

# Illinois Residential Leasing Agent License Practice Exam (Sample)

## Study Guide



**Everything you need from our exam experts!**

**This is a sample study guide. To access the full version with hundreds of questions,**

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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. Don't worry about getting everything right, 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, and take breaks to retain information better.**

## 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.**

## 7. Use Other Tools

**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!**

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## **Questions**

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- 1. A landlord advertises a two-bedroom unit for rent but states it is not suitable for the disabled due to stairs. What does this advertisement reflect?**
  - A. Protected other individuals from potentially having problems with the stairs**
  - B. Not violated the Fair Housing Act because it is a safety issue**
  - C. Violated ADA and the Fair Housing Act by discriminating against the disabled**
  - D. Violated EPA Standards**
- 2. Which statement is based on discrimination according to the Fair Housing Amendment Act of 1988?**
  - A. The Housing Community Development Act of 1974**
  - B. The Civil Rights Act of 1866**
  - C. The Fair Housing Act of 1968**
  - D. The Fair Housing Amendment Act of 1988**
- 3. When is it permissible for a broker to disclose a tenant's information?**
  - A. When the tenant gives verbal consent**
  - B. When required by law**
  - C. At the discretion of the broker**
  - D. When it benefits the agency's interests**
- 4. How often can an applicant practice as a Student Leasing Agent?**
  - A. More than once in a 24-month period**
  - B. More than once a year**
  - C. More than once**
  - D. More than once in a 36-month period**
- 5. What must a licensee do upon acquiring interest in a property being offered for rent?**
  - A. Notify the tenants immediately**
  - B. File a disclosure form with local government**
  - C. Disclose their ownership interest**
  - D. Cease advertising the property**

**6. How many units does the Residential Real Property Disclosure Act apply to?**

- A. 1 or more units**
- B. 1-4 units**
- C. 4 or more units**
- D. 5 or more units**

**7. A visually impaired man inquires about renting an apartment and uses an assistance animal. What might he be responsible for?**

- A. A security deposit for the assistance animal**
- B. A higher rental rate because of the assistance animal**
- C. Repairs to the unit if the assistance animal or owner damages the property**
- D. Replacement of the carpet even if there are no damages**

**8. What is the role of a fiduciary?**

- A. A type of legal contract**
- B. One who holds a position of trust**
- C. A form of property insurance**
- D. A real estate agent's license**

**9. What defines a holdover tenant?**

- A. Moves out of the unit due to lack of heat**
- B. Acknowledges lead-based paint in the unit**
- C. Refuses to adhere to quiet enjoyment**
- D. Continues to occupy the unit after the lease expiration**

**10. Who is a Designated Managing Broker?**

- A. A broker managing only one office**
- B. The broker responsible for all company transactions**
- C. A managing broker with supervisory responsibilities**
- D. A broker who does not engage in real estate activities**

## **Answers**

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

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## **Explanations**

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**1. A landlord advertises a two-bedroom unit for rent but states it is not suitable for the disabled due to stairs. What does this advertisement reflect?**

- A. Protected other individuals from potentially having problems with the stairs**
- B. Not violated the Fair Housing Act because it is a safety issue**
- C. Violated ADA and the Fair Housing Act by discriminating against the disabled**
- D. Violated EPA Standards**

The advertisement indicating that the two-bedroom unit is not suitable for the disabled due to stairs directly reflects a violation of both the Fair Housing Act and the Americans with Disabilities Act (ADA). The Fair Housing Act prohibits discrimination in housing based on disability and requires landlords to make reasonable accommodations for individuals with disabilities. By stating that the unit is unsuitable for disabled persons, the landlord is effectively excluding individuals who may require accessibility features, which is a form of discrimination. Furthermore, the ADA mandates that public accommodations and commercial entities must be accessible to individuals with disabilities. If the statement implies that a person with a mobility issue cannot safely access the unit due to stairs, it violates the principles of accessibility outlined under the ADA. Understanding this context highlights the importance of ensuring that advertisements for rental properties comply with fair housing laws and promote inclusivity rather than exclusion. In contrast, the other options do not accurately reflect the legal implications of the landlord's statement regarding discrimination.

**2. Which statement is based on discrimination according to the Fair Housing Amendment Act of 1988?**

- A. The Housing Community Development Act of 1974**
- B. The Civil Rights Act of 1866**
- C. The Fair Housing Act of 1968**
- D. The Fair Housing Amendment Act of 1988**

The Fair Housing Amendment Act of 1988 expanded upon the original Fair Housing Act of 1968 by specifically addressing discrimination in housing based on several factors, including disability and familial status. This legislation made it unlawful to deny housing based on these characteristics, enhancing protections against discrimination that were previously established. By focusing on this amendment, you can see that it introduced significant changes designed to ensure that individuals with disabilities and families with children had equal access to housing opportunities, thereby reflecting an important evolution in civil rights related to housing. Understanding this framework is crucial for recognizing how discrimination in housing is defined and addressed under federal law.

### 3. When is it permissible for a broker to disclose a tenant's information?

- A. When the tenant gives verbal consent**
- B. When required by law**
- C. At the discretion of the broker**
- D. When it benefits the agency's interests**

A broker may disclose a tenant's information when required by law. This is essential because legal requirements often dictate that certain information must be shared with regulatory bodies or law enforcement as part of compliance with regulations or statutes. For example, if there is a court order or a subpoena that necessitates the release of tenant information, the broker is obligated to disclose that information in order to adhere to legal standards. This situation ensures that brokers uphold their responsibility to abide by the law while also balancing the privacy rights of tenants. In contrast, disclosing information on the basis of verbal consent, discretion, or the interests of the agency does not have the same level of legal backing and could lead to issues regarding confidentiality and trust between the broker and tenant. Protecting tenant information is critical unless there is an explicit legal obligation to reveal it.

### 4. How often can an applicant practice as a Student Leasing Agent?

- A. More than once in a 24-month period**
- B. More than once a year**
- C. More than once**
- D. More than once in a 36-month period**

An applicant can practice as a Student Leasing Agent more than once, which indicates that there is no specific limit on the number of times a person can engage in this role. This flexibility allows individuals pursuing careers in real estate or leasing to gain practical experience and enhance their skills through repeated practice, which is essential for their professional development. The ability to practice multiple times is beneficial, as it helps in familiarizing students with the nuances of leasing practices, regulations, and client interactions in the residential leasing market. The other options suggest various limitations or timeframes that do not align with the flexibility allowed in this capacity. It's important to understand that the student leasing agent role is designed as a learning opportunity rather than a restrictive license, thus removing arbitrary frequency limitations promotes learning and professional growth.

## 5. What must a licensee do upon acquiring interest in a property being offered for rent?

- A. Notify the tenants immediately**
- B. File a disclosure form with local government**
- C. Disclose their ownership interest**
- D. Cease advertising the property**

When a licensee acquires an interest in a property that is being offered for rent, it is essential for them to disclose their ownership interest. This requirement is in place to maintain transparency and protect consumers. Disclosing ownership helps ensure that potential tenants are aware of any possible conflicts of interest that might affect their leasing decision. It fosters trust between the licensee and the tenants, as they have a right to know who they are dealing with in any rental transaction. Transparency in real estate transactions is crucial because it prevents any misunderstandings or misrepresentations about the relationship between the parties involved. Having this knowledge allows tenants to make informed decisions about their rental agreements and helps maintain the integrity of the leasing process. In contrast, notifying tenants immediately, filing a disclosure form with the local government, or ceasing to advertise the property do not address the critical need for transparency regarding the licensee's interest in the property. These actions do not fulfill the requirement to disclose ownership interest directly to potential tenants, which is why the correct response focuses specifically on that requirement.

## 6. How many units does the Residential Real Property Disclosure Act apply to?

- A. 1 or more units**
- B. 1-4 units**
- C. 4 or more units**
- D. 5 or more units**

The Residential Real Property Disclosure Act specifically applies to residential property that encompasses between one to four units. This indicates that the Act is focused on smaller residential properties, which typically include single-family homes, duplexes, triplexes, and four-family buildings. The intention behind this legislation is to ensure that buyers and tenants of these types of properties receive essential information about the condition and history of the property, which can include any known defects or issues. Properties with five or more units fall under different regulatory frameworks, such as the Illinois Property Code, which often addresses larger commercial or multi-family dwellings. Thus, understanding the scope of the Residential Real Property Disclosure Act in relation to residential units is crucial for compliance and for informing potential tenants or buyers about their rights and properties they are considering.

**7. A visually impaired man inquires about renting an apartment and uses an assistance animal. What might he be responsible for?**

- A. A security deposit for the assistance animal**
- B. A higher rental rate because of the assistance animal**
- C. Repairs to the unit if the assistance animal or owner damages the property**
- D. Replacement of the carpet even if there are no damages**

When considering the responsibilities of a tenant with an assistance animal, it's important to highlight that the tenant may indeed be responsible for repairs to the property if those repairs are needed due to damage caused by the assistance animal or the tenant. This principle is consistent with fair housing laws, which protect the rights of individuals with disabilities while also holding them accountable for any damage their pets may cause, similar to how a tenant would be responsible for damage caused by themselves or any other guests. In this scenario, if the assistance animal causes wear and tear or damages the unit beyond normal wear, the tenant would be required to cover the costs of repairs. This responsibility ensures that while the rights of individuals to have assistance animals are recognized, there is still a standard of accountability for property maintenance and care. In contrast, tenants are typically not required to pay a security deposit specifically for an assistance animal, nor can landlords impose a higher rental rate solely because an assistance animal is present. There is also no obligation for a tenant to replace the carpet or undertake significant renovations unless there is a clear instance of damage that necessitates such actions. Thus, option C aligns with the established legal balance between tenant rights and responsibilities in the context of assistance animals.

**8. What is the role of a fiduciary?**

- A. A type of legal contract**
- B. One who holds a position of trust**
- C. A form of property insurance**
- D. A real estate agent's license**

The role of a fiduciary is fundamentally about holding a position of trust and managing the interests of another party, often in a professional capacity. In the context of real estate transactions, for example, a fiduciary is typically someone like a real estate agent or leasing agent who owes loyalty and care to their clients. This means they are legally and ethically obligated to act in the best interest of their clients, providing guidance, advice, and protection throughout the transaction process. Being a fiduciary encompasses various responsibilities, including full disclosure of any conflicts of interest, maintaining confidentiality, and managing the client's assets or interests with the utmost care. This concept is crucial in establishing the trust needed in professional relationships, particularly in fields like real estate where significant financial decisions are made. In contrast, the other options do not adequately define this concept. A type of legal contract pertains to the formal agreements made between parties but does not signify a role centered on trust and ethical obligation. A form of property insurance involves financial protection against certain risks, which is different from the responsibilities involved in being a fiduciary. Lastly, a real estate agent's license refers to the certification required to practice in the field, rather than describing the inherent responsibilities associated with fiduciary duties.

## 9. What defines a holdover tenant?

- A. Moves out of the unit due to lack of heat**
- B. Acknowledges lead-based paint in the unit**
- C. Refuses to adhere to quiet enjoyment**
- D. Continues to occupy the unit after the lease expiration**

A holdover tenant is defined as an individual who continues to occupy a rental unit beyond the expiration of their lease agreement. This situation arises when the lease term has ended and the tenant remains in the property without renewing the lease or obtaining the landlord's consent for continued occupancy. The existence of a holdover tenancy can lead to various legal implications, including the landlord's right to start eviction proceedings or the potential for the lease to convert to a month-to-month agreement under certain conditions, depending on state law. The other options do not capture the essence of what constitutes a holdover tenant. Moving out due to lack of heat relates to a tenant's right to habitability, acknowledging lead-based paint is tied to disclosure obligations, and refusing to adhere to quiet enjoyment pertains to tenants' rights to peaceably enjoy their rental unit. None of these scenarios involve lease expiration and continued occupancy, which is the defining characteristic of a holdover tenant.

## 10. Who is a Designated Managing Broker?

- A. A broker managing only one office**
- B. The broker responsible for all company transactions**
- C. A managing broker with supervisory responsibilities**
- D. A broker who does not engage in real estate activities**

A Designated Managing Broker is a managing broker who holds supervisory responsibilities over the real estate activities of a brokerage. This role is critical as it encompasses overseeing the operations of the brokerage and ensuring compliance with all relevant laws and regulations. The Designated Managing Broker acts as the primary designated agent for the brokerage and is responsible for the actions of the agents under their supervision, which includes ensuring that all transactions are conducted in accordance with ethical standards and legal requirements. In this context, the correct choice highlights the essential function of the Designated Managing Broker in maintaining the integrity and legal compliance of the brokerage's operations. This position is more than just overseeing individual agents; it involves a comprehensive understanding of real estate practices, mentoring agents, and managing day-to-day transactions to ensure everything aligns with the legal framework governing real estate activities. The other options do not encapsulate the full scope of responsibilities and authority associated with the role of a Designated Managing Broker. For example, managing only one office or not engaging in real estate activities does not convey the supervisory and accountable nature of the role. The emphasis on being responsible for all company transactions also does not fully represent the distinct supervisory responsibilities that characterize a Designated Managing Broker in a broader context.

# 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](mailto:hello@examzify.com).**

**Or visit your dedicated course page for more study tools and resources:**

**<https://ilresidentialleasingagent.examzify.com>**

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

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