

Illinois Leasing Agent Practice Exam (Sample)

Study Guide



Everything you need from our exam experts!

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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

- 1. What must a landlord do when faced with a request for a service animal in a no-pet policy situation?**
 - A. Automatically grant the request without question**
 - B. Revoke the no-pet policy entirely**
 - C. Review the tenant's documentation if policy dictates**
 - D. Charge a fee for the service animal**
- 2. Is it acceptable for a leasing agent to refuse to rent to someone with a poor credit history?**
 - A. Yes**
 - B. No**
 - C. Only if they have a criminal record**
 - D. Only if the property is subsidized**
- 3. Landlords are prohibited from discriminating based on which factor according to Fair Housing Laws?**
 - A. Religion**
 - B. Annual income**
 - C. Geographical location**
 - D. Criminal background**
- 4. The situation where renters have not brought in the security deposit within the agreed timeframe is legally referred to as what?**
 - A. Breach**
 - B. Nuisance**
 - C. Default**
 - D. Violation**
- 5. What is the legal term for a significant alteration of a rental property's essential livability?**
 - A. Constructive eviction**
 - B. Implied warranty**
 - C. Disrepair**
 - D. Inhabitable conditions**

- 6. Which of the following is NOT considered a violation of the license act?**
- A. Failure to maintain good record keeping**
 - B. Residential leasing agent decides not to renew their lease**
 - C. Mingling money/property of business or personal funds**
 - D. Failure to comply with requests from IDFPR within 30 days**
- 7. When an apartment building is sold, what happens to existing leases?**
- A. They become void immediately**
 - B. Remain in full force and effect**
 - C. They are renegotiated with the new owner**
 - D. They are automatically canceled**
- 8. What is a potential consequence for a landlord who does not provide a written explanation for keeping a security deposit?**
- A. The tenant may sue for the return of the deposit**
 - B. The landlord can face criminal charges**
 - C. The lease may be terminated**
 - D. The landlord may be fined by the state**
- 9. How does a leasing agent renew their license?**
- A. Submit a new application**
 - B. Pay a renewal fee and complete continuing education**
 - C. Take a re-examination**
 - D. It's automatically renewed**
- 10. What does the Fair Housing Amendment Act of 1988 emphasize regarding tenant modifications?**
- A. Modifications must be approved by all tenants**
 - B. Landlords must deny all structural changes**
 - C. Landlords must allow reasonable modifications**
 - D. All modifications must be cosmetic**

Answers

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

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Explanations

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1. What must a landlord do when faced with a request for a service animal in a no-pet policy situation?

A. Automatically grant the request without question

B. Revoke the no-pet policy entirely

C. Review the tenant's documentation if policy dictates

D. Charge a fee for the service animal

In situations where a tenant requests a service animal while living under a no-pet policy, the landlord is required to review the tenant's documentation related to the service animal, assuming the policy includes this requirement. According to the Fair Housing Act, service animals are not considered pets; therefore, landlords are obligated to reasonably accommodate individuals with disabilities that require the use of a service animal. This review process allows the landlord to verify that the request is based on legitimate needs related to a disability and to ensure that the service animal meets the necessary criteria. It is important for landlords to maintain a balance between accommodating the needs of individuals with disabilities while also following their established policies. Automatically granting the request without question does not allow for any necessary verification of the service animal's legitimacy. Revoking the no-pet policy entirely is unnecessary, as the allowance of service animals is an exception rather than an overhaul of the entire policy. Charging a fee for a service animal is also inappropriate since service animals are intended to assist individuals with disabilities and do not incur any fees or deposits typically associated with pets.

2. Is it acceptable for a leasing agent to refuse to rent to someone with a poor credit history?

A. Yes

B. No

C. Only if they have a criminal record

D. Only if the property is subsidized

In the context of leasing agreements, it is permissible for a leasing agent to take a tenant's credit history into account when making rental decisions. A poor credit history may indicate a higher risk of default on rent payments, which is a legitimate concern for landlords and leasing agents who want to ensure that their properties are managed effectively and that tenants can meet their financial obligations. Leasing agents often use credit checks as part of their screening process, along with other factors such as rental history and income verification, to form a comprehensive view of a potential tenant's financial reliability. While fair housing laws must be followed to prevent discrimination based on race, color, sex, national origin, religion, familial status, or disability, the assessment of creditworthiness itself is generally acceptable as long as it is applied uniformly to all applicants. Tenants with poor credit may still have viable reasons for their financial history, but leasing agents are permitted to consider this factor when determining whether to accept an application. Nonetheless, it is important for agents to ensure they are acting within the confines of local, state, and federal regulations regarding fair housing practices when implementing such criteria.

3. Landlords are prohibited from discriminating based on which factor according to Fair Housing Laws?

- A. Religion**
- B. Annual income**
- C. Geographical location**
- D. Criminal background**

Fair Housing Laws are designed to prevent discrimination in housing practices based on certain protected characteristics. One of the key factors that landlords are explicitly prohibited from discriminating against is religion. This means that a landlord cannot refuse to rent or apply different rental terms to a prospective tenant simply because of their religious beliefs or practices. This protection is part of a broader commitment to ensuring that all individuals have equal access to housing, regardless of their personal beliefs, thereby promoting diversity and preventing discriminatory practices in the housing market. The inclusion of religion as a protected characteristic is rooted in the recognition of the importance of freedom of religion in society. Other factors, such as annual income, geographical location, and criminal background, while they may affect the ability to rent in practice, do not fall under the same legal protections as religion in the context of Fair Housing Laws. Annual income can be related to the landlord's ability to assess a tenant's financial capability, geographical location can pertain to market conditions and availability, and criminal background checks are often a standard procedure for many landlords to evaluate potential risks associated with leasing. However, these factors are generally considered within the purview of the landlord's operational discretion unless they intersect with protected classes, which is not covered under the same strict prohibitions outlined

4. The situation where renters have not brought in the security deposit within the agreed timeframe is legally referred to as what?

- A. Breach**
- B. Nuisance**
- C. Default**
- D. Violation**

In the context of leasing agreements, when renters fail to provide the security deposit within the stipulated timeframe, it is considered a breach of the lease agreement. A breach occurs when one party does not adhere to the terms set forth in the contract, which, in this case, refers to the obligation to submit the security deposit on time. This can lead to various consequences, including the possibility of termination of the lease or legal action pursued by the landlord. Understanding this concept is crucial for both landlords and renters to ensure compliance with the terms of the lease and to safeguard their respective rights and interests. The other options relate to different legal contexts and do not specifically address the failure to provide a security deposit as a breach of contract.

5. What is the legal term for a significant alteration of a rental property's essential livability?

A. Constructive eviction

B. Implied warranty

C. Disrepair

D. Inhabitable conditions

The term that describes a significant alteration of a rental property's essential livability is indeed constructive eviction. This legal concept occurs when a landlord's actions, or lack thereof, make a rental unit unlivable, to the extent that a tenant can no longer enjoy the property as agreed upon in their lease. Essentially, if a tenant is forced to leave their rental unit due to these unlivable conditions, they may have the right to claim constructive eviction, which can absolve them from obligations under the lease. Constructive eviction can result from situations such as the failure to provide heat, water, or necessary repairs that compromise essential living conditions. This concept is crucial because it emphasizes the landlord's responsibility to maintain the property in a condition suitable for habitation. In contrast, the other terms do not encapsulate this specific legal concept as clearly. An implied warranty refers to the landlord's obligation to maintain livable conditions but does not imply an active alteration by the landlord that forces a tenant to leave. Disrepair describes a lack of maintenance but does not necessarily indicate that the conditions reach a level forcing a tenant out. Inhabitable conditions is a general term that describes conditions that are unfit for living but lacks the legal context of the tenant's right to withdraw

6. Which of the following is NOT considered a violation of the license act?

A. Failure to maintain good record keeping

B. Residential leasing agent decides not to renew their lease

C. Mingling money/property of business or personal funds

D. Failure to comply with requests from IDFPR within 30 days

The correct answer is that a residential leasing agent's decision not to renew their lease is not considered a violation of the license act. This action falls within the normal scope of a leasing agent's responsibilities and does not involve unethical or illegal conduct related to the practice of leasing. An agent may choose not to renew a lease for a variety of legitimate reasons, such as a change in management policies or the landlord's decision to sell the property. On the other hand, the other options represent clear violations of the license act. For instance, failure to maintain good record keeping can lead to mismanagement and lack of accountability in transactions. Mingling business and personal funds is a serious offense as it compromises financial integrity and transparency, which are crucial in the real estate profession. Additionally, failure to comply with requests from the Illinois Department of Financial and Professional Regulation (IDFPR) within the specified time frame undermines regulatory oversight and could suggest negligence or non-compliance with state laws.

7. When an apartment building is sold, what happens to existing leases?

- A. They become void immediately**
- B. Remain in full force and effect**
- C. They are renegotiated with the new owner**
- D. They are automatically canceled**

When an apartment building is sold, existing leases between tenants and the current landlord remain in full force and effect. This means that the new owner of the property is required to honor the terms of those leases. Tenants maintain their rights under the lease agreements, which includes their right to occupy the premises, pay rent, and have the lease terms upheld according to the original contract. The reason leases remain valid lies in the legal principle of "successors in interest." When the property is transferred, the new owner essentially takes over the assets and liabilities of the property, which includes any active leases. This continuity is crucial for tenant security and legal protection, ensuring that tenants are not left without housing or suddenly required to vacate due to a change in ownership. Renegotiation or cancellation of leases typically requires explicit agreement from both parties, and such actions cannot be assumed simply because a property changes hands. This ensures that tenants have stability and predictability, especially in long-term rental situations.

8. What is a potential consequence for a landlord who does not provide a written explanation for keeping a security deposit?

- A. The tenant may sue for the return of the deposit**
- B. The landlord can face criminal charges**
- C. The lease may be terminated**
- D. The landlord may be fined by the state**

When a landlord fails to provide a written explanation for keeping a security deposit after a tenant vacates the property, the tenant retains the right to seek legal recourse. This situation allows the tenant to sue for the return of the deposit, as they may argue that the landlord did not follow the legal requirements set forth in the lease agreement or applicable state laws regarding security deposits. In Illinois, landlords are typically required to notify tenants in writing of any deductions made from their security deposit and provide a detailed explanation for these deductions within a specific timeframe. Failure to do so can significantly weaken the landlord's position when a dispute arises, potentially leading to legal action from the tenant to reclaim their funds. While other possible consequences for a landlord may exist, such as fines or other penalties depending on specific state regulations, the immediate outcome typically centers around the tenant's right to sue for the recovery of their deposit.

9. How does a leasing agent renew their license?

- A. Submit a new application
- B. Pay a renewal fee and complete continuing education**
- C. Take a re-examination
- D. It's automatically renewed

To renew their license, a leasing agent must pay a renewal fee and complete continuing education requirements. This process is important because it ensures that leasing agents stay updated on relevant laws, regulations, and best practices in the real estate field. Continuing education helps maintain professional standards and enhances the agent's knowledge, ultimately benefiting their clients and the industry as a whole. Renewal fees are typically required to cover administrative costs and serve as a way to maintain the licensing system. It's critical for leasing agents to complete these requirements before their current license expires to continue practicing legally and avoid any disruptions in their ability to operate within the real estate sector. The other options do not reflect the actual requirements for license renewal. For example, submitting a new application or taking a re-examination is not standard practice for renewing a license, and automatic renewal is not typically applicable in this field, as proactive measures are necessary to ensure that leasing agents remain qualified and well-informed.

10. What does the Fair Housing Amendment Act of 1988 emphasize regarding tenant modifications?

- A. Modifications must be approved by all tenants
- B. Landlords must deny all structural changes
- C. Landlords must allow reasonable modifications**
- D. All modifications must be cosmetic

The Fair Housing Amendment Act of 1988 emphasizes that landlords must allow reasonable modifications to rental properties when requested by tenants with disabilities. This provision is designed to ensure that individuals with disabilities have equal access to housing and can make necessary adjustments to their living spaces to accommodate their needs. The law recognizes that certain modifications, such as adding grab bars in bathrooms or installing ramps, may be essential for a tenant's independence and quality of life. The requirement for landlords to permit these modifications, as long as they are reasonable and do not fundamentally alter the property, underlines the commitment to fair housing practices. It encourages inclusivity, ensuring that individuals with disabilities are not discriminated against in their housing choices due to their needs for modifications.

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://illinoisleasingagent.examzify.com>

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