

IRPM AFFILIATE PRACTICE EXAM (SAMPLE)

STUDY GUIDE



SAMPLE STUDY GUIDE WITH LIMITED 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. 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. Which of the following is considered a serious legal breach in property management concerning financial practices?**
 - A. Perjury
 - B. Financial mismanagement
 - C. Trespass
 - D. Fraud

- 2. What is the purpose of criminal law concerning organizations?**
 - A. To allow new legislation to be introduced
 - B. To enforce decisions made by company directors
 - C. To promote members of the legal profession
 - D. To punish organizations for rule breaches

- 3. Under which act is the Tenant Fee Ban enforced?**
 - A. The Housing Act 1988
 - B. The Tenant Fees Act 2019
 - C. The Protection from Eviction Act 1977
 - D. The Landlord and Tenant Act 1954

- 4. What is a common reason for disputes between landlords and tenants?**
 - A. Cleaning habits of tenants
 - B. Noise levels in the property
 - C. Repair responsibilities
 - D. Property location

- 5. Which document must landlords provide tenants regarding deposit protection?**
 - A. A rental agreement
 - B. A Deposit Protection Scheme (DPS) certificate
 - C. A landlord's insurance policy
 - D. A maintenance report

- 6. Which is a consequence of a housing disrepair claim?**
- A. Increased property values
 - B. Landlord may need to make urgent repairs
 - C. Tenants gain rights to free rent
 - D. Improved relationships between landlords and tenants
- 7. A property manager demonstrating knowledge of laws and regulations is showing what?**
- A. Personality traits
 - B. Professional accountability
 - C. Occupational competence
 - D. Financial management skills
- 8. Which of the following breaches involves an unlawful entry onto a property?**
- A. Trespass
 - B. Fraud
 - C. Financial mismanagement
 - D. Perjury
- 9. What does "dilapidations" refer to in property management?**
- A. The revenues generated from property rentals
 - B. The condition of a property's leasehold and responsibilities for repairs and maintenance
 - C. The process of evicting tenants
 - D. The legal paperwork required for a tenancy
- 10. Which factor is crucial in preventing disputes between landlords and tenants?**
- A. Regular rent increases
 - B. Clear and consistent communication
 - C. Limitations on tenant access to property
 - D. Strong legal threats

Answers

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

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Explanations

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1. Which of the following is considered a serious legal breach in property management concerning financial practices?

- A. Perjury
- B. Financial mismanagement**
- C. Trespass
- D. Fraud

The correct response identifies financial mismanagement as a serious legal breach in property management. This term encompasses a range of unethical or improper financial practices that can significantly impact the management of property, including inaccuracies in accounting, failure to properly allocate funds, or misuse of clients' or tenants' money. Such actions can violate legal obligations and fiduciary duties, leading to legal repercussions for property managers. In the context of property management, financial mismanagement can damage relationships with clients, lead to significant financial loss, and ultimately result in legal action by stakeholders who suffer from these practices. It is crucial for property managers to maintain accurate financial records and ensure that funds are handled according to the law and industry standards to prevent legal issues. While perjury, trespass, and fraud also represent serious legal violations, they do not specifically pertain to financial practices in property management as directly as financial mismanagement does. Perjury relates to giving false testimony, trespass involves unlawful entry onto someone else's property, and fraud typically concerns deceitful practices for personal gain. In this setting, financial mismanagement is more targeted towards the specific obligations and responsibilities that property managers hold regarding financial transactions and stewardship.

2. What is the purpose of criminal law concerning organizations?

- A. To allow new legislation to be introduced
- B. To enforce decisions made by company directors
- C. To promote members of the legal profession
- D. To punish organizations for rule breaches**

The purpose of criminal law concerning organizations primarily revolves around holding those entities accountable for their actions, especially when they violate laws or regulations. This includes applying penalties or punitive measures to organizations that engage in illegal activities, which helps to uphold societal standards and protect the public interest. When an organization breaches legal rules, criminal law ensures that it faces consequences, which can be essential in deterring future misconduct, promoting compliance, and reinforcing ethical behavior within the corporate sphere. Such legal frameworks serve to maintain a fair competitive environment and safeguard consumers, employees, and the broader community from harm that may result from corporate misbehavior. In contrast, while the introduction of new legislation, enforcement of decisions made by directors, and promotion of legal professionals may be related to the broader legal system, they do not directly encapsulate the principal objective of criminal law in terms of organizational accountability. The essence of criminal law within the context of organizations is thus centered on the enforcement of legal standards through punitive measures.

3. Under which act is the Tenant Fee Ban enforced?

- A. The Housing Act 1988
- B. The Tenant Fees Act 2019**
- C. The Protection from Eviction Act 1977
- D. The Landlord and Tenant Act 1954

The Tenant Fee Ban is enforced under the Tenant Fees Act 2019. This legislation was introduced to protect tenants from excessive fees charged by landlords and letting agents. It specifies that landlords cannot charge tenants fees for things like obtaining a tenancy agreement, inventory checks, or referencing costs, which are often burdensome and can make renting more expensive than necessary. This act also provides a framework for permissible charges, such as holding deposits and late payment fees, ensuring that additional costs remain fair and transparent. It aims to create a more equitable rental market that benefits tenants by reducing financial barriers and unnecessary costs. In comparison, the other acts mentioned do not directly relate to tenant fees in the same manner. The Housing Act 1988 focuses more on the regulatory framework for assured tenancies; the Protection from Eviction Act 1977 aims to prevent unlawful eviction; and the Landlord and Tenant Act 1954 primarily deals with commercial tenancies rather than residential leases and tenant fees. Therefore, the Tenant Fees Act 2019 is the relevant legislation that specifically addresses and enforces the Tenant Fee Ban.

4. What is a common reason for disputes between landlords and tenants?

- A. Cleaning habits of tenants
- B. Noise levels in the property
- C. Repair responsibilities**
- D. Property location

Disputes between landlords and tenants often arise from misunderstandings or disagreements regarding repair responsibilities. This encompasses who is responsible for maintenance and repairs in the property, which can lead to tensions if expectations are not clearly outlined in the lease agreement. For instance, a tenant may believe that specific repairs fall under the landlord's obligations, while the landlord might view those repairs as the tenant's responsibility. These differences in interpretation can lead to conflicts, especially if the property has maintenance issues that are not being addressed to the tenant's satisfaction. The other options, while they can contribute to tensions between landlords and tenants, are generally less foundational to the lease agreement compared to repair responsibilities. Thus, while cleaning habits and noise levels can create friction, they usually do not result in disputes as significant or legally complicated as those arising from repair responsibilities. Property location tends to be a matter of upfront agreement, and any disputes about it would typically not stem from ongoing landlord-tenant interactions.

5. Which document must landlords provide tenants regarding deposit protection?

- A. A rental agreement
- B. A Deposit Protection Scheme (DPS) certificate**
- C. A landlord's insurance policy
- D. A maintenance report

Landlords are required to provide tenants with a Deposit Protection Scheme (DPS) certificate as a crucial step in ensuring that the tenant's deposit is safeguarded in accordance with legal requirements. This certificate serves as proof that the tenant's deposit has been securely held within a recognized deposit protection scheme. The rationale behind this requirement is to protect tenants from unfair treatment regarding their deposits. The certificate typically includes details such as the amount of the deposit, the relevant scheme being used, and the information regarding how the tenant can reclaim their deposit at the end of the tenancy. Providing this documentation fosters transparency and helps build trust in the landlord-tenant relationship. The other options, such as a rental agreement, landlord's insurance policy, and maintenance report, although important documents in a tenancy, do not specifically address the need for deposit protection. These documents serve different purposes and do not fulfill the legal obligation that landlords have to inform tenants about the protection of their deposits.

6. Which is a consequence of a housing disrepair claim?

- A. Increased property values
- B. Landlord may need to make urgent repairs**
- C. Tenants gain rights to free rent
- D. Improved relationships between landlords and tenants

When a housing disrepair claim is made, one significant consequence is that the landlord may be legally obligated to make urgent repairs to the property. This is particularly true if the disrepair poses a health or safety risk to the tenants. The law generally holds landlords responsible for maintaining their properties in a habitable condition, and upon receiving notice of disrepair, they are required to act quickly to remedy the situation. In this context, the priority is ensuring tenant safety and comfort, which often necessitates immediate action from the landlord to address any outstanding repair issues. This could include fixing leaks, addressing heating failures, or resolving issues that compromise the integrity of the structure. The urgency of such repairs often stems from the landlord's legal duty under housing laws and regulations, which aim to protect tenants from living in unsafe or unhealthy conditions. Other potential consequences of a housing disrepair claim, while relevant, do not have the immediate legal or practical implications that necessitate urgent repairs. For instance, while improved relationships between landlords and tenants may eventually result from better communication and timely repairs, this is not a direct consequence of disrepair claims. Similarly, claims do not entitle tenants to free rent, and property values typically would not increase as a result of disrepair issues. Therefore

7. A property manager demonstrating knowledge of laws and regulations is showing what?

- A. Personality traits
- B. Professional accountability
- C. Occupational competence
- D. Financial management skills

Demonstrating knowledge of laws and regulations indicates occupational competence because it reflects the property manager's understanding of the legal framework and industry standards that govern their profession. This competence is essential in ensuring that all operations comply with relevant laws, thus minimizing potential legal issues and enhancing the property's management effectiveness. Occupational competence encompasses the skills, knowledge, and abilities required to perform the responsibilities of a specific job effectively. In this context, a property manager well-versed in applicable laws and regulations is equipped to handle tenant issues, property maintenance, leasing agreements, and other critical aspects of property management in a legally compliant manner. This understanding not only helps in avoiding liability but also reinforces the credibility of the property manager in their role. While other options might relate to the property management field in different contexts, they do not directly encapsulate the specific significance of understanding laws and regulations in driving successful property management practices.

8. Which of the following breaches involves an unlawful entry onto a property?

- A. Trespass
- B. Fraud
- C. Financial mismanagement
- D. Perjury

Trespass is the term that specifically describes the unlawful entry onto someone else's property without permission. This act can involve physical invasion, such as walking onto someone else's land or entering their home without consent, and it is often associated with violating a person's right to exclusive possession of their property. The essence of trespass lies not just in the action but in the lack of authorization or consent from the property owner. In contrast, fraud generally relates to deception with the intent of securing an unlawful gain, usually in financial contexts, while financial mismanagement pertains to incorrect or inappropriate handling of finances, which has no direct connection to physical property. Perjury involves the act of lying under oath, which does not pertain to property rights or entries. Thus, trespass is the only term relevant to unlawful entry, underscoring its distinction from the other concepts presented in the question.

9. What does "dilapidations" refer to in property management?

- A. The revenues generated from property rentals
- B. The condition of a property's leasehold and responsibilities for repairs and maintenance**
- C. The process of evicting tenants
- D. The legal paperwork required for a tenancy

"Dilapidations" specifically pertains to the state of a leasehold property and the obligations related to its repairs and maintenance often outlined in lease agreements. This concept is crucial in property management, as it addresses the responsibilities of tenants and landlords concerning property upkeep. When a property is described as being in a state of dilapidation, it typically indicates that there are issues related to neglect or failure to maintain the property according to the terms set forth in the lease. Understanding dilapidations is vital for property managers, as it not only affects the condition of the property but also financial aspects related to repairs, maintenance obligations, and potential legal disputes at the end of a lease period. This makes the correct choice integral to effective property management practices.

10. Which factor is crucial in preventing disputes between landlords and tenants?

- A. Regular rent increases
- B. Clear and consistent communication**
- C. Limitations on tenant access to property
- D. Strong legal threats

Clear and consistent communication is a key factor in preventing disputes between landlords and tenants. When both parties maintain open lines of communication, it helps to establish mutual understanding regarding rights, responsibilities, and expectations. Regular updates about property maintenance, changes in rental agreements, or even upcoming inspections can foster a cooperative relationship. Moreover, addressing concerns or grievances promptly through effective dialogue can prevent misunderstandings from escalating into larger conflicts. This proactive approach ensures that both the landlord and tenant are on the same page, thereby reducing the likelihood of disputes arising over issues that might have been easily resolved through discussion. In contrast, regular rent increases may create tension if tenants feel the increases are unjustified, while limitations on tenant access to property can lead to feelings of mistrust and resentment. Strong legal threats can create an adversarial environment, which is often counterproductive and can significantly impair the landlord-tenant relationship. Hence, establishing clear and consistent communication stands out as the most effective method to prevent disputes.

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://irpmaffiliate.examzify.com>

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

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