

NEVADA PROPERTY MANAGEMENT PRACTICE TEST (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. Which of the following best describes a unit that violates housing and health codes?**
 - A. A move-in ready apartment
 - B. A unit with minor maintenance issues
 - C. A residential unit that is uninhabitable
 - D. A property with utilities included
- 2. Depreciation in real estate is divided into three categories: economic, functional, and what other category?**
 - A. Structural
 - B. Physical
 - C. Market
 - D. Environmental
- 3. What is a restriction placed on debt collectors?**
 - A. They can contact borrowers directly
 - B. They may identify correspondence as debt-related
 - C. They cannot reveal their occupation in mailed letters
 - D. They must disclose payment amounts immediately
- 4. A salesman must provide paperwork to his broker within how many calendar days after it is fully executed?**
 - A. 3 days
 - B. 5 days
 - C. 10 days
 - D. 14 days
- 5. What action should a landlord take upon being notified of a serious habitability issue?**
 - A. Ignore it
 - B. Address it within a reasonable time
 - C. Contact the authorities
 - D. Notify the tenant it will take time

- 6. In Nevada, can a tenant legally withhold rent for repairs?**
- A. No
 - B. Yes, with restrictions
 - C. Yes, without restrictions
 - D. Only in emergencies
- 7. What is the required notice period for a landlord to enter a rental property in non-emergency situations in Nevada?**
- A. 12 hours
 - B. 24 hours
 - C. 48 hours
 - D. 72 hours
- 8. In what timeframe must a licensee pay over a deposit received in a transaction to their broker?**
- A. Within one business day
 - B. Within three business days
 - C. Immediately upon receipt
 - D. Within one week
- 9. Which clause allows a landlord to reclaim space that a tenant cannot occupy?**
- A. Termination Clause
 - B. Recapture Provision
 - C. Occupancy Clause
 - D. Lease Extension Clause
- 10. What is the average length of a real estate management contract?**
- A. 6 months
 - B. 1 year
 - C. 2 years
 - D. 3 years

Answers

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

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Explanations

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1. Which of the following best describes a unit that violates housing and health codes?

- A. A move-in ready apartment
- B. A unit with minor maintenance issues
- C. A residential unit that is uninhabitable**
- D. A property with utilities included

The description of a unit that violates housing and health codes is best defined as a residential unit that is uninhabitable. These violations typically arise when a unit does not meet the minimum standards set forth to ensure safety, health, and welfare for its occupants. Issues that render a unit uninhabitable may include significant structural problems, lack of necessary utilities such as water or electricity, pest infestations, or unsanitary conditions. When a unit is classified as uninhabitable, it indicates that it poses serious risks to the health and safety of residents, therefore violating both housing and health regulations. In contrast, a move-in ready apartment is expected to comply with codes and provide a safe living environment. A unit with minor maintenance issues might still be considered habitable as long as those issues do not pose direct threats to health or safety. Similarly, a property with utilities included does not indicate any violations; it may even be an aspect of a well-maintained unit that adheres to housing standards. Thus, the clear distinction of uninhabitable units rests on their failure to meet essential living conditions as regulated by housing and health codes.

2. Depreciation in real estate is divided into three categories: economic, functional, and what other category?

- A. Structural
- B. Physical**
- C. Market
- D. Environmental

Depreciation in real estate is categorized into three main types: economic, functional, and physical. Physical depreciation refers to the loss of value due to the physical deterioration of a property over time. This can occur due to factors such as wear and tear, aging, and neglect, which can affect the property's overall condition and market value. Understanding physical depreciation is crucial for property managers and real estate investors, as it helps assess the true value of a property and informs decisions regarding maintenance, renovations, and investments. The recognition of physical depreciation can also impact tax assessments and property valuations, making it a vital concept in real estate management. The other categories of depreciation, such as economic or functional, deal with issues related to changes in market conditions or internal property features rather than the physical state of the property itself.

3. What is a restriction placed on debt collectors?

- A. They can contact borrowers directly
- B. They may identify correspondence as debt-related
- C. They cannot reveal their occupation in mailed letters**
- D. They must disclose payment amounts immediately

A vital restriction placed on debt collectors is that they cannot reveal their occupation in mailed letters. This guideline is designed to protect consumers' privacy and ensure that debt collectors cannot indiscriminately disclose information that could be damaging to the borrower's reputation or cause undue stress. By not identifying their occupation explicitly, debt collectors must use more generalized terms that do not imply that the recipient is in a state of debt. Additionally, debt collectors are governed by laws such as the Fair Debt Collection Practices Act (FDCPA), which outlines specific limitations and guidelines to safeguard borrowers from harassment and unfair practices. This rule about non-disclosure helps to maintain a level of discretion and respect for the consumer's situation. Other choices, while related to debt collection practices, do not emphasize this specific restriction. For example, debt collectors are allowed to contact borrowers directly and can identify correspondence as debt-related when necessary. However, they must do so within the parameters set by law, which includes not using misleading information. The requirement to disclose payment amounts may vary but doesn't typically fall under the same restriction as the occupation disclosure. Thus, the provision about revealing occupation stands out as a key restriction meant to protect consumer welfare.

4. A salesman must provide paperwork to his broker within how many calendar days after it is fully executed?

- A. 3 days
- B. 5 days**
- C. 10 days
- D. 14 days

In Nevada, the law requires that a salesperson must provide all fully executed paperwork to their broker within five calendar days. This timeframe ensures that the broker is promptly informed about the transactions and can manage the brokerage's obligations effectively, maintain accurate records, and facilitate timely compliance with regulatory requirements. The requirement reinforces professionalism and accountability in real estate transactions, enabling brokers to supervise and support their salespersons efficiently. Ensuring that the broker receives necessary documentation promptly helps in maintaining transparency and trust both within the brokerage and with clients.

5. What action should a landlord take upon being notified of a serious habitability issue?

- A. Ignore it
- B. Address it within a reasonable time**
- C. Contact the authorities
- D. Notify the tenant it will take time

When a landlord is notified of a serious habitability issue, the appropriate response is to address it within a reasonable time frame. This response is vital because habitability issues directly affect the tenant's right to a safe and livable environment. States, including Nevada, have laws that require landlords to maintain their properties in a condition that is safe, sanitary, and fit for human habitation. Ignoring the problem or delaying action can lead to legal repercussions for the landlord, including potential lawsuits or penalties. Addressing the issue promptly not only fulfills the landlord's legal obligations but also helps maintain a good relationship with tenants. It shows that the landlord is responsive and values tenant safety and comfort. Moreover, resolving such problems quickly can prevent them from escalating into more significant issues that might require more extensive repairs or might result in financial losses for the landlord as tenants may seek alternative housing if the situation is not remedied. In contrast, other responses like ignoring the problem or merely notifying the tenant of delays do not meet the expected duty of care that a landlord has towards their property and tenants. While contacting authorities may sometimes be necessary in cases of extreme hazards, the landlord's primary obligation is to act on the reported issues directly.

6. In Nevada, can a tenant legally withhold rent for repairs?

- A. No
- B. Yes, with restrictions**
- C. Yes, without restrictions
- D. Only in emergencies

In Nevada, a tenant may legally withhold rent for repairs, but there are specific restrictions that apply. This means that tenants cannot arbitrarily decide to stop paying rent; they must follow legal procedures and requirements outlined in Nevada law. For a tenant to withhold rent, they typically need to demonstrate that the landlord has failed to make necessary repairs that significantly affect the habitability of the property. The law requires tenants to provide notice to the landlord about the needed repairs and give them a reasonable opportunity to complete those repairs before taking the step to withhold rent. Moreover, the amount withheld should correlate to the severity of the issues at hand, which affects the habitability of the residence. This creates a balancing act where tenants must still adhere to legal processes, rather than unilaterally deciding not to pay rent. Therefore, the answer reflects that while tenants do have some rights regarding withholding rent for necessary repairs, they are bound by certain legal limitations and procedural requirements.

7. What is the required notice period for a landlord to enter a rental property in non-emergency situations in Nevada?

- A. 12 hours
- B. 24 hours**
- C. 48 hours
- D. 72 hours

In Nevada, the required notice period for a landlord to enter a rental property in non-emergency situations is 24 hours. This law is established to protect the tenant's right to privacy while also allowing landlords the necessary access to perform repairs or conduct inspections. The 24-hour notice requirement strikes a balance between the rights of the tenant and the obligations of the landlord, ensuring that tenants have adequate time to prepare for the landlord's visit. In emergency situations, landlords may enter without prior notice, but in non-emergency cases, adhering to the 24-hour notice requirement is critical for maintaining respectful landlord-tenant relationships and compliance with state law.

8. In what timeframe must a licensee pay over a deposit received in a transaction to their broker?

- A. Within one business day**
- B. Within three business days
- C. Immediately upon receipt
- D. Within one week

A licensee is required to pay over a deposit received in a transaction to their broker within one business day. This requirement is in place to ensure transparency and accountability in the handling of client funds. Timely delivery of deposits is crucial as it safeguards the interests of all parties involved in the transaction and maintains the trust in the broker-licensee relationship. By adhering to this one business day timeline, licensees help ensure that the funds are properly managed and that the transaction process remains efficient. Other options reflect longer timeframes that do not align with the regulatory expectations set for licensees. Immediate payment is not feasible in practical terms, as it may not account for necessary processing time. A three-day or one-week period would also delay the transaction unnecessarily, which could complicate the deal and potentially harm the interests of the clients involved. Thus, the one business day requirement strikes an appropriate balance between promptness and practicality.

9. Which clause allows a landlord to reclaim space that a tenant cannot occupy?

- A. Termination Clause
- B. Recapture Provision**
- C. Occupancy Clause
- D. Lease Extension Clause

The recapture provision is a specific clause within a lease agreement that grants the landlord the right to reclaim a portion of the leasehold space under certain conditions, typically when the tenant is unable to occupy or utilize that space due to specific circumstances. This might arise in situations where a tenant ceases operations, downsizes, or is unable to fulfill their lease obligations, allowing the landlord to recover that space for re-leasing or other uses. The recapture provision is particularly important in commercial leases, where the landlord may want to maximize their rental income and minimize vacancy periods. It can provide a means for landlords to regain control over the premises and mitigate potential financial losses caused by tenant inactivity. The other clauses listed do not serve this specific purpose. The termination clause generally allows either party to end the lease, while the occupancy clause outlines the terms of tenant usage of the property. The lease extension clause deals with extending the lease term, which does not relate to reclaiming space from a tenant. Thus, the recapture provision is accurately identified as the clause that allows the landlord to reclaim space when a tenant cannot occupy it.

10. What is the average length of a real estate management contract?

- A. 6 months
- B. 1 year**
- C. 2 years
- D. 3 years

The average length of a real estate management contract is typically 1 year. This duration is common in the property management industry because it allows for a manageable timeframe for both the property owner and the management company to establish goals, evaluate performance, and make adjustments as necessary. A 1-year contract provides sufficient time to assess the management company's effectiveness in handling the property's operations, tenant relations, maintenance issues, and financial reporting. Contracts shorter than a year, such as 6 months, may not provide enough time to realize the full benefits of effective property management or address ongoing issues distinctly. Alternatively, contracts extending to 2 or 3 years can lead to complacency if the management firm's performance is not evaluated periodically, as the owners may feel locked in without adequate performance reviews or the ability to address grievances promptly. Thus, a 1-year term strikes a balance, allowing property owners to maintain oversight while promoting thorough evaluations and possible renewals based on satisfaction with the management service.

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://nvpropertymgmt.examzify.com>

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

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