

DC PROPERTY MANAGEMENT LICENSE PRACTICE TEST (SAMPLE)

STUDY GUIDE



**SAMPLE STUDY GUIDE
WITH LIMITED QUESTIONS**

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THE FULL VERSION STUDY GUIDE**

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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.

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!

Questions

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- 1. What is a primary component of a lease agreement?**
 - A. Location of the owner's bank account
 - B. A timeline for property value appreciation
 - C. Security deposit details
 - D. A description of the owner's personal property
- 2. What does "Tenancy at Sufferance" refer to?**
 - A. A new lease agreement
 - B. Continued occupancy without consent
 - C. Termination of a lease
 - D. A lease between two suppliers
- 3. Which of the following rights is NOT associated with property ownership?**
 - A. The right of enjoyment
 - B. The right of possession
 - C. The right to trespass
 - D. The right to sell
- 4. What documentation must a housing provider post at the end of each calendar year?**
 - A. The tenant's rental history
 - B. Where security deposits are held and the prevailing interest rate
 - C. A list of all tenants
 - D. The total amount collected in deposits
- 5. What does a reasonable accommodation plan allow for individuals with disabilities?**
 - A. Complete waiver of all housing regulations
 - B. Only financial support for housing
 - C. A change to access, use, and enjoy housing
 - D. A temporary housing arrangement

6. If a property costs \$9,750 to save 100,000 kilowatts at a rate of \$0.65 per kilowatt, what is the payback period?
- A. 12 months
 - B. 24 months
 - C. 18 months
 - D. 30 months
7. What does separation of funds in property management ensure?
- A. All funds are merged into one account
 - B. Owner's funds are mixed with manager's funds
 - C. Owner's funds are deposited exclusively into the owner's account
 - D. Property manager's salary comes from the tenant's deposits
8. What impact has the Federal Government's depreciation programs had historically?
- A. Encouraged property investment through accelerated depreciation
 - B. Reduced property values across the country
 - C. Limited the growth of real estate markets
 - D. Increased property management costs
9. What do escalator clauses in leases allow for?
- A. A decrease in rental fees over time
 - B. A temporary halt in rental payments
 - C. An increase in rent on specified anniversary dates
 - D. A payment schedule based on tenant occupancy
10. What type of zoning classifications does the government regulate?
- A. Financial and commercial only
 - B. Residential, commercial, and industrial
 - C. Agricultural and recreational
 - D. Public and private sector uses

Answers

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

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Explanations

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1. What is a primary component of a lease agreement?

- A. Location of the owner's bank account
- B. A timeline for property value appreciation
- C. Security deposit details**
- D. A description of the owner's personal property

A primary component of a lease agreement is security deposit details. The security deposit serves several essential purposes in a rental agreement. It provides a form of financial security for the property owner against potential damages to the property or unpaid rent. The lease will typically specify the amount of the security deposit, the conditions under which it may be retained or refunded at the end of the lease, and the timeline for returning the deposit after the tenant vacates the property. This transparency helps protect both the landlord's financial interests and the tenant's rights, making it a crucial element of the lease. In contrast, information such as the location of the owner's bank account, a timeline for property value appreciation, or a description of the owner's personal property are not standard or essential components of a lease agreement. These details do not directly pertain to the tenancy itself or the rental terms between the landlord and tenant.

2. What does "Tenancy at Sufferance" refer to?

- A. A new lease agreement
- B. Continued occupancy without consent**
- C. Termination of a lease
- D. A lease between two suppliers

"Tenancy at Sufferance" refers to a situation where a tenant continues to occupy a rental property after their lease has expired, but without the landlord's consent. This situation arises when a tenant has some legal right to be on the property, typically due to the existence of a prior lease, but that right has ended. The landlord has not yet taken action to evict the tenant, often allowing for a brief period of continued occupancy. This form of tenancy is characterized by the tenant's possession of the property being lawful at one point (while the lease was active), but it becomes unlawful once the lease expires, and the landlord does not agree to the continuation of that tenancy. In such cases, the retention of possession is typically under the sufferance of the landlord rather than by any legal rights held by the tenant. The other options do not accurately represent the definition of "Tenancy at Sufferance." A new lease agreement would constitute a formal arrangement and not fit the definition of post-lease occupancy. The termination of a lease signifies a clear end to the tenant's rights, creating a different scenario entirely. Finally, a lease between two suppliers is unrelated to tenancy concepts in property management.

3. Which of the following rights is NOT associated with property ownership?

- A. The right of enjoyment
- B. The right of possession
- C. The right to trespass**
- D. The right to sell

The right to trespass is not associated with property ownership because property owners have the legal right to control who can enter and use their property. Ownership rights typically include the rights of enjoyment, possession, and the ability to sell or transfer ownership. Each of these rights supports the premise that owners have control and usage privileges over their property. In contrast, the right to trespass implies an unauthorized intrusion onto the property of another, which goes against the fundamental principles of property rights. Owners can decide who has access to their property, and any unauthorized entry would generally be considered a violation of those rights. Thus, the concept of trespass is fundamentally inconsistent with the principles of ownership.

4. What documentation must a housing provider post at the end of each calendar year?

- A. The tenant's rental history
- B. Where security deposits are held and the prevailing interest rate**
- C. A list of all tenants
- D. The total amount collected in deposits

The requirement for a housing provider to post at the end of each calendar year includes information regarding where security deposits are held and the prevailing interest rate. This practice is essential because it ensures transparency regarding financial transactions involving tenants' security deposits. By providing this information, tenants are informed about the safety and management of their deposits, as well as any interest earnings that may apply to these funds. This promotes trust and accountability between the housing provider and the tenants. This requirement aligns with regulations established to protect tenants and ensure that their rights are upheld, particularly regarding financial security. Posting this documentation helps maintain clear communication and reduces potential disputes over security deposit management. Other choices do not align with the annual documentation requirement for housing providers as specified under typical property management laws. The idea of posting a tenant's rental history or a complete list of tenants does not typically reflect standard obligations related to security deposits, and reporting the total amount collected in deposits is not as relevant as detailing the location and interest pertinent to those deposits.

5. What does a reasonable accommodation plan allow for individuals with disabilities?

- A. Complete waiver of all housing regulations
- B. Only financial support for housing
- C. A change to access, use, and enjoy housing**
- D. A temporary housing arrangement

A reasonable accommodation plan is designed to provide individuals with disabilities the ability to access, use, and enjoy their housing on an equal basis with those without disabilities. This concept is rooted in fair housing laws, which require landlords and property managers to make necessary modifications in policies, practices, or services when needed to accommodate a tenant's disability. This includes allowing changes to the physical structure of a living space, such as installing grab bars or ramps, or modifying policies like allowing service animals even in properties with a no-pets policy. The goal is to ensure that individuals with disabilities can live comfortably and without discrimination, thereby promoting equal opportunities in housing. Other options do not accurately reflect the purpose of a reasonable accommodation plan. For example, a complete waiver of all housing regulations would undermine the legal framework intended to protect housing rights, while only providing financial support or temporary housing arrangements would not address the broader spectrum of accessibility and usability that is essential for individuals with disabilities. Thus, the correct answer highlights the essence of the reasonable accommodation plan in fostering an inclusive and accessible living environment.

6. If a property costs \$9,750 to save 100,000 kilowatts at a rate of \$0.65 per kilowatt, what is the payback period?

- A. 12 months
- B. 24 months
- C. 18 months**
- D. 30 months

The payback period is found by comparing the upfront cost to the annual savings from the energy reduction. Multiply the energy saved by the rate to get annual savings, then divide the upfront cost by that amount and convert to months. Here, use a rate of 0.065 dollars per kilowatt (not 0.65). Annual savings = $100,000 \times 0.065 = \$6,500$. Payback period in years = $9,750 \div 6,500 = 1.5$ years. In months, that's $1.5 \times 12 = 18$ months. If the rate were 0.65 instead of 0.065, annual savings would be \$65,000 and the payback would be much shorter—about 1.8 months. The problem's answer aligns with a rate of 0.065, so watch decimal placement in these calculations.

7. What does separation of funds in property management ensure?

- A. All funds are merged into one account
- B. Owner's funds are mixed with manager's funds
- C. Owner's funds are deposited exclusively into the owner's account**
- D. Property manager's salary comes from the tenant's deposits

Separation of funds in property management is crucial for maintaining clear financial boundaries between different parties' assets. When owner's funds are deposited exclusively into the owner's account, it ensures that the property manager acts in the best interest of the property owner and complies with legal and ethical standards. This practice helps prevent commingling of funds, which can lead to confusion, mismanagement, or even potential legal issues for both the property manager and the owner. By keeping the owner's funds separate, property managers can accurately track income and expenses related to the property, provide transparent accounting, and establish trust with the property owner. This separation also protects the owner's assets from any claims related to the property manager's personal or business liabilities. The other options present practices that do not align with the principles of proper property management. Merging funds or mixing accounts can create significant risk and liability, undermining the professional integrity of property management. Thus, the requirement for funds to be deposited entirely in the owner's designated account is a key aspect of ethical and responsible property management.

8. What impact has the Federal Government's depreciation programs had historically?

- A. Encouraged property investment through accelerated depreciation**
- B. Reduced property values across the country
- C. Limited the growth of real estate markets
- D. Increased property management costs

The Federal Government's depreciation programs have historically encouraged property investment through accelerated depreciation. This means that property owners and investors are allowed to deduct the cost of the property over a certain period, which can lead to significant tax benefits. By enabling accelerated depreciation, investors can recover their investments more quickly, which provides a financial incentive to purchase and improve properties. This depreciation can also enhance cash flow for property owners, making it more enticing to invest in real estate, thus stimulating overall market activity and growth. The other options do not accurately reflect the impact of these programs. For instance, the idea that depreciation would reduce property values is contrary to the purpose of encouraging investment. Typically, enhanced investment leads to improved property values, not diminished ones. Similarly, limiting the growth of real estate markets contradicts the intended effect of these incentives, which is to promote rather than restrict development and investment. Lastly, increased property management costs are not a direct effect of depreciation; while property ownership has associated costs, the depreciation program is designed to make investment more attractive rather than to inflate costs.

9. What do escalator clauses in leases allow for?

- A. A decrease in rental fees over time
- B. A temporary halt in rental payments
- C. An increase in rent on specified anniversary dates**
- D. A payment schedule based on tenant occupancy

Escalator clauses in leases are provisions that allow for rent to increase automatically at specified intervals, usually on anniversary dates of the lease. This mechanism is typically used to account for factors such as inflation, increases in property maintenance costs, or other economic conditions that might affect the cost of leasing space over time. By including an escalator clause, landlords can ensure that their rental income keeps pace with rising expenses or market rates, making it a common feature in commercial real estate leases. This ensures that the value of the rental income can be sustained or increased in line with the overall economy. The other options do not accurately describe the function of escalator clauses. For example, an option suggesting a decrease in rental fees would conflict with the purpose of maintaining or increasing income. Similarly, a temporary halt in rental payments is unrelated to escalator clauses, which are intended to facilitate gradual increases rather than pauses or decreases in payments. Lastly, a payment schedule based on tenant occupancy would imply a variable rent based on actual use rather than time-based increases, which is not the nature of escalator provisions. Thus, the correct choice highlights the essential purpose of escalator clauses in rental agreements.

10. What type of zoning classifications does the government regulate?

- A. Financial and commercial only
- B. Residential, commercial, and industrial**
- C. Agricultural and recreational
- D. Public and private sector uses

Zoning classifications are essential for organizing land use and regulating how properties can be developed and utilized within a jurisdiction. The correct answer encompasses the three primary categories—residential, commercial, and industrial—that local governments typically regulate through zoning laws. Residential zoning is designed to control the development of housing areas, ensuring a structure is suitable for living, such as single-family homes, townhouses, or apartment complexes. Commercial zoning regulates areas intended for business activities, such as retail stores, offices, and restaurants, aiming to create spaces conducive to economic activity. Industrial zoning applies to areas designated for manufacturing, warehouses, and distribution centers, placing restrictions that facilitate operational efficiencies while minimizing impacts on surrounding properties and the community. The inclusion of these three categories—residential, commercial, and industrial—captures the most common types of land use that zoning is meant to address. This regulation helps to establish orderly development patterns, protect property values, and maintain the character of different neighborhoods. The other combinations of zoning classifications, such as agricultural and recreational or public and private sector uses, are more specialized and often fall under broader categories but do not represent the core zoning classifications that government regulations typically focus on.

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://dcpropertymgmt.examzify.com>

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

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