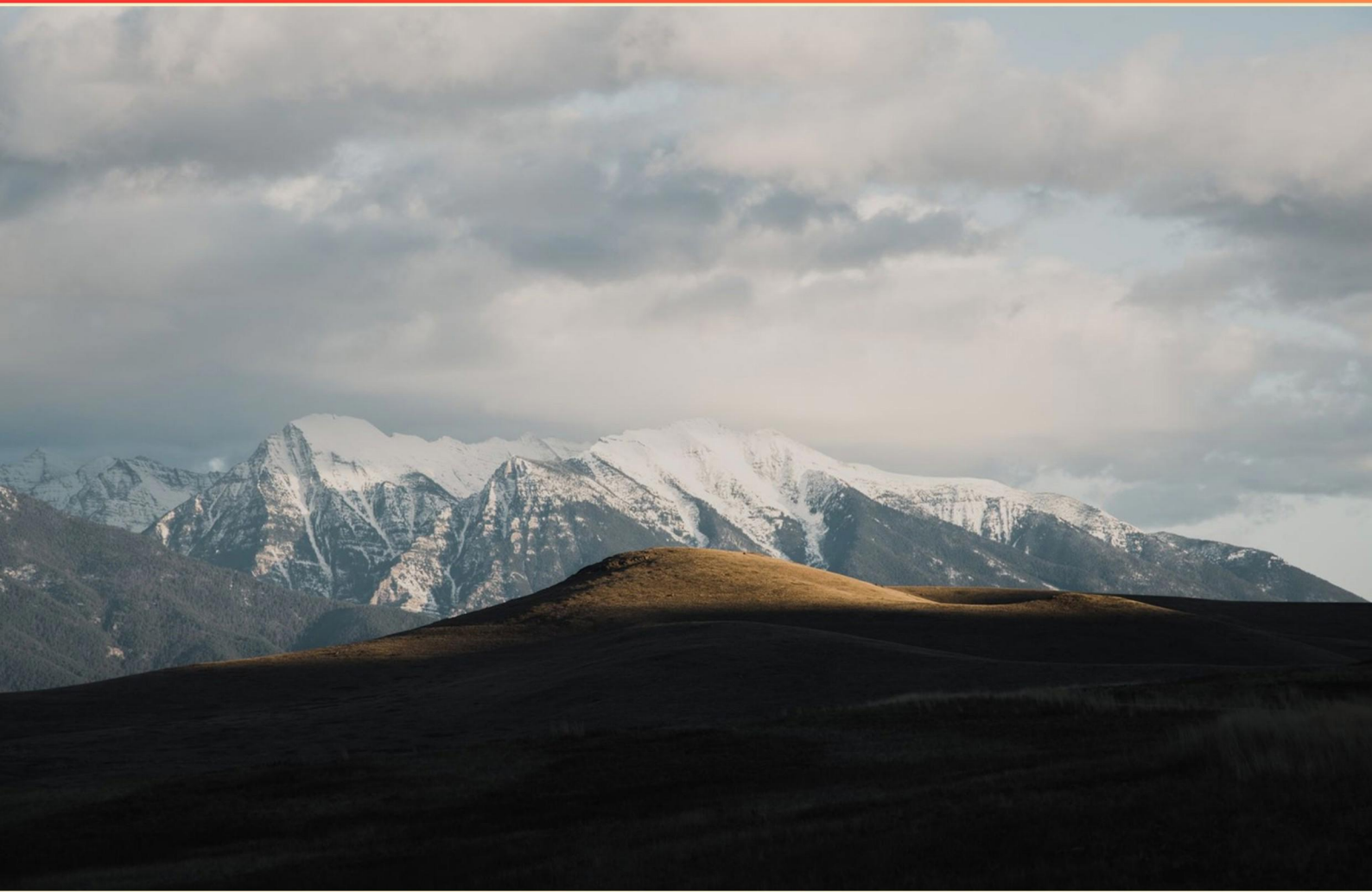


MONTANA PROPERTY MANAGEMENT PRACTICE EXAM (SAMPLE)

STUDY GUIDE



**SAMPLE STUDY GUIDE
WITH LIMITED QUESTIONS**

**VISIT US ONLINE FOR
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 classified as normal wear and tear in a rental property?**
 - A. Major structural damage
 - B. Cosmetic changes made by tenants
 - C. Natural damage occurring over time, such as faded paint
 - D. Any damage caused by pets
- 2. If a tenant does not provide notice to a landlord about property issues, which option is generally available to the landlord?**
 - A. Deduct the entire security deposit
 - B. Charge additional fees
 - C. Exempt themselves from repairs for a certain time
 - D. Arbitrarily refuse repairs
- 3. How does the rental market condition influence lease renewal?**
 - A. Landlords may be more flexible during a rental crisis
 - B. It does not impact lease renewal decisions
 - C. Tenant choices become limited in a high-demand market
 - D. Tenants can always expect reduced rental rates
- 4. What is the monthly rent for an office space measuring 30ft X 45ft with a yearly rent of \$7.50/sq. ft.?**
 - A. \$843.75
 - B. \$912.50
 - C. \$1012.50
 - D. \$10,125.00
- 5. What is the gross potential annual income of a 29-unit apartment building that rents each unit for \$475/month with an 8% vacancy rate?**
 - A. \$12,673
 - B. \$13,775
 - C. \$152,076
 - D. \$165,300

- 6. A tenant, upon written request, must be provided which of the following information?**
- A. The property owner's name and address
 - B. The security deposit disposition for the prior tenant
 - C. The names of their neighbors
 - D. The highest and lowest rents in the building
- 7. Are landlords responsible for maintaining common areas in a rental complex?**
- A. No, it is the tenants' responsibility
 - B. Yes, they must maintain safe and habitable areas
 - C. Only if there are complaints
 - D. Only for emergency repairs
- 8. How many days does the court have to schedule a hearing following a tenant's answer in an action for possession?**
- A. 7 days
 - B. 10 days
 - C. 14 days
 - D. 25 days
- 9. What is a property manager's responsibility when handling a tenant's advance deposit?**
- A. Return it within 5 days
 - B. Deposit it to a trust account
 - C. Notify the tenant about property usage
 - D. Keep the deposit for their records
- 10. In Montana, when might a landlord refuse to renew a lease?**
- A. If the tenant has provided two months' notice
 - B. If the tenant has a history of late payments
 - C. If the property is undergoing renovations
 - D. If the tenant requests minor repairs

Answers

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

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Explanations

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1. What is classified as normal wear and tear in a rental property?

- A. Major structural damage
- B. Cosmetic changes made by tenants
- C. Natural damage occurring over time, such as faded paint**
- D. Any damage caused by pets

Normal wear and tear in a rental property refers to the natural deterioration that occurs over time due to everyday use. This encompasses minor damages that are expected as part of the property's aging process, such as faded paint, scuffed floors, or worn carpets. These changes do not result from negligence or abuse by the tenants but rather from the passage of time and regular habitation. In contrast, major structural damage, cosmetic changes, and damage caused by pets are generally considered excessive wear and tear or intentional damage. These issues can result from misuse or intentional alterations that go beyond the normal degradation expected from living in the space. Hence, faded paint, as an example of natural aging, aligns well with the definition of normal wear and tear, making it the correct choice in this context.

2. If a tenant does not provide notice to a landlord about property issues, which option is generally available to the landlord?

- A. Deduct the entire security deposit
- B. Charge additional fees
- C. Exempt themselves from repairs for a certain time**
- D. Arbitrarily refuse repairs

In property management, a landlord is required to maintain a rental property and ensure it is habitable. If a tenant fails to notify the landlord about property issues, the landlord might be granted a certain period to address those issues without immediate obligation for repairs. This allows landlords to assess the situation and respond appropriately once they are made aware of the problems. Typically, landlords cannot deduct the entire security deposit, charge additional fees, or refuse repairs arbitrarily, especially if those repairs are essential for the property's habitability or violate local housing codes. The essence of maintaining a safe and livable environment relies on communication between tenants and landlords. This reflects the importance of tenants informing landlords about any issues, which lessens the landlord's responsibility until they have been made aware of the problems. Therefore, the option that allows the landlord some flexibility, provided they have not been notified, stands correct.

3. How does the rental market condition influence lease renewal?

- A. Landlords may be more flexible during a rental crisis**
- B. It does not impact lease renewal decisions
- C. Tenant choices become limited in a high-demand market
- D. Tenants can always expect reduced rental rates

The influence of rental market conditions on lease renewal is significant, particularly during periods of rental crisis or market downturns. When the rental market is experiencing a crisis, landlords may find themselves facing higher vacancy rates and decreased demand for rental properties. As a result, they may become more flexible with lease terms to encourage current tenants to renew their leases rather than risk having their units sit empty. In a rental crisis, landlords might offer incentives such as reduced rent, improved maintenance, or lease term flexibility to keep tenants in place. This creates a mutually beneficial situation where tenants can secure more favorable conditions, while landlords maintain occupancy and stabilize their income stream. It's a strategic response to changing market dynamics that benefits both parties. The other options do not align with how rental market conditions typically impact lease renewals. For instance, claiming that there is no impact on lease renewal decisions overlooks the reality that market conditions largely dictate tenant behavior and landlord responses. Moreover, stating that tenant choices become limited in a high-demand market doesn't capture the flexibility landlords may exhibit to retain tenants in less favorable conditions. Expecting reduced rental rates in every situation also fails to recognize that favorable market conditions do not guarantee lower prices; they often lead to increased rental rates instead.

4. What is the monthly rent for an office space measuring 30ft X 45ft with a yearly rent of \$7.50/sq. ft.?

- A. \$843.75**
- B. \$912.50
- C. \$1012.50
- D. \$10,125.00

To determine the monthly rent for the office space, start by calculating the total area of the office in square feet. The formula for area is: $\text{Area} = \text{Length} \times \text{Width}$. Here, the length is 30 feet and the width is 45 feet. Thus, the area is: $\text{Area} = 30 \text{ ft} \times 45 \text{ ft} = 1350 \text{ sq. ft.}$ Next, to find the yearly rent, multiply the total area by the yearly rent per square foot: $\text{Yearly Rent} = \text{Area} \times \text{Yearly Rent per sq. ft.} = 1350 \text{ sq. ft.} \times \$7.50/\text{sq. ft.} = \$10,125$. Then, convert the yearly rent to monthly rent by dividing the yearly total by 12: $\text{Monthly Rent} = \text{Yearly Rent} / 12 = \$10,125 / 12 = \$843.75$. This calculation confirms that the monthly rent for the office space is indeed \$843.75. Thus, the correct answer is reflected in this calculation, aligning with the understanding of how to compute rent based on area and price per square foot.

5. What is the gross potential annual income of a 29-unit apartment building that rents each unit for \$475/month with an 8% vacancy rate?

- A. \$12,673
- B. \$13,775
- C. \$152,076
- D. \$165,300**

To determine the gross potential annual income of the 29-unit apartment building with each unit renting for \$475 per month, you would first calculate the monthly income without factoring in vacancies. Calculating the total monthly income involves multiplying the number of units by the monthly rent: 29 units x \$475/month = \$13,775/month. Next, to find the annual income, multiply the monthly income by 12 months: \$13,775/month x 12 months = \$165,300/year. This figure represents the total potential income the building can generate when fully rented without any vacancies. It's important to note that the consideration of an 8% vacancy rate would typically come into play when calculating effective gross income, which adjusts for expected losses due to vacancies. However, the question specifically asks for the gross potential income, which does not factor in vacancies. Hence, the calculation confirms that the gross potential annual income is indeed \$165,300.

6. A tenant, upon written request, must be provided which of the following information?

- A. The property owner's name and address
- B. The security deposit disposition for the prior tenant**
- C. The names of their neighbors
- D. The highest and lowest rents in the building

The correct information that a tenant must be provided upon written request is the property owner's name and address. This requirement is essential as it establishes clear lines of communication between the tenant and landlord, ensuring the tenant knows where to direct any concerns or legal documents. In the context of property management, transparency regarding ownership allows tenants to properly address issues and influences their overall satisfaction and trust in the management process. Other options, such as information about previous tenants' security deposit dispositions, names of neighbors, or rent comparisons within the building, do not hold the same mandatory legal weight or relevance in the landlord-tenant relationship. As such, they are not required to be provided in the same manner as the owner's name and address. This distinction emphasizes the importance of direct access to the responsible party in a rental agreement.

7. Are landlords responsible for maintaining common areas in a rental complex?

- A. No, it is the tenants' responsibility
- B. Yes, they must maintain safe and habitable areas**
- C. Only if there are complaints
- D. Only for emergency repairs

Landlords are indeed responsible for maintaining common areas in a rental complex, which is critical for ensuring the safety and habitability of the premises. This responsibility typically includes keeping hallways, stairways, laundry rooms, elevators, and other shared spaces clean, safe, and in good repair. By law, landlords are often required to provide a certain standard of living conditions for their tenants, which extends to all areas of the property that are accessible to multiple renters. Thus, if common areas fall into disrepair or become unsafe, it is the landlord's duty to address these issues promptly. This responsibility is essential to create a livable environment and to uphold the legal standards of property management. When a landlord fails to maintain these common areas, it can lead to legal liabilities, as tenants could potentially sustain injuries due to unsafe conditions. Therefore, maintaining common areas is not only a best practice for property management but also a legal obligation.

8. How many days does the court have to schedule a hearing following a tenant's answer in an action for possession?

- A. 7 days
- B. 10 days
- C. 14 days**
- D. 25 days

In Montana, once a tenant files an answer in an action for possession, the court is required to schedule a hearing within 14 days. This timeline is essential as it helps ensure that both parties have the opportunity to present their case promptly, promoting efficient resolution of disputes regarding possession. The 14-day period accommodates the need for all parties to prepare adequately for the hearing while also minimizing the time frame for resolution in landlord-tenant disputes, which can be critical for both landlords and tenants facing housing insecurity or other pressing issues.

9. What is a property manager's responsibility when handling a tenant's advance deposit?

- A. Return it within 5 days
- B. Deposit it to a trust account**
- C. Notify the tenant about property usage
- D. Keep the deposit for their records

A property manager's responsibility when handling a tenant's advance deposit involves safeguarding the funds in a trust account. This practice ensures that the money is kept separate from the property management company's own funds, thereby protecting the tenant's interests and complying with legal requirements. By depositing the advance deposit into a trust account, the property manager ensures that the funds remain intact and can only be used for designated purposes, such as covering potential damages to the property or as part of the security deposit when the lease ends. This not only instills confidence in tenants that their money is being managed properly but also helps in maintaining transparency in the financial dealings associated with the rental agreement. The other options do not reflect the best practices or legal requirements typically associated with managing a tenant's advance deposit. For example, the idea of returning the deposit within a short timeframe may not apply unless the lease has officially ended and specific conditions are met. Notifying the tenant about property usage is unrelated to the management of the advance deposit. Lastly, merely keeping the deposit for records does not address the need for proper handling and safeguarding of the funds according to legal standards and ethical management practices.

10. In Montana, when might a landlord refuse to renew a lease?

- A. If the tenant has provided two months' notice
- B. If the tenant has a history of late payments**
- C. If the property is undergoing renovations
- D. If the tenant requests minor repairs

A landlord in Montana may decide to refuse to renew a lease due to a tenant's history of late payments. This option reflects a valid reason for a lease non-renewal because consistent late payments can indicate that the tenant may not meet the financial obligations required in the lease agreement. Landlords have the right to evaluate a tenant's payment history as part of their decision-making process regarding renewals, and a pattern of late payments can undermine the trust and reliability necessary for a continued rental relationship. In contrast, providing notice to renew or decline a lease is typically part of the process, and renovations and minor repair requests do not provide sufficient grounds for non-renewal under typical circumstances. Renovations could even require the landlord to address tenancy terms proactively, while requesting minor repairs is a standard tenant obligation that should not impact the lease renewal decision.

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://mtpropertymgmt.examzify.com>

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

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