The Federal Act that allows a tenant to break their lease when called up to active military duty is called:
 - a. Civil Service Relief Act
 - b. Military Clause Act
 - c. Service-members Civil Relief Act
 - d. Military Relief Act

4. Localities may adopt additional protected classes in addition to those listed in the Federal Fair Housing Laws.
 - a. True
 - b. False

5. All but one of the following is an example of laws or rules affecting tenancy:
 - a. Law of Gravity
 - b. Case law
 - c. Community Associations
 - d. NARPM Code of Ethics

6. Which of the economic conditions that may affect your ability to procure the tenant must be looked at:
 - a. Nationally
 - b. Statewide
 - c. Locally
 - d. All of the above

7. “Great property for the single professional” and “Perfect location for that married couple who want to be close to the city”, are examples of good words you want to put into your advertising:
 - a. True
 - b. False

8. Some offices require the prospective tenant to meet at the office before actually showing the property in order to _____ them:
 - a. Ask for a referral
 - b. Pre-screen
 - c. Take them to lunch
 - d. Take them to dinner

9. Which of the following is NOT a way to get a comparable market analysis in order to establish a rent amount for your property?
 - a. Compare properties in your area
 - b. Compare to your own portfolio
 - c. Your friend who has a similar property in another part of town
 - d. Compare to your competitors

10. HUD may consider size of a unit, configuration, and other relevant factors to determine if an occupancy standard is reasonable:
 - a. True
 - b. False

11. Which of the following would NOT be a company screening policy?
 - a. Charging screening fees
 - b. Standard qualified criteria
 - c. Paying referral fees
 - d. Requiring a co-signer

12. Which of the following is found on the rental application?
 - a. Terms for tenancy
 - b. Number of occupants
 - c. Income
 - d. All of the above

13. It is NOT necessary to train all of the office staff on processing applications because the property manager is the only one who interacts with the applicant.
 - a. True
 - b. False

14. Which of the following is NOT an acceptable form of identification?
 - a. Passport
 - b. State issued ID with photo
 - c. Voter registration card
 - d. Employer issued ID

15. Which of the following is an acceptable income verification document?
 - a. Bank deposit receipts
 - b. Current employer pay stubs
 - c. Hand written note from employer
 - d. Three year-old tax return

16. When investigating landlord history, it is best to _____.
 - a. Ask the landlord yes or no questions
 - b. Ask spontaneous questions
 - c. Contact the current landlord only
 - d. None of the above

17. Discovering false information on the application should be reason for concern even if the applicant's credit and criminal background reports, and landlord history are okay.
 - a. True
 - b. False

18. To avoid any legal liability, the property manager should not give an applicant the reason for denying his/her application.
 - a. True
 - b. False

19. All of the following are required disclosures EXCEPT?
 - a. Where to send the rent
 - b. Lead-based paint
 - c. Name and phone number of credit reporting agency
 - d. Agency representation

20. The lease agreement includes which of the following?
 - a. Rent and deposit amounts
 - b. Term of tenancy
 - c. Move-in inspection report
 - d. a and b

21. Which of the following should NOT be included in a Welcome Package?
 - a. Welcome letter
 - b. Payment coupons/envelopes/labels
 - c. Blank work orders
 - d. Owner contact information

22. Which of the following can affect the habitability of a home?
 - a. All of the below
 - b. Smoke/carbon monoxide/radon detectors.
 - c. Appliances
 - d. Cleanliness

23. Which of the following could result in a Breach of the Lease?
- a. Disturbances
 - b. Pets
 - c. Maintenance
 - d. All the above
24. Which is NOT an example of a potential Legal Problem?
- a. Deferred maintenance
 - b. Dangerous animals
 - c. Foreclosure
 - d. None of the above
25. Which of the following is NOT an example of a notice?
- a. Notice to Pay or Quit
 - b. Notice of Non Renewal
 - c. Notice of Foreclosure
 - d. None of the Above
26. In regards to Foreclosures, once the property has been foreclosed upon, for whom are you now managing the property?
- a. The owner
 - b. The tenant
 - c. The realtor that has the listing from the mortgage company
 - d. None of the above
27. In Foreclosure proceedings, you have obligations to the Tenant.
- a. True
 - b. False
28. Which of the following is an example of a termination to avoid?
- a. Retaliatory eviction
 - b. Constructive eviction
 - c. Abandonment
 - d. All of the above

29. After the tenant has vacated the property, which of the following does NOT have to be accomplished?
- a. A full make ready
 - b. Notify the next of kin
 - c. Deposit accounting
 - d. Calculate interest (if required by your state)
30. In regard to collection actions, who do you least want to turn your claims over to for collection action?
- a. No one, don't try to collect
 - b. The credit reporting agencies
 - c. A collection agency
 - d. The legal system