

# Oklahoma Property Management Practice Test (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 is a common consequence of not providing notice for a rent increase?**
  - A. Immediate eviction of the tenant**
  - B. Legal fees for the landlord**
  - C. Loss of rental income**
  - D. Possible legal action by the tenant**
- 2. What is the role of the Oklahoma Real Estate Commission regarding property managers?**
  - A. To provide training for property managers**
  - B. To regulate and license property managers**
  - C. To promote property management services**
  - D. To enforce tenant rights**
- 3. Which element is essential for a proper lease agreement?**
  - A. Standardized forms only**
  - B. Clear rental terms and conditions**
  - C. Oral agreements between parties**
  - D. Detailed maintenance procedures**
- 4. What form of termination occurs when a property is completely destroyed?**
  - A. Mutual agreement**
  - B. Renunciation**
  - C. Operation of law**
  - D. Expiration**
- 5. What potential liability does a property manager face when correcting property issues?**
  - A. None, if the issue is reported**
  - B. Liability for negligent maintenance leading to an injury**
  - C. Automatically covered by the landlord**
  - D. Only for major repairs**

**6. What type of contract is used to establish the terms of a rental agreement for an apartment?**

- A. Rental agreement**
- B. Lease agreement**
- C. Service agreement**
- D. Contract for sale**

**7. What should a property manager do if they suspect illegal activity in a rental property?**

- A. Ignore the behavior to avoid confrontation**
- B. Report the activity to local law enforcement and document all observations and actions taken**
- C. Confront the tenant directly about the suspected activity**
- D. Discuss the issue with other tenants in the building**

**8. What type of lease arrangement is most common in commercial property management?**

- A. Gross lease**
- B. Modified gross lease**
- C. Triple net lease**
- D. Short-term lease**

**9. Which service does a property manager typically not provide?**

- A. Address tenant complaints**
- B. Negotiate property sale prices**
- C. Manage move-ins and move-outs**
- D. Show the property to potential tenants**

**10. What is typically included in a property management agreement?**

- A. Tenant's leasing options**
- B. Management fees and responsibilities associated with the property**
- C. Local zoning restrictions**
- D. Individual tenant contracts**

## **Answers**

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

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## **Explanations**

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## 1. What is a common consequence of not providing notice for a rent increase?

- A. Immediate eviction of the tenant
- B. Legal fees for the landlord
- C. Loss of rental income
- D. Possible legal action by the tenant**

Not providing notice for a rent increase can lead to possible legal action by the tenant because it often violates the terms of the lease agreement or state landlord-tenant laws that require landlords to give proper notice before enacting any changes to rental terms, including increasing rent. Most jurisdictions have specific regulations that dictate how much notice must be given, which may vary based on the type of lease or the duration of tenancy. If a landlord fails to comply with these requirements, tenants may choose to contest the increase, refuse to pay the higher rent, or take legal action to protect their rights. This can lead to disputes that might result in court proceedings or escalation of the issue between the landlord and tenant. By not adhering to the proper notice period, the landlord not only opens themselves up to legal complications but may also undermine their professional relationship with the tenant.

## 2. What is the role of the Oklahoma Real Estate Commission regarding property managers?

- A. To provide training for property managers
- B. To regulate and license property managers**
- C. To promote property management services
- D. To enforce tenant rights

The role of the Oklahoma Real Estate Commission includes the regulation and licensing of property managers within the state. This is essential because it ensures that property managers are held to specific standards of practice, which helps to protect both property owners and tenants. By licensing property managers, the Commission ensures that they have the necessary knowledge and skills to manage properties effectively and legally. Licensing also helps maintain a professional standard in the property management industry, reducing the likelihood of fraud or mismanagement. Those who manage rental properties must adhere to state laws and regulations, and the Commission plays a key role in overseeing this compliance. Therefore, this regulatory oversight contributes to the overall health and professionalism of the real estate market in Oklahoma. The other options, while related to property management, do not encapsulate the primary regulatory role that the Oklahoma Real Estate Commission holds in terms of ensuring that property managers are qualified and compliant with state laws.

### 3. Which element is essential for a proper lease agreement?

- A. Standardized forms only
- B. Clear rental terms and conditions**
- C. Oral agreements between parties
- D. Detailed maintenance procedures

A proper lease agreement fundamentally relies on clear rental terms and conditions. This is essential because these terms outline the rights and obligations of both the landlord and the tenant. Clear rental terms specify the amount of rent, the due dates, the duration of the lease, and any other specific conditions related to the tenancy. When these terms are articulated clearly, they reduce the potential for misunderstandings or disputes, allowing both parties to have a shared understanding of their responsibilities and expectations. While standardized forms can help streamline the leasing process, they do not inherently guarantee clarity or comprehensiveness. Oral agreements can lead to confusion and are harder to enforce since they lack written documentation. Detailed maintenance procedures, while important in their own right, are secondary to the foundational terms outlining the lease. Therefore, having clear rental terms and conditions is pivotal in creating a strong and enforceable lease agreement, ensuring that both parties are legally protected and aware of their commitments.

### 4. What form of termination occurs when a property is completely destroyed?

- A. Mutual agreement
- B. Renunciation
- C. Operation of law**
- D. Expiration

The termination of a property agreement due to complete destruction is known as termination by operation of law. This concept implies that certain legal consequences occur automatically under specific circumstances, such as the destruction of the property in question. When a property is completely destroyed, it is no longer viable for use or occupancy, which leads to the legal conclusion that any existing agreements related to that property are effectively nullified. In the context of property management, once the property is destroyed, there are no longer any obligations that either party can fulfill under the original agreement, as the premise of the agreement has been entirely compromised. Therefore, the law intervenes to declare that the contract is terminated, making the operation of law a fitting and automatic consequence of such destruction.

## 5. What potential liability does a property manager face when correcting property issues?

- A. None, if the issue is reported
- B. Liability for negligent maintenance leading to an injury**
- C. Automatically covered by the landlord
- D. Only for major repairs

The option indicating liability for negligent maintenance leading to an injury is correct because it highlights a key responsibility of property managers. When a property manager takes on the task of maintaining a property, they have a duty of care to ensure that the property is safe for tenants and visitors. If a manager fails to address maintenance issues properly or neglects to fix known hazards, they can be held liable for any injuries that occur as a result of that negligence. This liability arises from the legal obligation to provide a safe living environment, and failure to meet that standard can result in significant legal repercussions, including potential lawsuits and financial damages. Reporting issues does not eliminate liability; it is the responsibility of the property manager to follow up on such reports and ensure that appropriate actions are taken. Liability does not automatically transfer to the landlord for all repairs, and both minor and major issues must be handled properly to avoid negligence claims. Hence, the focus is on maintaining a duty of care and acting promptly to resolve any issues that could affect the safety and well-being of the tenants.

## 6. What type of contract is used to establish the terms of a rental agreement for an apartment?

- A. Rental agreement
- B. Lease agreement**
- C. Service agreement
- D. Contract for sale

A lease agreement is specifically designed to outline the terms and conditions under which one party (the tenant) agrees to rent property owned by another party (the landlord). This type of contract covers essential elements such as the duration of the tenancy, rental payment details, responsibilities of both the landlord and tenant, rules regarding property use, and procedures for termination of the agreement. In the context of renting apartments, a lease agreement typically lasts for a set term, like one year, which provides stability for both the tenant and the landlord. It is a legally binding document that protects the rights of both parties involved in the arrangement. The other types of contracts listed do not apply specifically to rental arrangements for apartments. A rental agreement might also be used informally, but a lease agreement is the formalized and comprehensive document typically used in longer-term rental situations. Service agreements relate to the provision of services rather than rental terms, while a contract for sale refers to the purchase of property rather than the lease of it. Thus, the lease agreement is the appropriate and correct instrument for establishing rental terms for apartments.

## 7. What should a property manager do if they suspect illegal activity in a rental property?

- A. Ignore the behavior to avoid confrontation**
- B. Report the activity to local law enforcement and document all observations and actions taken**
- C. Confront the tenant directly about the suspected activity**
- D. Discuss the issue with other tenants in the building**

When a property manager suspects illegal activity in a rental property, the appropriate course of action is to report the activity to local law enforcement and document all observations and actions taken. This response is critical for several reasons. Firstly, reporting to law enforcement ensures that trained professionals can investigate the matter appropriately and handle it within the framework of the law. Property managers are not law enforcement officers, and attempting to address the situation independently could pose risks to their safety and could compromise any potential legal proceedings. Secondly, documenting all observations and actions taken serves two main purposes. It provides a clear record of the situation, which can be important for legal reasons, especially if any disputes arise concerning the property or tenant. This documentation also serves as evidence of the property manager's due diligence in addressing a potentially serious issue, establishing that they acted responsibly and appropriately in the situation. In contrast, ignoring the behavior could allow illegal activities to continue, potentially harming other tenants and exposing the property manager to legal consequences. Confronting the tenant directly about the suspected activity may escalate the situation and could be unsafe. Discussing the issue with other tenants could lead to confidentiality breaches and unnecessary panic among residents, further complicating the issue. Thus, the correct answer emphasizes a formal and measured approach to

## 8. What type of lease arrangement is most common in commercial property management?

- A. Gross lease**
- B. Modified gross lease**
- C. Triple net lease**
- D. Short-term lease**

In commercial property management, the most common lease arrangement is the triple net lease. In this type of lease, the tenant is responsible for not only the rent but also for most, if not all, of the operating expenses associated with the property. This typically includes property taxes, insurance, and maintenance costs. This arrangement can be beneficial for property owners because it shifts many of the operating costs to the tenant, allowing the owner to have a more predictable income without the direct burden of these expenses. Triple net leases are particularly popular in commercial settings because they provide a simplified and clear financial structure for landlords, making it easier to manage ongoing expenses and ensuring that the property remains well-maintained. They also encourage tenants to take greater care of the property since they are responsible for its upkeep and expenses. This type of lease is regularly used for retail spaces, industrial properties, and office buildings, which aligns well with the common practices within the commercial real estate sector.

## 9. Which service does a property manager typically not provide?

- A. Address tenant complaints
- B. Negotiate property sale prices**
- C. Manage move-ins and move-outs
- D. Show the property to potential tenants

A property manager's primary role revolves around the daily operations and management of rental properties rather than engaging in real estate transactions such as negotiating property sale prices. Their responsibilities focus on tasks that facilitate the leasing and maintenance of properties. This includes addressing tenant complaints, managing the move-in and move-out processes, and showing the property to potential tenants, all of which are essential for maintaining tenant satisfaction and occupancy rates. In contrast, negotiating sale prices is typically reserved for real estate agents or brokers who specialize in sales transactions, showcasing a distinct boundary between property management and real estate sales services. Therefore, while property managers are crucial in ensuring the smooth operation of rental units, their scope does not typically extend to negotiating sale prices for properties.

## 10. What is typically included in a property management agreement?

- A. Tenant's leasing options
- B. Management fees and responsibilities associated with the property**
- C. Local zoning restrictions
- D. Individual tenant contracts

A property management agreement is a crucial document that outlines the relationship between a property owner and a property manager. It typically details the roles and responsibilities of the manager and the financial expectations, which include the management fees. By specifying the management fees, the agreement provides clarity on how much the property owner needs to pay for the services rendered by the property manager—be it a flat fee, a percentage of rent collected, or other compensation methods. Responsibilities associated with the property, such as marketing the property, screening tenants, collecting rent, handling maintenance issues, and ensuring compliance with local laws, are also outlined in the agreement. This ensures transparency and helps establish clear expectations for both parties, which is essential for a successful property management relationship. Overall, the inclusion of management fees and responsibilities is a fundamental aspect that supports effective communication and operational efficiency. The other options might be relevant to property management in some contexts but do not typically belong to the core elements of a management agreement. For instance, tenant leasing options would be specific to individual tenants rather than the overall management approach, while local zoning restrictions pertain more to legal compliance than to the management relationship. Individual tenant contracts would be the concern of the property manager but are separate from the overarching agreement between the property owner.

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

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

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