

# SAMPLE EXAMINATION QUESTIONS

## LEVEL 3 AWARD IN RESIDENTIAL LETTING AND PROPERTY MANAGEMENT (ENGLAND & WALES)

- **Unit 1: Health and Safety, Security and General Law (COM1)**
- **Unit 2: Legal Aspects of Letting and Management (RLPM2)**
- **Unit 3: Residential Property Letting Practice (RLPM3)**
- **Unit 4: Residential Property Management Practice (RLPM4)**

**Note: In your examinations each unit will be assessed separately.**

**ALL QUESTIONS REMAIN THE PROPERTY OF PROPERTYMARK QUALIFICATIONS AND MUST  
NOT BE REPRODUCED IN ANY FORM**

**Question 1**

Which of the following would be regarded as appropriate conduct in respect of the two fire extinguishers kept in your office?

- A check the expiry date on the equipment
- B use the equipment to prop open the office door on a hot day
- C borrow one of the extinguishers for your car
- D lend one of the extinguishers to a client

**Question 2**

Where a client gives notice to a property professional in line with the terms of a contract, the contract can be said to have ended by:

- A frustration
- B breach
- C performance
- D agreement

**Question 3**

Where a court orders a person to fulfil their part of a contract this is known as:

- A an injunction
- B specific performance
- C enforcement
- D damages

**Question 4**

The property professional is securing a property following a viewing when the key breaks in the lock. Which of the following would be the **BEST** primary course of action?

- A Instruct a locksmith to attend
- B Contact the client and seek their instructions
- C Ask a neighbour to monitor the property until the client returns
- D Leave a note on the front door to advise the client of the problem

**Question 5**

While undertaking a viewing on behalf of their employer at a client's property, the negotiator notices that the banister to the stairs is loose but fails to warn the applicant who falls and breaks their leg. Who would be vicariously liable should the applicant seek to claim damages for the injury?

- A The negotiator
- B The client
- C The employer
- D No one as this was an accident

**CONTINUE OVER**

**Question 6**

Which of the following describes the automatic ending of a tenancy on the last day of a fixed term?

- A A break clause
- B A Notice to Quit
- C The effluxion of time
- D Expiry of the notice period

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| X |
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**Question 7**

Under which of the following circumstances would a tenant **MOST** likely use Sections 27 and 28 of the Housing Act 1988?

- A When notifying the landlord of a change of tenant at the property
- B When seeking a rent reduction in a periodic tenancy
- C When leaving a fixed term tenancy in an emergency
- D When seeking damages for harassment or illegal eviction

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**Question 8**

Who is **NOT** a relevant person under the Tenant Fees Act 2019?

- A the person named on the tenancy agreement
- B a family member of a tenant
- C a person acting on behalf of a tenant
- D a person guaranteeing the payment by a tenant

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**Question 9**

When instructed to let a property which has an attached agricultural restriction, which of the following would need to be verified prior to arranging the tenancy?

- A Whether the property has been rented previously
- B Whether the prospective tenants have any allergies to animals
- C Whether the title deed for the main farmhouse is separate to that of the cottage
- D Whether the prospective tenants work in agriculture or have previously done so

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**Question 10**

Which of the following best describes 'a fair rent'?

- A The amount of rent agreed by the landlord and the letting agent at the property valuation appointment
- B The amount of rent determined by comparable rents, property age and condition by a Rent Officer
- C The amount of rent a tenant can afford
- D The rent negotiated between the landlord and the tenant at the start of the tenancy

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**CONTINUE OVER**

**Question 11**

In order to qualify as a 'holiday let', which of the following **CORRECTLY** describes the period of time during which a property **MUST** be available for rent?

- A 210 days per year
- B A minimum of 6 months per year
- C 120 days per year
- D Up to 30 days per year to the same tenant

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**Question 12**

Which of the following would be the **CORRECT** process when an agent instructs repairs to a boiler at a property let on a tenant find basis only?

- A Organise a plumber to attend and invoice the landlord under an estoppel agreement
- B Refuse to instruct the work as there was an express agreement to find a tenant only
- C Act as an agent of necessity as the situation is an emergency and you have a duty of care to the tenant
- D Pass on the details of a plumber to the tenant and advise them to deduct the cost from the next rent payment

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**Question 13**

Which of the following is an accurate description of an EICR?

- A Energy Inspection Condition Report
- B Electrical Inspection Certificate for Renting
- C Electrical Installation Condition Report
- D Energy Installation Inspection Report

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**Question 14**

Where it has not been possible to undertake a Right to Rent check on a tenant, which of the following circumstances is **MOST** likely?

- A The tenant could refuse to pay the rent
- B The tenant would be entitled to sublet the property
- C The landlord could receive a civil penalty of £1000
- D The landlord would be unable to serve a Section 21 notice

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**CONTINUE OVER**

**Question 15**

The tenant of a rented apartment has not been provided with details of the provisions of the Head Lease. This would be in breach of which piece of legislation?

- A Housing Act 1988
- B Rent Act 1977
- C Landlord and Tenant Act 1954
- D Consumer Rights Act 2015

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**Question 16**

Which of the following is the most likely outcome should a contractor fail to comply with Part P Building Regulations for notifiable work?

- A The landlord could be fined or go to prison
- B The contractor could be fined or go to prison
- C The landlord could take the letting agent to court for breach of contract
- D The letting agent who instructed the contractor could be fined or go to prison

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**Question 17**

At the end of a tenancy which of the following is the **MOST** appropriate advice for a landlord where they intend to refurbish a property as their own home?

- A They should keep all receipts for refurbishment works as most can be offset against income tax
- B They should keep all receipts for works undertaken during and at the end of the tenancy as these can be offset against income tax
- C No refurbishment expenses can be offset against tax as the tenancy has ended
- D Only works to the exterior of the property can be offset against tax

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**Question 18**

You receive complaints from the neighbours of a managed property who claim that the tenants are using a paint spraying equipment in the garage of the property which is causing noise and fumes. Which of the following might the local authority use to serve an abatement order?

- A Environmental Protection Act 1990
- B Noise Pollution Act 1996
- C Noise and Statutory Nuisance Act 1993
- D Landlord and Tenant Act 1985

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**CONTINUE OVER**

**Question 19**

Which piece of legislation requires estate and letting agents to belong to a redress scheme?

- A Consumers, Estate Agents and Redress Act 2007
- B Consumer Rights Act 2015
- C Enterprise Act 2002
- D Enterprise and Regulatory Reform Act 2013

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**Question 20**

Which of the following is the **CORRECT** procedure where a guarantor pays the rent on behalf of the tenant?

- A Check their ID and ensure they are the guarantor named on the agreement
- B Provide your bank details and ask them to pay it online or in a bank for money laundering purposes
- C Issue a receipt which states that the rent has been accepted 'on behalf of the tenant'
- D Refuse the money as you can legally only accept rent from the named tenants

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**END**

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