

# Oregon Pre-License Property Management Practice Exam (Sample)

## Study Guide



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

**This is a sample study guide. To access the full version with hundreds of questions,**

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**SAMPLE**

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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. Don't worry about getting everything right, 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, and take breaks to retain information better.**

## **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.**

## **7. Use Other Tools**

**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!**

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## **Questions**

- 1. Which of the following is NOT typically included in a property management agreement?**
  - A. The rental pricing strategy**
  - B. Expected maintenance tasks**
  - C. Tenants' personal information**
  - D. The duration of the management agreement**
- 2. In what situation might a property manager need to go through small claims court?**
  - A. When tenant disputes are unresolved**
  - B. When deciding on new property colors**
  - C. When changing the property manager**
  - D. When extending the rental term**
- 3. In the context of leasing, what is a gross lease most commonly used for?**
  - A. Commercial properties**
  - B. Land leases**
  - C. Apartments and other residences**
  - D. Industrial spaces**
- 4. Can a property manager delegate their authority to review and approve reconciliations and receive and disburse funds?**
  - A. Yes**
  - B. No, this is not allowed**
  - C. Only to licensed assistants**
  - D. Yes, but only for limited amounts**
- 5. Which of the following is a common use for net leases?**
  - A. Short-term residential leasing**
  - B. Long-term office and retail leasing**
  - C. Seasonal rental properties**
  - D. Vacation homes**



- 6. Under what condition can a property manager enter a rental unit?**
- A. Anytime they feel necessary**
  - B. Without notice as long as the unit is vacant**
  - C. Only after giving proper notice**
  - D. When the tenant is present**
- 7. Which of the following can impact a tenant's ability to sublet their apartment?**
- A. The neighborhood's popularity**
  - B. The landlord's consent**
  - C. The duration of the lease**
  - D. The age of the tenants**
- 8. What does general liability insurance provide coverage for?**
- A. Property loss from theft**
  - B. Bodily or property damage to a third party**
  - C. Workers' compensation claims**
  - D. Professional errors**
- 9. Which of the following is an essential service related to heating?**
- A. Air conditioning**
  - B. Heat**
  - C. Insulation**
  - D. Gas fireplace**
- 10. How should maintenance requests from tenants be handled?**
- A. Ignored until further notice**
  - B. Documented and addressed promptly**
  - C. Resolved at the year's end**
  - D. Investigated only if they become urgent**

## **Answers**

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

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## **Explanations**

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**1. Which of the following is NOT typically included in a property management agreement?**

- A. The rental pricing strategy**
- B. Expected maintenance tasks**
- C. Tenants' personal information**
- D. The duration of the management agreement**

In a property management agreement, one of the key components is to establish clear guidelines regarding the terms and operations of managing a property. While the agreement will cover various important aspects such as the rental pricing strategy, expected maintenance tasks, and the duration of the agreement, it typically does not include tenants' personal information. Including tenants' personal information in the property management agreement would violate privacy and confidentiality standards, as this information is sensitive and protected under laws such as the Fair Housing Act and other privacy regulations. Property management agreements focus on the responsibilities and obligations of the property owner and the property manager, rather than detailing specific tenants' personal data. Therefore, maintaining tenant privacy is a fundamental principle that underscores why this information is excluded from the agreement.

**2. In what situation might a property manager need to go through small claims court?**

- A. When tenant disputes are unresolved**
- B. When deciding on new property colors**
- C. When changing the property manager**
- D. When extending the rental term**

A property manager might need to go through small claims court primarily in cases involving unresolved disputes with tenants. Such disputes could include issues related to unpaid rent, security deposit disagreements, or damage claims, among other matters. Small claims court provides a legal forum for resolving these situations in a more streamlined and less formal environment than standard court proceedings, often allowing for quicker resolutions at a lower cost. The other choices presented do not typically involve legal disputes that would necessitate court intervention. Deciding on new property colors, changing the property manager, or extending the rental term are all management decisions or operational changes that do not inherently involve legal claims or contested issues that would require a court to resolve. These processes are usually handled administratively and do not reach the level of litigation.

**3. In the context of leasing, what is a gross lease most commonly used for?**

- A. Commercial properties**
- B. Land leases**
- C. Apartments and other residences**
- D. Industrial spaces**

A gross lease is most commonly associated with residential properties, particularly apartments. In this type of lease agreement, the landlord typically covers all operating expenses related to the property, including utilities, property taxes, and maintenance costs. This structure simplifies budgeting for tenants since they pay a single, all-inclusive rent amount, which enhances the appeal of the lease for many residents who prefer predictable and transparent housing costs. In contrast, commercial properties often involve varied lease types, like net leases, where tenants might bear additional costs, making a gross lease less prevalent in that market. Similarly, while land leases may resemble a gross lease in some respects, the primary context where gross leases are utilized is in residential situations where smooth cost management is a priority for tenants. Industrial spaces can also have unique leasing agreements that usually diverge from the gross lease arrangement, emphasizing variable expenses tied to business operations rather than covered costs.

**4. Can a property manager delegate their authority to review and approve reconciliations and receive and disburse funds?**

- A. Yes**
- B. No, this is not allowed**
- C. Only to licensed assistants**
- D. Yes, but only for limited amounts**

A property manager can indeed delegate their authority to review and approve reconciliations and to receive and disburse funds. This delegation is a common practice in property management, allowing for increased efficiency and the effective handling of daily operations. Property management often involves numerous tasks that can be delegated to qualified individuals or teams, which can include the review of financial documents and the movement of funds. However, it is essential that the property manager retains overall responsibility for the tasks being delegated, ensuring that appropriate training and monitoring are in place to adhere to regulatory standards and protect the interests of clients and tenants. When delegating these responsibilities, property managers must also ensure that any individuals they authorize to perform these functions are trustworthy and competent. Adequate systems should be in place to track the actions taken by those who are delegated authority, which adds a layer of accountability and helps prevent any mismanagement of funds or errors in reconciliation. The other choices suggest restrictions or limitations that do not align with established practices in property management, where delegation is commonplace and can serve to enhance operational effectiveness when done correctly.

**5. Which of the following is a common use for net leases?**

- A. Short-term residential leasing**
- B. Long-term office and retail leasing**
- C. Seasonal rental properties**
- D. Vacation homes**

Net leases are commonly used in long-term office and retail leasing due to the way they distribute financial responsibilities between the landlord and the tenant. In a net lease agreement, the tenant typically pays not only rent but also a portion of additional expenses associated with the property, such as property taxes, insurance, and maintenance costs. This type of lease structure is advantageous for landlords, especially in commercial real estate, as it minimizes their financial risk and operational responsibilities while providing tenants with a clear understanding of their total occupancy costs. In contrast, other options such as short-term residential leasing, seasonal rental properties, and vacation homes are usually associated with different types of leasing arrangements, like gross leases, where the landlord absorbs the typical upfront costs of property management and maintenance, engaging tenants in a more simplified rental experience.

**6. Under what condition can a property manager enter a rental unit?**

- A. Anytime they feel necessary**
- B. Without notice as long as the unit is vacant**
- C. Only after giving proper notice**
- D. When the tenant is present**

A property manager can enter a rental unit only after giving proper notice to the tenant, reflecting tenant privacy rights and the legal obligations imposed by landlord-tenant laws. This requirement ensures that tenants are informed and can prepare for the visit, fostering a respectful relationship between the tenant and property management. In Oregon, specific statutes dictate how much notice must be given before entering a rental unit, typically 24 hours, except in emergencies. This legally mandated notice period helps protect tenants' rights by preventing unwarranted intrusions into their living spaces. Other options do not align with these legal standards. Entering at any time without adhering to notice protocols undermines tenant privacy and can lead to legal repercussions for the property manager. Entering without notice when the unit is vacant disregards the principle of tenant rights, as the unit still has associated tenants. Entering only when the tenant is present may not always be practical or necessary, but still requires adherence to the notice requirement to ensure compliance with the law.

**7. Which of the following can impact a tenant's ability to sublet their apartment?**

- A. The neighborhood's popularity**
- B. The landlord's consent**
- C. The duration of the lease**
- D. The age of the tenants**

The tenant's ability to sublet their apartment is significantly influenced by the landlord's consent. In many lease agreements, landlords retain the right to approve or deny any subletting requests. This means that even if the tenant finds someone to take over their lease obligations, they must seek the landlord's permission first. The landlord may have specific policies in place regarding subletting, including certain criteria that potential subtenants must meet. Therefore, obtaining consent from the landlord is crucial in the subletting process, making it the most impactful factor in this scenario. Other factors, while they may contribute to the overall landscape of renting and subletting, do not directly dictate a tenant's ability to sublet. For example, the popularity of the neighborhood could influence a tenant's desire to sublet or the attractiveness of the location to potential subtenants but does not provide any legal or contractual barriers to the act of subletting itself. The duration of the lease may affect how long a tenant can sublet, but it does not determine whether subletting is permitted. Similarly, the age of the tenants is not a relevant factor in most subletting agreements. Thus, consent from the landlord is the primary determinant in this context.

**8. What does general liability insurance provide coverage for?**

- A. Property loss from theft**
- B. Bodily or property damage to a third party**
- C. Workers' compensation claims**
- D. Professional errors**

General liability insurance is designed to protect businesses and individuals from claims involving bodily injury or property damage to third parties. This coverage is crucial for property managers and real estate professionals, as it helps mitigate the financial risks associated with accidents that may occur on properties under their management. For instance, if a visitor to a managed property were to slip and fall, resulting in injury, general liability insurance would cover medical costs and legal expenses arising from potential lawsuits. Similarly, if damage is caused to someone else's property as a result of actions taken by the property manager or tenants, this insurance would also help cover those costs. While other options mention relevant aspects of insurance, they fall outside the purview of general liability coverage. Property loss from theft typically would be covered by a property or crime insurance policy, while workers' compensation specifically addresses injuries sustained by employees on the job. Professional errors would be covered under a different type of insurance known as professional liability insurance. Thus, the correct answer points directly to the primary function of general liability insurance in protecting against third-party claims.



**9. Which of the following is an essential service related to heating?**

- A. Air conditioning**
- B. Heat**
- C. Insulation**
- D. Gas fireplace**

Heating is a crucial component of maintaining a comfortable living environment, particularly during colder months. The correct answer identifies heat as an essential service because it directly relates to the provision of warmth within a property. Ensuring that a property is heated adequately is vital for the health and safety of its occupants, as inadequate heating can lead to a range of negative outcomes, including hypothermia and the exacerbation of certain health conditions. While air conditioning, insulation, and gas fireplaces can contribute to overall comfort and energy efficiency, they do not serve the primary function of directly providing heat in the same way that a central heating system or other heating sources do. Air conditioning is traditionally associated with cooling rather than heating, insulation plays a significant role in maintaining heat but is not a heat source itself, and although a gas fireplace can provide heat, it is considered more of a supplementary heating option rather than an essential service. Thus, heat stands out as the fundamental necessity for temperature regulation within residential and commercial properties.

**10. How should maintenance requests from tenants be handled?**

- A. Ignored until further notice**
- B. Documented and addressed promptly**
- C. Resolved at the year's end**
- D. Investigated only if they become urgent**

Handling maintenance requests from tenants effectively is crucial for maintaining tenant satisfaction and ensuring the proper upkeep of the property. Promptly documenting and addressing maintenance requests allows property managers to prioritize issues based on urgency and impact on livability. When maintenance requests are documented, it creates a record that can be referenced later, ensuring that no requests are overlooked and that all issues are tracked efficiently. This process also aids in compliance with any legal obligations property managers have to provide safe and habitable living conditions. Addressing requests promptly helps prevent small issues from escalating into larger, more costly repairs and demonstrates to tenants that their concerns are taken seriously, fostering a positive tenant-landlord relationship. In contrast, ignoring requests could lead to a deterioration of the property and potential legal repercussions. Resolving issues at the year's end or waiting until a situation becomes urgent can result in tenant dissatisfaction and an increased likelihood of disputes, which could negatively impact tenant retention and the overall reputation of the property management.

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

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