OREGON PROPERTY MANAGEMENT PRACTICE TEST (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. **Which of the following is a legal reason for a landlord to evict a tenant in Oregon?**
   - A. Non-payment of rent
   - B. Personal dislike of the tenant
   - C. Tenant's change in employment
   - D. Tenant's refusal to upgrade appliances

2. **What action must a landlord take if a tenant requests a reasonable accommodation for a disability?**
   - A. Immediately provide the accommodation
   - B. Assess and provide it when appropriate
   - C. Decline the request
   - D. Request further documentation from the tenant

3. **How many hours of continuing education must a property manager complete every two years in Oregon?**
   - A. 15 hours
   - B. 30 hours
   - C. 40 hours
   - D. 20 hours

4. **When can a landlord initiate eviction proceedings in Oregon?**
   - A. Immediately when the lease is signed
   - B. Only after providing proper notice for a breach
   - C. Whenever they feel like it
   - D. Only if the tenant has been there for more than a year

5. **Which statement about mortgages is true in lien theory?**
   - A. Ownership is transferred with the mortgage.
   - B. The mortgage merely encumbers title.
   - C. The mortgage holder has no rights to property.
   - D. Mortgages cannot be foreclosed.

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6. What is the maximum amount a landlord can charge for a security deposit in Oregon?

A. Two month's rent

B. One month's rent

C. Three month's rent

D. Four month's rent

7. Which type of encumbrance is specifically related to financial claims?

A. Liens and mortgages

B. Property taxes

C. Environmental restrictions

D. Access easements

8. Which of the following describes the purpose of a security deposit?

A. To cover potential damages caused by the tenant

B. To act as a sign-up fee for the tenant

C. To pay for the first month's rent

D. To ensure the landlord keeps the property during the lease

9. What rights do tenants have regarding privacy and safety in their rental homes?

A. Right to privacy but not safety

B. No rights regarding privacy

C. Right to live in a safe, habitable environment

D. Only the right to a safe environment

10. Under which law are owners required to remove hazardous wastes?

A. Hazardous Substances Act

B. Comprehensive Environmental Response, Compensation, and Liability Act

C. Water Pollution Control Act

D. Clean Air Act

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Answers

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

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Explanations

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1. Which of the following is a legal reason for a landlord to evict a tenant in Oregon?

A. Non-payment of rent

B. Personal dislike of the tenant

C. Tenant's change in employment

D. Tenant's refusal to upgrade appliances

A legal reason for a landlord to evict a tenant in Oregon is non-payment of rent. This is a crucial aspect of landlord-tenant law, as paying rent is one of the fundamental obligations of a tenant under a lease agreement. If a tenant fails to pay rent as stipulated in their lease, the landlord has the right to initiate eviction proceedings to recover possession of the rental property. In Oregon, the eviction process for non-payment of rent typically involves providing the tenant with a written notice detailing the amount owed and allowing them a specific timeframe to pay before legal actions can proceed. This ensures that tenants are aware of their obligations and have an opportunity to rectify the situation before facing eviction. The other options present circumstances that do not constitute legal grounds for eviction under Oregon law. A personal dislike of the tenant is not a legally valid reason, as landlords must have objective, justifiable reasons based on lease agreements or violations of law. Similarly, a tenant's change in employment does not affect their tenancy rights or obligations related to the lease terms, nor does refusing to upgrade appliances unless specified in the lease. These actions do not impinge upon the tenant's ability to comply with the lease terms and are not valid grounds for eviction.

2. What action must a landlord take if a tenant requests a reasonable accommodation for a disability?

A. Immediately provide the accommodation

B. Assess and provide it when appropriate

C. Decline the request

D. Request further documentation from the tenant

When a tenant requests a reasonable accommodation for a disability, the landlord must assess and provide the accommodation when appropriate. This requirement aligns with the Fair Housing Act, which mandates that landlords engage in an interactive process with the tenant to determine the validity of the request and the feasibility of the accommodation. The landlord is expected to carefully evaluate the request in light of the tenant's needs and consider how the accommodation might help mitigate the effects of the tenant's disability. If the accommodation is reasonable and does not impose an undue burden on the landlord or fundamentally alter the residential property, it should generally be approved. This process involves both evaluating the specific needs of the tenant and ensuring that the accommodation is practical within the context of the property management. The landlord should also communicate clearly with the tenant throughout this process to ensure understanding and compliance with the legal obligations. On the other hand, immediately providing the accommodation without assessment may not be appropriate, as each situation requires careful consideration. Declining the request outright could violate anti-discrimination laws and requesting further documentation might only be suitable in certain circumstances, such as when the nature of the disability or the need for accommodation is not clear. However, the important factor is that there should be an assessment to determine the appropriateness of the request

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3. How many hours of continuing education must a property manager complete every two years in Oregon?

A. 15 hours

B. 30 hours

C. 40 hours

D. 20 hours

In Oregon, property managers are required to complete 30 hours of continuing education every two years to maintain their real estate license. This requirement ensures that property managers stay informed about changes in laws, regulations, and best practices in the property management industry. Continuing education is crucial for their professional development and helps enhance their skills and knowledge, ultimately benefiting both the property managers and the clients they serve. The requirement of 30 hours reflects the importance of ongoing training in a field that is subject to frequent changes in legal standards and market conditions. This systematic approach fosters a high standard of professionalism and competency among property managers in Oregon.

4. When can a landlord initiate eviction proceedings in Oregon?

A. Immediately when the lease is signed

B. Only after providing proper notice for a breach

C. Whenever they feel like it

D. Only if the tenant has been there for more than a year

A landlord in Oregon can initiate eviction proceedings only after providing proper notice for a breach. This is a critical aspect of landlord-tenant law in the state, designed to ensure that tenants have a fair opportunity to address any issues before facing eviction. In Oregon, the law requires specific notices to be given depending on the nature of the breach. For instance, if a tenant fails to pay rent, the landlord must provide a 72-hour notice to pay rent or vacate. For other breaches of the lease agreement, different notice periods may apply. This process allows tenants to understand the issue and take necessary actions to remedy it, thereby promoting fairness and due process in the rental relationship. Without providing the appropriate notice, a landlord cannot legally proceed with eviction, which helps protect tenants from being removed without warning or a chance to correct their behavior. Thus, following the correct notice procedures is essential for landlords intending to initiate eviction proceedings.

5. Which statement about mortgages is true in lien theory?

A. Ownership is transferred with the mortgage.

B. The mortgage merely encumbers title.

C. The mortgage holder has no rights to property.

D. Mortgages cannot be foreclosed.

In lien theory, the statement that the mortgage merely encumbers title is accurate. This theory holds that when a mortgage is created, it does not transfer ownership of the property to the lender; rather, it establishes a lien against the property. The borrower (mortgagor) retains ownership and the right to possess the property while the lender (mortgagee) holds a legal claim to it until the mortgage is paid off. Because the mortgage serves to secure the loan, it gives the lender a financial interest in the property, which can lead to foreclosure if the borrower defaults. This principle highlights the difference in how property ownership is viewed under lien theory versus other theories, such as title theory, where the lender may have greater ownership rights until the loan is repaid. Understanding this concept is crucial for those involved in property management and real estate transactions, as it informs the way rights and responsibilities are allocated between lenders and borrowers in the context of secured financing.

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6. What is the maximum amount a landlord can charge for a security deposit in Oregon?

A. Two month's rent

B. One month's rent

C. Three month's rent

D. Four month's rent

In Oregon, the law allows landlords to charge a maximum security deposit equal to one month's rent. This regulation is designed to prevent excessive financial burdens on tenants, ensuring that security deposits remain reasonable and manageable. The purpose of a security deposit is to protect landlords from potential damages or unpaid rent, but limiting it to one month's rent provides a fair balance between a landlord's need for security and a tenant's financial ability. Other options suggesting higher amounts do not align with Oregon law, which emphasizes tenant protection in rental agreements. Understanding these regulations helps both landlords and tenants navigate lease agreements and security deposits responsibly.

7. Which type of encumbrance is specifically related to financial claims?

A. Liens and mortgages

B. Property taxes

C. Environmental restrictions

D. Access easements

Liens and mortgages are encumbrances that specifically relate to financial claims against a property. A lien is a legal claim that a creditor has on a property until a debt owed by the property owner is satisfied. This means that if the property owner fails to repay their debt, the creditor has the right to take possession of the property to settle the obligation. Mortgages similarly function as a secured loan, where the property itself serves as collateral for the loan. If the borrower defaults on the mortgage, the lender can foreclose on the property. In contrast, property taxes represent a financial obligation to the government but do not classify as financial encumbrances in the same way that liens and mortgages do. They are more akin to a form of governmental claim for a public service rather than a direct financial claim from a creditor. Environmental restrictions and access easements are related to property use or rights, focusing on regulatory and usage aspects, rather than financial claims. Therefore, liens and mortgages are clearly tied to financial interests and claims on the property.

8. Which of the following describes the purpose of a security deposit?

A. To cover potential damages caused by the tenant

B. To act as a sign-up fee for the tenant

C. To pay for the first month's rent

D. To ensure the landlord keeps the property during the lease

The purpose of a security deposit is primarily to cover potential damages caused by the tenant. When a tenant moves into a rental property, the landlord usually collects a security deposit as a form of financial protection against various risks related to tenancy, such as unpaid rent or physical damage to the property beyond normal wear and tear. This deposit is held in trust and is typically refundable at the end of the lease term, provided the property is returned in good condition. The security deposit serves as a safeguard for landlords, allowing them to recoup costs associated with any damages or unpaid obligations that may arise during the rental period. It's an essential part of the landlord-tenant relationship, ensuring that there is a financial deterrent against neglect or misuse of the rented space. Upon the conclusion of the lease, if no damages are present and the tenant has fulfilled all obligations, the deposit is returned in full, which emphasizes its role as a security measure rather than an upfront fee for rental agreements or payments.

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9. What rights do tenants have regarding privacy and safety in their rental homes?

A. Right to privacy but not safety

B. No rights regarding privacy

C. Right to live in a safe, habitable environment

D. Only the right to a safe environment

Tenants have the right to live in a safe, habitable environment, which is a fundamental aspect of rental agreements and housing laws in Oregon and many other jurisdictions. This right ensures that landlords must maintain the property in a condition that is suitable for living, addressing issues such as plumbing, heating, electrical systems, and structural safety. Additionally, the right to a safe, habitable environment extends beyond merely having a physically secure residence; it also encompasses protections against unhealthy conditions that could affect the tenant's quality of life. Violations of this right can lead to legal consequences for landlords, including potential penalties and responsibilities for repairs. While privacy is also a key concern for tenants, the correct answer emphasizes the integral connection between safety and habitability. Tenants cannot enforce their rights effectively if their environment is unsafe or uninhabitable, which is why both safety and habitability are prioritized in tenant rights legislation. The distinction made in the other choices reflects misunderstandings or misinterpretations of the full scope of tenant rights related to living conditions.

10. Under which law are owners required to remove hazardous wastes?

A. Hazardous Substances Act

B. Comprehensive Environmental Response, Compensation, and Liability Act

C. Water Pollution Control Act

D. Clean Air Act

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), often referred to as the Superfund law, is the correct choice because it was enacted specifically to address the cleanup of hazardous waste sites and to hold responsible parties accountable for the release of hazardous substances into the environment. Within this framework, owners of contaminated properties are required to remediate hazardous waste in order to protect public health and the environment. This law underscores the obligation to investigate and clean up sites where hazardous substances may pose a risk, thus ensuring that property owners take responsibility for environmental hazards. The other options represent different aspects of environmental law but do not specifically mandate the removal of hazardous wastes by property owners. The Hazardous Substances Act primarily governs the management and cleanup of hazardous materials but does not impose direct obligations on owners. The Water Pollution Control Act focuses on regulating discharges into water bodies, and the Clean Air Act establishes standards for air quality but does not directly deal with hazardous waste removal from property sites. Therefore, CERCLA is integral to the legal framework governing the management of hazardous waste contamination.

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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:

https://oregonpropertymgmt.examzify.com

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

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