

OREGON PRE-LICENSE PROPERTY MANAGEMENT PRACTICE EXAM (SAMPLE) STUDY GUIDE



SAMPLE STUDY GUIDE WITH LIMITED QUESTIONS

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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. What is considered "normal wear and tear" in rental properties?**
 - A. Physical damage caused by natural disasters
 - B. Minor damages from ordinary use, like fading paint or worn carpets
 - C. Intentionally caused damage by tenants
 - D. Any damage exceeding property value
- 2. In the event of a lack of essential services, who is primarily responsible for addressing the issue?**
 - A. Local government
 - B. The tenant
 - C. The landlord
 - D. The property manager
- 3. In a gross lease, who is responsible for paying the operating expenses?**
 - A. Landlord
 - B. Tenant
 - C. Property Manager
 - D. Local Government
- 4. What type of notice is required in Oregon for a tenant to be evicted for non-payment of rent?**
 - A. 24-hour notice
 - B. 48-hour notice
 - C. 72-hour notice
 - D. 90-day notice
- 5. What kind of information is crucial for tenants to know before signing a lease?**
 - A. Specific terms of the lease
 - B. The landlord's entire personal history
 - C. Neighbor's complaints
 - D. Non-relevant property information

- 6. What is generally included in a property management agreement?**
- A. Only financial responsibilities of the property owner
 - B. Outline of the property's physical layout
 - C. Legal obligations, fees, and services to be performed
 - D. A detailed timeline for tenant placement
- 7. Which of the following is considered an essential service in a rental property?**
- A. Internet access
 - B. Landline telephone service
 - C. Light fixtures
 - D. Home security system
- 8. 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
- 9. In property management, which type of insurance specifically protects against claims of negligence or failure to perform?**
- A. General liability insurance
 - B. Errors and omissions insurance
 - C. Workers' compensation insurance
 - D. Property insurance
- 10. What is required for correct lease termination in Oregon?**
- A. Oral notice from the landlord
 - B. Immediate termination without cause
 - C. Written notice based on the terms specified in the lease agreement
 - D. Notification through email or text

Answers

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

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Explanations

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1. What is considered "normal wear and tear" in rental properties?

- A. Physical damage caused by natural disasters
- B. Minor damages from ordinary use, like fading paint or worn carpets**
- C. Intentionally caused damage by tenants
- D. Any damage exceeding property value

Normal wear and tear refers to the natural deterioration that occurs in a rental property over time due to regular use. This concept recognizes that certain minor damages or changes are a result of living in the space and are not the tenant's fault. For instance, fading paint and worn carpets from everyday activities are anticipated outcomes in a home where tenants live for a significant period. Such conditions reflect how materials naturally break down over time and do not indicate negligence or irresponsibility on the part of the tenant. In contrast, physical damage from natural disasters is typically covered by insurance and is not considered wear and tear, as it is beyond the control of both landlords and tenants. Intentionally caused damage by tenants indicates neglect or misuse and is not something that can be classified under normal wear and tear. Lastly, any damage that exceeds property value typically pertains to significant issues or extensive cosmetic damage, which again does not meet the criteria of minor, expected degradation from normal use. Thus, the recognition of what constitutes normal wear and tear plays a crucial role in the tenant-landlord relationship regarding security deposits and property upkeep.

2. In the event of a lack of essential services, who is primarily responsible for addressing the issue?

- A. Local government
- B. The tenant
- C. The landlord**
- D. The property manager

In situations involving a lack of essential services, such as water, heat, or electricity, the primary responsibility typically falls on the landlord. Landlords are legally obligated to maintain a habitable living environment for their tenants, which includes ensuring that essential services are functional and available. This obligation is often outlined in lease agreements and is reinforced by state and local housing laws that govern landlord-tenant relationships. When essential services are disrupted, it is the landlord's duty to address the issue promptly. This is to ensure that tenants have access to the basic necessities needed for safe and comfortable living. If a landlord fails to resolve these issues in a reasonable timeframe, tenants might have legal grounds to take action, which could include withholding rent or seeking repairs through legal channels. The property manager, while involved in the day-to-day operations and maintenance of the property, acts on behalf of the landlord and may handle the logistics of addressing these problems. However, ultimate accountability lies with the landlord, since they hold the legal responsibility for the overall condition of the rental property. Local government entities may have a role in enforcing housing codes and can step in if a landlord neglects their responsibilities, but the immediate responsibility initially rests with the landlord. Tenants, on the other hand, do not

3. In a gross lease, who is responsible for paying the operating expenses?

- A. Landlord
- B. Tenant**
- C. Property Manager
- D. Local Government

In a gross lease, the landlord is responsible for paying the operating expenses associated with the property. This includes costs such as property taxes, insurance, maintenance, and utilities. The tenant pays a single lump sum as rent, and the landlord covers all additional expenses. The tenant benefits from this arrangement as it simplifies their financial obligations; they don't need to budget for fluctuating expenses that may arise. This structure is common in residential leases and some commercial leases, allowing tenants to have a clear understanding of their monthly rental obligation without worrying about the variable costs associated with maintaining the property. In contrast, in other types of leases, such as net leases, tenants may be responsible for additional expenses, which can lead to different financial arrangements and risks.

4. What type of notice is required in Oregon for a tenant to be evicted for non-payment of rent?

- A. 24-hour notice
- B. 48-hour notice
- C. 72-hour notice**
- D. 90-day notice

In Oregon, when a tenant is being evicted for non-payment of rent, a 72-hour notice is required. This notice serves as a formal communication from the landlord to the tenant, informing them that they have failed to pay the rent and are being given a specific timeframe to remedy the situation. The 72-hour timeline is crucial as it aligns with the state's regulations designed to provide tenants with adequate opportunity to remedy their breach before formal eviction proceedings begin. This notice highlights the legal expectation that tenants are aware of their obligation to pay rent and gives them a chance to either pay the overdue amount or make arrangements, helping to maintain a fair and structured rental process. It also allows landlords a clear path to pursue an eviction if the tenant does not take action within that period, ensuring that both parties are following the legal guidelines established by Oregon law.

5. What kind of information is crucial for tenants to know before signing a lease?

- A. Specific terms of the lease**
- B. The landlord's entire personal history
- C. Neighbor's complaints
- D. Non-relevant property information

Understanding the specific terms of the lease is essential for tenants prior to signing. The lease outlines the rights and responsibilities of both the landlord and the tenant, including the duration of the lease, rental amount, security deposit conditions, maintenance responsibilities, and any rules or restrictions regarding the property. Familiarity with these terms helps tenants to avoid misunderstandings and ensures that they are fully aware of their obligations and rights during the tenancy. Essentially, knowing the specific terms allows tenants to make an informed decision and helps prevent future disputes with the landlord. It acts as a guide for the tenant concerning what to expect while living in the property, providing clarity on issues like lease termination, rent increases, and policies related to pets and guests.

6. What is generally included in a property management agreement?

- A. Only financial responsibilities of the property owner
- B. Outline of the property's physical layout
- C. Legal obligations, fees, and services to be performed**
- D. A detailed timeline for tenant placement

A property management agreement is a crucial document that outlines the relationship between the property owner and the property management company. It typically includes several key components, making option C the best choice. The legal obligations stipulated in the agreement clarify the responsibilities of both parties, ensuring that each understands their obligations under the law. This includes how the property will be managed, the scope of services the management company will provide (like marketing the property, screening tenants, handling maintenance requests, etc.), and the associated fees for these services. Such clarity helps prevent misunderstandings and protects the interests of both the property owner and the management company. While the other options touch upon aspects that may be relevant to property management, they do not encompass the comprehensive nature of the agreement. Focusing solely on financial responsibilities or the physical layout of the property does not provide a complete picture of the terms that govern the management of the property. Likewise, while a timeline for tenant placement may be a part of the services rendered, it does not represent the broader legal framework and obligations detailed in a property management agreement.

7. Which of the following is considered an essential service in a rental property?

- A. Internet access
- B. Landline telephone service
- C. Light fixtures**
- D. Home security system

In the context of rental properties, essential services are those necessary for maintaining health and safety standards for tenants. Light fixtures fall under this category because they provide essential illumination within living spaces, allowing tenants to navigate their homes safely and carry out daily activities. Adequate lighting is crucial, especially in common areas and entrances, to prevent accidents and ensure a safe environment. On the other hand, internet access, landline telephone service, and home security systems, while beneficial and often expected by tenants, are not categorized as essential services by law. They may enhance a tenant's quality of life and provide convenience, but they do not have the same critical role in ensuring the basic livability of a rental property as functional light fixtures do. This distinction is important for both landlords and tenants to understand, as it impacts their obligations and expectations regarding property maintenance and tenant comfort.

8. 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.

9. In property management, which type of insurance specifically protects against claims of negligence or failure to perform?

- A. General liability insurance
- B. Errors and omissions insurance**
- C. Workers' compensation insurance
- D. Property insurance

Errors and omissions insurance is specifically designed to protect property managers and other professionals from claims arising out of negligence or the failure to perform their duties as outlined in a contract. This type of insurance covers legal costs and any settlements or judgments that arise from lawsuits related to alleged mistakes or oversights in professional services provided. In the context of property management, this might include issues such as failure to properly maintain a property, neglecting to perform necessary tenant screenings, or any other service-related claim that suggests a lack of due diligence or professional care. Therefore, having this insurance is crucial for property managers to safeguard against potential financial losses incurred from these types of claims. General liability insurance, while important, primarily covers claims related to bodily injury and property damage that could occur on a managed property. Workers' compensation insurance is focused on providing benefits to employees who suffer work-related injuries or illnesses and does not address professional negligence. Property insurance protects the actual physical properties against risks such as fire, theft, or natural disasters and does not cover claims of professional errors.

10. What is required for correct lease termination in Oregon?

- A. Oral notice from the landlord
- B. Immediate termination without cause
- C. Written notice based on the terms specified in the lease agreement**
- D. Notification through email or text

In Oregon, lease termination must be executed following specific legal standards to ensure both parties' rights are upheld. The correct answer is based on the requirement that lease termination must be grounded in a written notice, which aligns with the terms defined within the lease agreement itself. This requirement is crucial for several reasons. First, written notice provides clear documentation of the intent to terminate the lease, safeguarding both landlord and tenant in potential disputes over whether proper notice was given. It helps ensure that all terms—such as the notice period and the method of delivery—are adhered to, reflecting any specific agreements made at the time of signing the lease. Additionally, the terms set in the lease may include stipulations on how much notice must be provided (e.g., 30 days, 60 days, etc.), ensuring the termination process is conducted fairly and in a timely manner. This written communication serves as a record and can help avoid potential legal issues stemming from misunderstandings about lease termination. Other answer choices would not satisfactorily meet legal standards. For instance, oral notice lacks the documentation needed to prove that notice was indeed given, which can lead to disputes. Immediate termination without cause is typically not allowed under Oregon law, which usually mandates a valid reason for such termination, especially

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:

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

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