

# Ohio Certified Professional Lease & Title Analyst (CPLTA) Practice Exam (Sample)

## Study Guide



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

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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 type of partnership can acquire and convey real property in the partnership name?**
  - A. Limited Partnership**
  - B. General Partnership**
  - C. Private Partnership**
  - D. Joint Venture**
- 2. What does a lease typically specify regarding maintenance responsibilities?**
  - A. Only tenants have maintenance responsibilities**
  - B. Only landlords have maintenance responsibilities**
  - C. Maintenance responsibilities can be shared between landlords and tenants**
  - D. Maintenance responsibilities are not addressed in leases**
- 3. What does the term "tenancy at will" indicate?**
  - A. A rental agreement that can be terminated at any time by either party**
  - B. A fixed rental agreement for one year**
  - C. A rental agreement requiring a 90-day notice before termination**
  - D. A long-term lease with specific end dates**
- 4. Which component is key to a lease agreement's rental terms?**
  - A. Payment due dates**
  - B. Landlord's property management strategy**
  - C. Lessee's maintenance responsibilities**
  - D. Length of lease term extensions**
- 5. When must a landlord typically provide notice of eviction?**
  - A. Immediately after a payment is late**
  - B. After a month of non-payment**
  - C. Before taking legal action to regain possession of the property**
  - D. Only when the police are involved**

**6. When can a landlord begin eviction proceedings against a tenant?**

- A. If the tenant's lease has been paid in full**
- B. If the tenant has made continuous late payments**
- C. When the property value decreases**
- D. If the tenant breaks the lease agreement**

**7. How is the term "possession" defined in leasing?**

- A. The physical possession of property keys**
- B. The legal right to occupy and use the leased property**
- C. The ability to pay rent on time**
- D. The duration of lease ownership**

**8. What is the non-refundable fee for each well when filing a notice of assignment in Ohio?**

- A. \$50.00**
- B. \$75.00**
- C. \$100.00**
- D. \$150.00**

**9. Why might a landlord opt to include force majeure clauses in a lease?**

- A. To increase rental fees during emergencies**
- B. To clarify obligations and liabilities during unforeseen circumstances**
- C. To prevent tenants from utilizing the space**
- D. To enforce stricter penalties for late payments**

**10. Under what condition might a tenant prefer a gross lease over a percentage lease?**

- A. When they wish to avoid fluctuations in monthly expenses**
- B. When they have high and stable sales**
- C. When they require additional responsibilities**
- D. When they want their rent tied directly to sales performance**

## **Answers**

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

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## **Explanations**

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**1. What type of partnership can acquire and convey real property in the partnership name?**

- A. Limited Partnership**
- B. General Partnership**
- C. Private Partnership**
- D. Joint Venture**

A general partnership is a business structure where two or more individuals agree to share the profits and liabilities of a business. One of the key characteristics of a general partnership is that it is recognized as a legal entity that can conduct business activities in its own name, which includes the ability to acquire and convey real property under that partnership name. Each partner typically has equal management rights and shares in the profits and losses of the partnership, and this structure is advantageous for real estate transactions because it provides a straightforward path for property ownership. In contrast, limited partnerships, private partnerships, and joint ventures either do not possess the same level of authority or have specific requirements and limitations on property ownership. Limited partnerships typically consist of one or more general partners who manage the business and limited partners who do not have a say in the day-to-day operations and whose liability is limited to their invested capital. Private partnerships may not have specific legal standing compared to general partnerships, while joint ventures are usually formed for a specific project or period and may not have the capacity to hold property in the same manner as a general partnership can. Hence, the correct choice underscores the general partnership's broad ability to engage in property transactions directly in the partnership's name.

**2. What does a lease typically specify regarding maintenance responsibilities?**

- A. Only tenants have maintenance responsibilities**
- B. Only landlords have maintenance responsibilities**
- C. Maintenance responsibilities can be shared between landlords and tenants**
- D. Maintenance responsibilities are not addressed in leases**

A lease commonly outlines the maintenance responsibilities of both landlords and tenants, specifying that these duties may be shared. This clear delineation helps ensure that both parties understand their obligations, which can prevent disputes. In many lease agreements, landlords typically take on responsibilities related to the structural integrity of the property, such as roof repairs, plumbing issues, and other major maintenance tasks. On the other hand, tenants are often responsible for minor repairs and upkeep, such as keeping the unit clean, changing light bulbs, and notifying the landlord about any maintenance issues that arise. By allowing for a shared approach to maintenance responsibilities, leases facilitate the smooth operation of property management and encourage communication between landlords and tenants, ensuring that maintenance issues are addressed in a timely manner. This collaborative framework is essential for maintaining the property's value and providing a safe and comfortable living environment for tenants. The other choices do not accurately reflect common practices in lease agreements. Some leases may place all the burden on landlords or tenants exclusively, which is less typical, while the option stating maintenance responsibilities are not addressed at all overlooks the fundamental aspect of lease contracts where maintenance is indeed a critical component.

### 3. What does the term "tenancy at will" indicate?

- A. A rental agreement that can be terminated at any time by either party**
- B. A fixed rental agreement for one year**
- C. A rental agreement requiring a 90-day notice before termination**
- D. A long-term lease with specific end dates**

The term "tenancy at will" refers to a rental agreement that exists with no fixed duration and can be terminated at any time by either party, thus providing a high degree of flexibility. This arrangement allows either the landlord or tenant to end the tenancy without needing to provide a lengthy notice period, although local laws may require a reasonable notice period. In this context, the relationship is characterized by an implied agreement between the parties, allowing them to occupy the property without being bound to a structured timeline. The arrangement is often used in situations where either party may need to be mobile, or when the terms of a longer lease are not necessary or appropriate. The other answer choices describe different scenarios of tenancy. A fixed rental agreement for one year implies a lease with a definite beginning and end date, which does not align with the concept of a tenancy at will. A rental agreement requiring a 90-day notice before termination provides a structured timeframe for ending the agreement, contradicting the flexibility inherent in a tenancy at will. Lastly, a long-term lease with specific end dates further establishes a defined term, which is also inconsistent with the essence of tenancy at will.

### 4. Which component is key to a lease agreement's rental terms?

- A. Payment due dates**
- B. Landlord's property management strategy**
- C. Lessee's maintenance responsibilities**
- D. Length of lease term extensions**

The key component to a lease agreement's rental terms is the payment due dates. This is crucial because it specifies when the lessee must make rent payments, which is fundamental to the financial arrangement between the landlord and the tenant. Clear payment due dates ensure that both parties understand their obligations and can plan accordingly, establishing a predictable cash flow for the landlord and setting expectations for the lessee. While other components, such as maintenance responsibilities or lease term extensions, are important for the overall management of the lease relationship, they do not directly pertain to the rental terms as payment due dates do. They focus more on the responsibilities and conditions of tenancy rather than the core financial obligations that are pivotal to the lease arrangement.

## 5. When must a landlord typically provide notice of eviction?

- A. Immediately after a payment is late
- B. After a month of non-payment
- C. Before taking legal action to regain possession of the property**
- D. Only when the police are involved

A landlord typically must provide notice of eviction before taking legal action to regain possession of the property because this process is governed by state laws that protect tenant rights. The notice serves as an official communication informing the tenant of the landlord's intent to terminate the lease and provide a timeframe in which the tenant must vacate the premises or correct the violation, such as non-payment of rent. Notifying the tenant before legal proceedings ensures that they have an opportunity to remedy the situation, such as catching up on overdue rent or addressing any lease violations. This requirement helps maintain a fair eviction process and ensures that the landlord is complying with legal protocols. In situations where payment is late or if the tenant is consistently late, it is essential for landlords to follow the proper legal steps by giving the required notice before moving forward with eviction proceedings. This approach is an integral part of the legal framework surrounding landlord-tenant relationships, aiming to protect both parties' interests while ensuring due process is followed.

## 6. When can a landlord begin eviction proceedings against a tenant?

- A. If the tenant's lease has been paid in full
- B. If the tenant has made continuous late payments
- C. When the property value decreases
- D. If the tenant breaks the lease agreement**

A landlord can initiate eviction proceedings against a tenant when the tenant breaks the lease agreement. This breaking of the lease may involve various violations, such as failing to pay rent on time, causing damage to the property, engaging in illegal activities, or any other breach of the terms outlined in the lease. When a tenant fails to uphold their responsibilities as per the lease, the landlord has the right to seek legal recourse to regain possession of the property. In the context of the other options, situations like having paid the lease in full or making continuous late payments do not provide the landlord with grounds for eviction unless they explicitly violate terms of the lease. A decrease in property value is unrelated to a tenant's behavior and does not justify eviction. Therefore, the most direct and clear cause for a landlord to begin the eviction process is when the tenant breaks the lease agreement.

## 7. How is the term "possession" defined in leasing?

- A. The physical possession of property keys
- B. The legal right to occupy and use the leased property**
- C. The ability to pay rent on time
- D. The duration of lease ownership

The term "possession" in leasing fundamentally refers to the legal right granted to a tenant to occupy and use the leased property. This definition encompasses not only physical occupancy but also the legal entitlements that come with the lease agreement. Possession means that the tenant has been given access to the property by the landlord and is recognized by law as having the right to use and enjoy that property for the duration of the lease. Understanding this definition is critical for both landlords and tenants, as it delineates the rights and responsibilities associated with the property. For instance, possession is a key factor in determining whether a tenant can enforce their rights under the lease and how landlords are to fulfill their obligations to provide a habitable living environment. The other options do not capture the full legal essence of possession in the context of leasing. While having physical possession of property keys may indicate a practical ability to access the property, it does not encompass the legal nuances of occupying a space. Likewise, the ability to pay rent is related to the responsibilities of the tenant but does not define possession itself. Finally, the duration of lease ownership speaks to the temporal aspects of a lease but does not capture the critical aspect of the legal right of occupancy. Thus, the correct understanding of "pos

## 8. What is the non-refundable fee for each well when filing a notice of assignment in Ohio?

- A. \$50.00
- B. \$75.00
- C. \$100.00**
- D. \$150.00

The non-refundable fee for each well when filing a notice of assignment in Ohio is established by state regulations and is set at \$100. This fee is non-refundable, meaning that once it is paid, it will not be returned regardless of the outcome of the filing process. The fee is designed to cover the administrative costs associated with processing the notice of assignment and ensuring proper record-keeping within the state's regulatory framework. Understanding this fee is important for lease and title analysts as it affects budgeting and compliance within the operational parameters of oil and gas activities in Ohio.

## 9. Why might a landlord opt to include force majeure clauses in a lease?

- A. To increase rental fees during emergencies
- B. To clarify obligations and liabilities during unforeseen circumstances**
- C. To prevent tenants from utilizing the space
- D. To enforce stricter penalties for late payments

Including force majeure clauses in a lease is primarily aimed at clarifying obligations and liabilities during unforeseen circumstances. Such clauses outline what will happen if events beyond the control of either party occur, such as natural disasters, pandemics, or other emergencies. By defining these scenarios, the landlord can effectively communicate to the tenant how certain obligations—like payment of rent or maintenance responsibilities—might be adjusted or suspended during such events, reducing the potential for disputes or confusion. These clauses serve to protect both parties. For the landlord, they limit liability and the consequences of circumstances that could significantly impact their ability to provide the property or receive rent. For tenants, it provides assurance that they won't be penalized for circumstances that are out of their control, fostering a more cooperative relationship during challenging times. The other options do not accurately reflect the purpose of a force majeure clause. Increasing rental fees during emergencies does not align with the intent of protecting against uncontrollable events. Preventing tenants from utilizing the space contradicts the fundamental nature of a lease. Enforcing stricter penalties for late payments does not relate to unforeseen circumstances covered by a force majeure clause either. The focus of such provisions is on providing clear guidance and managing risk in unpredictable situations, making the selected option the most appropriate

## 10. Under what condition might a tenant prefer a gross lease over a percentage lease?

- A. When they wish to avoid fluctuations in monthly expenses**
- B. When they have high and stable sales
- C. When they require additional responsibilities
- D. When they want their rent tied directly to sales performance

A tenant might prefer a gross lease over a percentage lease primarily when they wish to avoid fluctuations in monthly expenses. A gross lease typically consists of a fixed rental amount that includes most or all of the operating expenses, such as property taxes, insurance, and maintenance costs. This arrangement provides the tenant with budget predictability, allowing them to manage their expenses more easily without the concern that their rent will vary based on their business revenue or property-related costs that might change over time. In contrast, a percentage lease ties the rent to the tenant's sales performance, which means if their sales go down, the rent might also decrease; however, it could also increase with higher sales, leading to unpredictability in monthly expenses. Tenants who prefer fixed costs and a straightforward budgeting process would thus choose a gross lease, ensuring they have stable financial planning without having to account for fluctuating costs associated with their sales or other expenses.

# 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://ohcplta.examzify.com>**

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

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