

# NEVADA PROPERTY MANAGEMENT PRACTICE TEST (SAMPLE)

**STUDY GUIDE**



## **SAMPLE STUDY GUIDE WITH LIMITED QUESTIONS**

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<https://nvpropertymgmt.examzify.com>



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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. 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
  
- 2. What is the most effective method for property managers to attract prospective tenants to a shopping center?**
  - A. Online Advertising
  - B. Personal Contact
  - C. Networking Events
  - D. Community Outreach
  
- 3. Can a landlord charge a pet deposit in addition to a security deposit?**
  - A. No, only one deposit is allowed
  - B. Yes, with no limit
  - C. Yes, but total deposits cannot exceed three months' rent
  - D. Yes, but only if the pet is a specific breed
  
- 4. Who can recommend an animal that ameliorates a physical or psychological condition for a tenant?**
  - A. Only a licensed doctor
  - B. A therapist
  - C. A care giver
  - D. A family member
  
- 5. What is a notable difference in the management of subsidized housing compared to other housing types?**
  - A. Higher tenant satisfaction
  - B. Increased maintenance costs
  - C. Higher tenant turnover and vacancy rates
  - D. Lower overall rent prices

- 6. How many copies of a signed lease must be provided by the lessor?**
- A. One
  - B. Two
  - C. Three
  - D. As many as required by tenants
- 7. What penalty may be imposed if the unused portion of a security deposit is not returned within 30 days?**
- A. Up to one month's rent
  - B. No penalty
  - C. Double the amount of the security deposit
  - D. Legal fees only
- 8. How many smoke detectors are required in each dwelling unit in Nevada?**
- A. No smoke detectors required
  - B. At least one smoke detector
  - C. At least two smoke detectors
  - D. One smoke detector per bedroom
- 9. What is the maximum time frame for prosecuting Fair Housing (Race) violations?**
- A. 3 years
  - B. 1 year
  - C. 5 years
  - D. No time limit
- 10. What is the purpose of an enterprise zone?**
- A. To restrict industrial growth
  - B. To attract industry with favorable land prices and tax exemptions
  - C. To provide housing assistance
  - D. To reduce environmental impact

## **Answers**

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

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## **Explanations**

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**1. 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.*

**2. What is the most effective method for property managers to attract prospective tenants to a shopping center?**

- A. Online Advertising
- B. Personal Contact**
- C. Networking Events
- D. Community Outreach

*Personal contact is highly effective for property managers aiming to attract prospective tenants to a shopping center because it fosters a sense of trust and relationship-building. Engaging directly with potential tenants allows property managers to personalize their approach, address specific needs and concerns, and demonstrate a genuine interest in their business. This face-to-face interaction can lead to a better understanding of each tenant's needs and how the shopping center can meet them, thereby making it more attractive. Moreover, personal contact can include discussions on lease terms, the shopping center's demographics, foot traffic data, and any amenities that may appeal to prospective tenants. This hands-on approach can create a lasting impression and encourage tenants to choose that shopping center over others. In contrast, while online advertising, networking events, and community outreach are all useful strategies for attracting tenants, they often lack the personal touch and relationship-building elements that direct personal contact offers. Online advertising can reach a wide audience but may not provide the individualized interaction necessary to effectively convert interest into tenancy. Networking events can facilitate introductions but may not result in extensive personal engagement. Community outreach is valuable for building brand awareness and goodwill but may not directly lead to tenant agreements.*

### 3. Can a landlord charge a pet deposit in addition to a security deposit?

- A. No, only one deposit is allowed
- B. Yes, with no limit
- C. Yes, but total deposits cannot exceed three months' rent**
- D. Yes, but only if the pet is a specific breed

*A landlord in Nevada is allowed to charge both a security deposit and a separate pet deposit, but there are regulations that govern how these deposits are structured. Specifically, the total amount of all deposits, including both the security deposit and any pet deposit, cannot exceed three months' rent. This regulation is designed to ensure that tenants aren't unfairly burdened with excessive upfront costs. Therefore, answer C reflects the correct understanding of the law governing deposits in Nevada. While the landlord is permitted to seek additional funds for the potential damages or costs associated with having a pet, the restriction on the total amount ensures a balanced approach that protects tenants from excessively high financial demands. Other answer choices do not align with these legal stipulations, making them less accurate in the context of Nevada property management laws.*

### 4. Who can recommend an animal that ameliorates a physical or psychological condition for a tenant?

- A. Only a licensed doctor
- B. A therapist
- C. A care giver**
- D. A family member

*The correct answer is that a caregiver can recommend an animal that ameliorates a physical or psychological condition for a tenant. Caregivers, such as those who provide support and assistance to individuals with disabilities, may have firsthand knowledge of the individual's needs and circumstances. They can suggest the use of an emotional support animal or therapy animal based on their understanding of the tenant's situation. In many cases, the role of a caregiver includes the ability to identify interventions that improve the quality of life for those they assist. As they often work closely with the individual experiencing a condition, their recommendation carries weight, as it aligns with the therapeutic needs of the tenant. While licensed doctors and therapists also can recommend animals for therapeutic purposes, the specific context of this question focuses on the broader role of caregivers, who are integral in supporting individuals with various needs and may facilitate arrangements for emotional support animals. Family members do not typically possess the professional training to make such recommendations in a formal capacity, which is why they would not be considered the primary source for such advice.*

**5. What is a notable difference in the management of subsidized housing compared to other housing types?**

- A. Higher tenant satisfaction
- B. Increased maintenance costs
- C. Higher tenant turnover and vacancy rates**
- D. Lower overall rent prices

*The management of subsidized housing often involves unique challenges and circumstances that can lead to higher tenant turnover and vacancy rates compared to other housing types. This can result from various factors, including stricter eligibility requirements, changes in housing assistance programs, and shifts in tenant demographics. Tenants in subsidized housing may experience life changes or economic fluctuations that prompt them to seek different accommodations, affecting the stability of occupancy rates. In addition, as some tenants may move every time changes in their financial situation occur, landlords and property managers may find themselves dealing with a more transient population in these properties. These dynamics create a management scenario distinct from traditional market-rate housing, where tenant retention strategies may be more effective due to a more stable tenant base. Recognizing these patterns and the reasons behind them is crucial for property managers in the subsidized housing sector, as it can influence operational strategies, budgeting, and resource allocation.*

**6. How many copies of a signed lease must be provided by the lessor?**

- A. One**
- B. Two
- C. Three
- D. As many as required by tenants

*In Nevada, the lessor is required to provide one signed copy of the lease to the tenant after both parties have executed it. This practice ensures that the tenant has a clear understanding of the terms of the lease, including rent payment terms, duration, and any specific rules governing the rental property. Providing a single copy is sufficient for the tenant's records, as they only need one reference document to refer to during the tenancy. While it might seem beneficial to provide additional copies for multiple tenants or for convenience, the law specifically mandates only one copy. Additional copies could complicate the management of lease records unnecessarily. This clarity reinforces the importance of both parties having a mutual understanding regarding the agreement, while also keeping the administrative process streamlined.*

**7. What penalty may be imposed if the unused portion of a security deposit is not returned within 30 days?**

- A. Up to one month's rent
- B. No penalty
- C. Double the amount of the security deposit**
- D. Legal fees only

*The correct answer is that if the unused portion of a security deposit is not returned within 30 days, the penalty may be double the amount of the security deposit. This provision serves as a protective measure for tenants, ensuring that landlords fulfill their obligations to return the deposit promptly after deductions for repairs or damages are made. The law stipulates this penalty to encourage landlords to act within a reasonable timeframe; failure to do so not only harms the tenant financially but can also reflect poor management practices. This clear consequence acts as an incentive for landlords to comply with the regulations regarding security deposit returns and to ensure that proper documentation and communication are maintained with tenants regarding any deductions that may be necessary. Understanding this provision is essential for both landlords and tenants in Nevada to navigate the legal expectations surrounding security deposits effectively. It emphasizes the importance of adhering to the timelines established by the law and provides tenants with recourse in cases where landlords may neglect their responsibilities.*

**8. How many smoke detectors are required in each dwelling unit in Nevada?**

- A. No smoke detectors required
- B. At least one smoke detector**
- C. At least two smoke detectors
- D. One smoke detector per bedroom

*In Nevada, the law mandates that each dwelling unit must have at least one smoke detector installed. This requirement addresses safety concerns by ensuring that in the event of a fire, there is a device that can alert the occupants to evacuate safely. The presence of at least one smoke detector is crucial for early detection of smoke and potential fire hazards, thus significantly enhancing the protection of residents within the unit. The option specifying at least one smoke detector aligns with national fire safety recommendations, emphasizing the importance of having at least one device to detect smoke. While additional smoke detectors may be beneficial, particularly in larger homes or in bedrooms for added safety, the foundational legal requirement is to have a minimum of one. This underscores the essential nature of smoke detectors in promoting safety standards in residential units.*

**9. What is the maximum time frame for prosecuting Fair Housing (Race) violations?**

- A. 3 years
- B. 1 year**
- C. 5 years
- D. No time limit

*The maximum time frame for prosecuting Fair Housing violations, particularly those related to race, is one year. This timeframe is established under the Fair Housing Act, which maintains that individuals have one year from the date of the alleged discriminatory housing practice to file a complaint with the Department of Housing and Urban Development (HUD). This time limit underscores the importance of timely reporting and resolution of complaints within the Fair Housing framework, allowing for swift action to address potential violations and protect the rights of those affected. Understanding this context helps emphasize why the one-year limitation is crucial in ensuring that claims are brought forward promptly, allowing for an effective investigation and resolution of such serious allegations as discrimination based on race.*

**10. What is the purpose of an enterprise zone?**

- A. To restrict industrial growth
- B. To attract industry with favorable land prices and tax exemptions**
- C. To provide housing assistance
- D. To reduce environmental impact

*The purpose of an enterprise zone is primarily to attract industry by offering favorable land prices and tax exemptions. These zones are strategically established to stimulate economic growth in specific areas that may be underdeveloped or economically disadvantaged. By providing incentives such as reduced taxes and lower land costs, governments aim to encourage businesses to invest in these regions, ultimately leading to job creation and an increase in economic activity. In essence, enterprise zones are designed to create a business-friendly environment where companies can thrive, thereby enhancing the overall economic landscape of an area. This approach addresses the need for economic revitalization and development, particularly in regions that require additional support to attract investment. Other options do not align with the primary function of enterprise zones. For example, restricting industrial growth does not fit the incentive-based goals of an enterprise zone. Similarly, while housing assistance and reducing environmental impact are important concerns, they are not the central focus of enterprise zones, which are specifically aimed at attracting industry through financial and logistical incentives.*

## 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://nvpropertymgmt.examzify.com>

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

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