

Landlord Tenant Law Practice Exam

1. A lease is a contract (_____) which transfers possession rights from an owner (lessor) to a tenant (lessee).
 - a. typed, oral or understanding
 - b. written, verbal or implied
 - c. expressed, stated or implied
 - d. oral, written or understanding
2. Leases are also often used by prospective _____ that cannot qualify to purchase or are uncertain about a potential purchase of a property.
 - a. lessees
 - b. lessors
 - c. owners
 - d. none of the above
3. Oral leases one year or _____ need not be in writing and many are not.
 - a. two years
 - b. more
 - c. three years
 - d. less
4. A _____ lease is a lease where the landlord agrees to be responsible for all expenses which are normally associated with ownership of the leased premises, such as maintenance, insurance and taxes.
 - a. gross
 - b. net
 - c. double net
 - d. percentage
5. A _____ lease is a lease where the tenant has primary control of the premises and agrees to be responsible for some or all of the operating expenses of the premises, such as utilities, repairs, insurance, or taxes.
 - a. single net
 - b. net
 - c. gross
 - d. percentage
6. Which of the following is a type of net lease?
 - a. single
 - b. double
 - c. triple
 - d. all of the above
7. A ground lease is a lease of land only and is also commonly referred to as a _____ lease.
 - a. land
 - b. tenant
 - c. business
 - d. construction

8. If a property manager knows that a property is unsuited or cannot be used for the intended purpose of the prospective tenant, then the prospective property manager must not disclose this information.
- a. true
 - b. false
9. Providing video proof of a properties condition has become _____ costly within the last five years.
- a. much more
 - b. much less
 - c. extremely
 - d. environmentally
10. If a lender made a loan on a property where a tenant was in possession, a foreclosure of the loan would leave the lender owning the property subject to the lease rights of the tenant.
- a. true
 - b. false

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Practice Exam Answer Key

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