OREGON PRE-LICENSE PROPERTY MANAGEMENT PRACTICE EXAM (SAMPLE)

STUDY GUIDE



SAMPLE STUDY GUIDE WITH LIMITED QUESTIONS

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Introduction

Preparing for a certification exam can feel overwhelming, but with the right tools, it becomes an opportunity to build confidence, sharpen your skills, and move one step closer to your goals. At Examzify, we believe that effective exam preparation isn't just about memorization, it's about understanding the material, identifying knowledge gaps, and building the test-taking strategies that lead to success.

This guide was designed to help you do exactly that.

Whether you're preparing for a licensing exam, professional certification, or entry-level qualification, this book offers structured practice to reinforce key concepts. You'll find a wide range of multiple-choice questions, each followed by clear explanations to help you understand not just the right answer, but why it's correct.

The content in this guide is based on real-world exam objectives and aligned with the types of questions and topics commonly found on official tests. It's ideal for learners who want to:

- Practice answering questions under realistic conditions,
- Improve accuracy and speed,
- Review explanations to strengthen weak areas, and
- Approach the exam with greater confidence.

We recommend using this book not as a stand-alone study tool, but alongside other resources like flashcards, textbooks, or hands-on training. For best results, we recommend working through each question, reflecting on the explanation provided, and revisiting the topics that challenge you most.

Remember: successful test preparation isn't about getting every question right the first time, it's about learning from your mistakes and improving over time. Stay focused, trust the process, and know that every page you turn brings you closer to success.

Let's begin.

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How to Use This Guide

This guide is designed to help you study more effectively and approach your exam with confidence. Whether you're reviewing for the first time or doing a final refresh, here's how to get the most out of your Examzify study guide:

1. Start with a Diagnostic Review

Skim through the questions to get a sense of what you know and what you need to focus on. Your goal is to identify knowledge gaps early.

2. Study in Short, Focused Sessions

Break your study time into manageable blocks (e.g. 30 – 45 minutes). Review a handful of questions, reflect on the explanations.

3. Learn from the Explanations

After answering a question, always read the explanation, even if you got it right. It reinforces key points, corrects misunderstandings, and teaches subtle distinctions between similar answers.

4. Track Your Progress

Use bookmarks or notes (if reading digitally) to mark difficult questions. Revisit these regularly and track improvements over time.

5. Simulate the Real Exam

Once you're comfortable, try taking a full set of questions without pausing. Set a timer and simulate test-day conditions to build confidence and time management skills.

6. Repeat and Review

Don't just study once, repetition builds retention. Re-attempt questions after a few days and revisit explanations to reinforce learning. Pair this guide with other Examzify tools like flashcards, and digital practice tests to strengthen your preparation across formats.

There's no single right way to study, but consistent, thoughtful effort always wins. Use this guide flexibly, adapt the tips above to fit your pace and learning style. You've got this!

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Questions

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1. How does the Equal Credit Opportunity Act relate to property management?

A. It requires property managers to offer lower rent to low credit score tenants

B. It prohibits discrimination based on credit history during tenant screening

C. It allows landlords to freely choose tenants based solely on income

D. It only applies to homeowners, not rental properties

2. What is an "eviction moratorium"?

A. A temporary halt on evictions under certain circumstances, often enacted during emergencies

B. A process to ensure tenants can move in without issues

C. A legal term for requesting rent payment

D. A notification for property inspections

3. How often must a property manager inspect the rental property?

A. Monthly or as often as tenants request

B. Regularly, but there is no set frequency

C. Once a year

D. Only during tenant move-in and move-out

4. Define a lease agreement.

A. A verbal agreement between landlord and tenant

B. A legal document outlining the terms of rental between landlord and tenant

C. An informal agreement between roommates

D. A rental application form

5. Which of the following is an essential service related to heating?

A. Air conditioning

B. Heat

C. Insulation

D. Gas fireplace

6. What type of appliance is considered an essential service?

A. Dishwasher

B. Cooking appliances

C. Wine cooler

D. Microwave oven

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7. How do state laws regulate rental agreements?

A. They set forth standards and requirements for terms and practices
B. They eliminate all rental agreements
C. They only govern residential agreements
D. They are the same across all states

8. What is the primary purpose of property management in Oregon?

A. To maximize income while maintaining the property
B. To sell properties on behalf of owners
C. To assist tenants in finding rental properties
D. To conduct real estate appraisals

9. What is an essential function of a property manager?

A. Hosting open houses for property sales
B. Collecting rents from tenants
C. Conducting property appraisals
D. Providing legal counsel to landlords

10. Which of the following is NOT a typical duty of a property manager?

A. Marketing the property
B. Screening tenants
C. Managing property insurance
D. Collecting rent

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Answers

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1. B
2. A
3. B
4. B
5. B
6. B
7. A
8. A
9. B
10. C

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Explanations

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1. How does the Equal Credit Opportunity Act relate to property management?

A. It requires property managers to offer lower rent to low credit score tenants

B. It prohibits discrimination based on credit history during tenant screening

C. It allows landlords to freely choose tenants based solely on income

D. It only applies to homeowners, not rental properties

The Equal Credit Opportunity Act (ECOA) is pivotal in promoting fairness and equality in lending practices, and its implications extend to property management, especially during tenant screening processes. The act explicitly prohibits discrimination based on various factors, including credit history, race, color, religion, national origin, sex, marital status, or age. In the context of property management, this means that property managers cannot use a tenant's credit history as a sole basis for denying rental applications. By enforcing such standards, the ECOA ensures that all potential tenants have equal access to housing opportunities regardless of their financial background or credit scores, as long as they meet other criteria set forth in the tenant application process. This underscores the importance for property managers to adopt comprehensive and fair screening practices that comply with the ECOA, ensuring that their actions do not lead to unlawful discrimination against applicants.

2. What is an "eviction moratorium"?

A. A temporary halt on evictions under certain circumstances, often enacted during emergencies

B. A process to ensure tenants can move in without issues

C. A legal term for requesting rent payment

D. A notification for property inspections

An "eviction moratorium" refers to a temporary halt on evictions under specific conditions, which is typically enacted during emergencies, such as natural disasters or health crises. This measure is designed to provide tenants with protection from eviction when they may be unable to pay rent due to circumstances beyond their control. The intent is to offer relief and prevent undue hardship during challenging times, allowing individuals and families to remain in their homes while seeking assistance or recovering their financial stability. Other options do not accurately describe the eviction moratorium. For instance, the process to ensure tenants can move in without issues relates more to tenant onboarding and not to the suspension of eviction processes. Similarly, a legal term for requesting rent payment describes a different aspect of property management, and a notification for property inspections pertains to property condition assessments rather than the eviction process.

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3. How often must a property manager inspect the rental property?

A. Monthly or as often as tenants request

B. Regularly, but there is no set frequency

C. Once a year

D. Only during tenant move-in and move-out

The correct answer indicates that property managers should conduct inspections regularly, but there is no specific mandated frequency for these inspections. This flexibility allows property managers to adapt their inspection schedules based on the needs of the property, the condition of the rental units, and the dynamics of the tenant occupancy. Regular inspections can help identify maintenance issues early on, ensure compliance with lease agreements, and foster better communication between the property manager and tenants. While a property manager may choose to inspect monthly or quarterly, it ultimately depends on the particular circumstances and needs of the property being managed. In contrast, adhering to a strict annual inspection or only inspecting during tenant transitions may lead to missed issues that could compound over time, negatively impacting both the property and tenant satisfaction. Similarly, responding only to tenant requests for inspections could cause delays in addressing problems, which might not be in the best interest of maintaining the property.

4. Define a lease agreement.

A. A verbal agreement between landlord and tenant

B. A legal document outlining the terms of rental between landlord and tenant

C. An informal agreement between roommates

D. A rental application form

A lease agreement is fundamentally a legal document that delineates the terms and conditions governing the rental arrangement between a landlord and a tenant. It serves as a formal understanding that outlines the rights and responsibilities of each party, including details such as the duration of the lease, rent amount, payment due dates, security deposits, maintenance responsibilities, and any specific rules related to the property. The importance of a lease agreement lies in its role in providing clarity and protection for both parties. By being a legally binding contract, it helps to prevent misunderstandings and disputes that may arise during the course of the tenancy. Should conflicts occur, the lease can be referenced to clarify obligations and expectations. Understanding the significance of a lease agreement is crucial for both landlords and tenants as it ensures a smooth and transparent rental experience, reinforcing the need for a well-documented approach to property management.

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5. Which of the following is an essential service related to heating?

A. Air conditioning

B. Heat

C. Insulation

D. Gas fireplace

Heating is a crucial component of maintaining a comfortable living environment, particularly during colder months. The correct answer identifies heat as an essential service because it directly relates to the provision of warmth within a property. Ensuring that a property is heated adequately is vital for the health and safety of its occupants, as inadequate heating can lead to a range of negative outcomes, including hypothermia and the exacerbation of certain health conditions. While air conditioning, insulation, and gas fireplaces can contribute to overall comfort and energy efficiency, they do not serve the primary function of directly providing heat in the same way that a central heating system or other heating sources do. Air conditioning is traditionally associated with cooling rather than heating, insulation plays a significant role in maintaining heat but is not a heat source itself, and although a gas fireplace can provide heat, it is considered more of a supplementary heating option rather than an essential service. Thus, heat stands out as the fundamental necessity for temperature regulation within residential and commercial properties.

6. What type of appliance is considered an essential service?

A. Dishwasher

B. Cooking appliances

C. Wine cooler

D. Microwave oven

Cooking appliances are considered an essential service because they play a fundamental role in the day-to-day functioning and livability of a rental property. In the context of property management, essential services refer to those amenities that are necessary to maintain a safe and functioning living environment for tenants. Cooking appliances, which typically include stoves and ovens, are vital for food preparation and thus directly contribute to the health and welfare of residents. While dishwashers, wine coolers, and microwave ovens may enhance the comfort and convenience of a home, they do not hold the same level of necessity as cooking appliances. Dishwashers are considered a convenience rather than a necessity, while wine coolers and microwaves are often regarded as luxury or supplementary items. Therefore, in a property management context, ensuring that cooking appliances are maintained and functional aligns with the responsibilities of landlords to provide a habitable living space.

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7. How do state laws regulate rental agreements?

A. They set forth standards and requirements for terms and practices

B. They eliminate all rental agreements

C. They only govern residential agreements

D. They are the same across all states

State laws play a crucial role in establishing the framework within which rental agreements operate. They set forth standards and requirements for terms and practices that landlords and tenants must follow. This includes regulations on important aspects such as security deposits, notice periods for termination, obligations for repairs and maintenance, and tenant rights. By delineating these elements, state laws ensure that both parties enter into agreements that are fair and legally enforceable. This legal oversight helps protect tenants from potentially exploitative practices while providing landlords with clear guidelines regarding their rights and responsibilities. The other options do not accurately reflect the regulatory framework. For instance, eliminating all rental agreements is not realistic or functional, as rental agreements provide the structure for legal tenancies. Limiting these laws to only govern residential agreements overlooks the fact that commercial rental agreements are also subject to regulations, though they may differ. Lastly, the assertion that state laws are the same across all states fails to recognize the significant variations in rental regulations from one state to another, reflecting local housing markets and policies.

8. What is the primary purpose of property management in Oregon?

A. To maximize income while maintaining the property

B. To sell properties on behalf of owners

C. To assist tenants in finding rental properties

D. To conduct real estate appraisals

The primary purpose of property management in Oregon is to maximize income while maintaining the property. This encompasses a range of responsibilities such as ensuring that the property is rental-ready, setting competitive rental prices, managing tenant relations, handling maintenance issues, and ensuring compliance with local laws and regulations. Property managers work to enhance the value and profitability of the property over time while taking care of the property's physical condition. This strategic focus on income maximization means that property managers must be adept at marketing vacant units, managing expenses effectively, and maintaining positive relationships with tenants to reduce turnover and vacancy rates. By balancing income goals and property upkeep, property managers help owners realize the financial potential of their investments while ensuring tenant satisfaction.

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9. What is an essential function of a property manager?

A. Hosting open houses for property sales

B. Collecting rents from tenants

C. Conducting property appraisals

D. Providing legal counsel to landlords

One of the essential functions of a property manager is collecting rents from tenants. This task is crucial because it directly impacts the cash flow of the property owner. Regular and timely collection of rent ensures that the property owner can cover expenses such as mortgage payments, property taxes, and maintenance costs. A property manager typically has a system in place for rent collection, including methods for handling late payments and communicating with tenants regarding their payment obligations. Other functions, such as hosting open houses, conducting property appraisals, and providing legal counsel, are not core responsibilities of a property manager. Hosting open houses is more associated with sales agents rather than property management, conducting appraisals may require specialized certification and is not typically part of a property manager's duties, and providing legal counsel is a responsibility that should be handled by a licensed attorney. This clarity on functions helps delineate the roles within real estate operations.

10. Which of the following is NOT a typical duty of a property manager?

A. Marketing the property

B. Screening tenants

C. Managing property insurance

D. Collecting rent

The function of a property manager typically encompasses a variety of responsibilities related to the overall management of rental properties. Among these, marketing the property, screening tenants, and collecting rent are core duties essential for maintaining occupancy and ensuring smooth operations. Managing property insurance is not usually a direct responsibility of a property manager. While property managers may facilitate communication with insurance providers and provide the necessary information for policy management, the actual oversight and management of property insurance policies generally fall under the purview of the property owner or a designated insurance professional. Property managers focus more on the daily operational aspects, tenant interactions, and financial management related to rental income rather than the intricacies of insurance coverage and policies. Thus, this makes managing property insurance less typical as a duty of a property manager compared to the other options listed, which are fundamental aspects of property management.

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Next Steps

Congratulations on reaching the final section of this guide. You've taken a meaningful step toward passing your certification exam and advancing your career.

As you continue preparing, remember that consistent practice, review, and self-reflection are key to success. Make time to revisit difficult topics, simulate exam conditions, and track your progress along the way.

If you need help, have suggestions, or want to share feedback, we'd love to hear from you. Reach out to our team at hello@examzify.com.

Or visit your dedicated course page for more study tools and resources:

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We wish you the very best on your exam journey. You've got this!

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