

SAMPLE EXAMINATION QUESTIONS

LEVEL 3 AWARD IN RESIDENTIAL LETTING & PROPERTY MANAGEMENT - NORTHERN IRELAND

- **Unit 1: Health and Safety, Security and General Law (COM1)**
- **Unit 2: Legal Aspects of Letting and Management (NIRLPM2)**
- **Unit 3: Residential Property Letting Practice (NIRLPM3)**
- **Unit 4: Residential Property Management Practice (NIRLPM4)**

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 is a possible consequence of a landlord **NOT** being registered under the landlord registration scheme?

- A The landlord could be prosecuted by the council

X
- B The landlord cannot evict the tenant even if there is a breach of the tenancy
- C The tenant does not have to obey the terms of the tenancy
- D The tenant can recover the amount of the registration fee from the landlord

Question 7

Which of the following properties will **NOT** require a fitness certificate to enable a landlord to let it without the tenancy being subject to rent control?

- A A property which had a renovation grant from the NIHE 15 years ago
- B A property which had a renovation grant from the NIHE 5 years ago

X
- C A property which had a renovation grant from the NIHE before 1956
- D A property which had a renovation grant from the NIHE before 2007

Question 8

If there is **NO** express agreement in a tenancy agreement covering repairs, which of the following is a default repairing obligation on the part of the tenant?

- A To keep the interior of the property in reasonable decorative order

X
- B Not to alter the property without the permission of the council
- C To keep the exterior of the property in reasonable decorative order
- D To repair the structure of the property

Question 9

Which of the following information does **NOT** have to be noted in a gas safety record?

- A The location of any gas appliances in the property

X
- B Any defects identified
- C The date of inspection
- D The name of the tenant

Question 10

Which of the following could potentially present the **GREATEST** risk of legionella?

- A A cold water supply which is direct from the mains
- B A property that has been unoccupied over the summer vacation

X
- C A property with no cold water storage tanks
- D A property which has been let several times one immediately after the other

CONTINUE OVER

Question 11

Which of the following would normally incur a fee, as being outside the usual services provided by a letting agent?

- A Obtaining consent of the mortgage lender to the letting of the property
- B The initial market appraisal
- C The marketing of the property
- D Taking up references of tenants

Question 12

An authorised contractor needs to attend an empty property to do some repairs, **BEST** practice would suggest that you as the letting agent should:

- A not give the keys to the contractor in any circumstances
- B always accompany the contractor to the property
- C only give the key to one access door of the property but not all of them
- D log the keys out of the office to the contractor and log them back in when returned by the contractor

Question 13

Which of the following would **NOT** usually be included in an employer reference?

- A How long the employee has been employed by the employer
- B The amount of the employee's current salary
- C The employee's credit standing
- D The role that the employee has with the employer

Question 14

Which of the following **MUST** be given to the tenant before they move into the property?

- A A copy of the current gas safe record
- B A copy of the oil fired heating servicing record
- C A copy of the current fixed wire testing record
- D A copy of the receipt for when the chimney was last swept

Question 15

You manage a property on behalf of a landlord. The landlord has decided to change agent. Which of the following is **INCORRECT**?

- A The landlord must give you written notice to terminate the agency agreement in accordance with the terms of business
- B The landlord cannot change agents until the end of the tenancy
- C You should notify the tenant that you are no longer managing the property
- D You should give the inventory to the new agent once authorised to do so

CONTINUE OVER

Question 16

During a periodic visit to a property as landlord’s agent, you note that there is condensation on the property. **BEST** practice would suggest that you should do which of the following?

- A Write to the landlord about the condensation
- B Write to the tenant about reducing the condensation, copying the letter to the landlord
- C Write to the council about the condensation
- D Write to the Rent Officer about the condensation

Question 17

Which of the following works to a property are **MOST** likely to require planning permission?

- A Building a small house in the grounds of an existing house
- B Adding a small conservatory to an existing house
- C Converting the loft into a bedroom
- D Converting the kitchen and dining room into one open plan area

Question 18

Which of the following is **NOT** likely to require building control approval?

- A Removing an internal wall between the kitchen and living room
- B Installing oil fired central heating
- C Installing gas fired central heating
- D Installing a new kitchen

Question 19

Which of the following may mean that a landlord will be restricted in which alterations can be made to a building?

- A The building is over 100 years old
- B The building has a tree in the grounds with a tree preservation order on it
- C The building is a listed building
- D The building is in a designated regeneration area

Question 20

If a landlord carried out works to a property that required planning permission when can enforcement action **NOT** be taken by the council?

- A After 5 years
- B After 10 years
- C After 20 years
- D It can always be taken

END
