

Oregon 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

- 1. In the context of taxes, property depreciation is primarily aimed at?**
 - A. Increasing rental income**
 - B. Attracting investors**
 - C. Reducing taxable income**
 - D. Extending property life**
- 2. Which type of encumbrance is specifically related to financial claims?**
 - A. Liens and mortgages**
 - B. Property taxes**
 - C. Environmental restrictions**
 - D. Access easements**
- 3. What constitutes a "legal eviction" in Oregon?**
 - A. Any eviction based on tenant complaints**
 - B. An eviction that follows the proper notice and court procedures**
 - C. Evictions that take place without tenant knowledge**
 - D. Evictions occurring after a 10-day notice**
- 4. When receiving cash funds from tenants, which requirement must a property manager follow?**
 - A. Use pre-numbered receipts in duplicate form**
 - B. Accept only checks**
 - C. Keep cash in a personal account**
 - D. Record receipts only once**
- 5. Which of the following is NOT a type of covenant associated with real estate?**
 - A. Covenant of seisin**
 - B. Covenant of maintenance**
 - C. Covenant against encumbrances**
 - D. Covenant of quiet enjoyment**

- 6. What is often a requirement for renewing a lease?**
- A. Paying a higher security deposit**
 - B. Signing a new agreement that may include updated terms**
 - C. Relocating the tenant to a different unit**
 - D. No requirements exist for lease renewal**
- 7. What must a licensed property manager exercise care in obtaining information about?**
- A. Local tax regulations**
 - B. The property owner**
 - C. Environmental issues**
 - D. Market trends**
- 8. If a property manager is going to close a mobile home park, how many days' notice must be given to residents?**
- A. 30 days**
 - B. 365 days**
 - C. 90 days**
 - D. 180 days**
- 9. What additional information must a landlord disclose during the pre-lease process in Oregon, besides lead paint information?**
- A. Security deposit policies**
 - B. Maintenance schedule**
 - C. Rent negotiation options**
 - D. Emergency contact numbers**
- 10. Which factor is NOT considered a property profitability factor?**
- A. Break-Even Point**
 - B. Return on Investment**
 - C. Operating Income**
 - D. Capitalization Rate**

Answers

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

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Explanations

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1. In the context of taxes, property depreciation is primarily aimed at?

- A. Increasing rental income**
- B. Attracting investors**
- C. Reducing taxable income**
- D. Extending property life**

Property depreciation is primarily aimed at reducing taxable income. This concept allows property owners and real estate investors to deduct a portion of the property's value as an expense over its useful life, which lowers the overall income subject to taxation. By accounting for depreciation, property owners can reflect the wear and tear on their investment properties, which ultimately provides significant tax savings. The financial advantage comes into play because depreciation serves as a non-cash expense. It allows property owners to report reduced profits on paper, thus decreasing the amount owed in income taxes. As a result, this encourages investment in property and can improve cash flow for owners. While increasing rental income, attracting investors, and extending property life may be beneficial to property owners, they do not directly relate to the purpose of depreciation within the tax framework. Instead, they are aspects that could be influenced by a variety of other factors, such as market conditions and property management strategies, rather than being the primary goal of depreciation itself.

2. Which type of encumbrance is specifically related to financial claims?

- A. Liens and mortgages**
- B. Property taxes**
- C. Environmental restrictions**
- D. Access easements**

Liens and mortgages are encumbrances that specifically relate to financial claims against a property. A lien is a legal claim that a creditor has on a property until a debt owed by the property owner is satisfied. This means that if the property owner fails to repay their debt, the creditor has the right to take possession of the property to settle the obligation. Mortgages similarly function as a secured loan, where the property itself serves as collateral for the loan. If the borrower defaults on the mortgage, the lender can foreclose on the property. In contrast, property taxes represent a financial obligation to the government but do not classify as financial encumbrances in the same way that liens and mortgages do. They are more akin to a form of governmental claim for a public service rather than a direct financial claim from a creditor. Environmental restrictions and access easements are related to property use or rights, focusing on regulatory and usage aspects, rather than financial claims. Therefore, liens and mortgages are clearly tied to financial interests and claims on the property.

3. What constitutes a "legal eviction" in Oregon?

- A. Any eviction based on tenant complaints
- B. An eviction that follows the proper notice and court procedures**
- C. Evictions that take place without tenant knowledge
- D. Evictions occurring after a 10-day notice

A legal eviction in Oregon is defined by the adherence to specific procedures that ensure both the tenant's rights and the landlord's rights are respected. The correct response focuses on the necessity of following proper notice and court procedures. Oregon law mandates that landlords provide adequate notice to tenants regarding eviction, specifying reasons for the eviction, whether it be for non-payment, lease violations, or other legitimate grounds. Furthermore, legal eviction typically requires the landlord to go through the court system if the tenant does not vacate voluntarily after receiving notice. This formal process helps to protect tenants from wrongful evictions and ensures that all parties have the opportunity to present their case in front of a judge. Without following these steps, an eviction could be deemed illegal, potentially resulting in legal consequences for the landlord. The other options do not align with the established legal framework in Oregon. Evictions based on tenant complaints do not necessarily indicate a justified basis for eviction and could create issues if not handled according to legal standards. An eviction that takes place without the tenant's knowledge undermines the principle of due process. Lastly, while a 10-day notice might be applicable in specific contexts, it does not encompass all legal eviction scenarios, as the appropriate notice period can vary depending on the reason for eviction.

4. When receiving cash funds from tenants, which requirement must a property manager follow?

- A. Use pre-numbered receipts in duplicate form**
- B. Accept only checks
- C. Keep cash in a personal account
- D. Record receipts only once

Using pre-numbered receipts in duplicate form is essential for property managers when handling cash funds from tenants. This practice enhances accountability and provides a clear audit trail for all cash transactions. By utilizing pre-numbered receipts, both the property manager and the tenant have a record of the transaction, which can prevent disputes regarding payments. The duplicate form ensures that there is an official copy retained by the property manager for their records, which is crucial for financial reporting and compliance with property management regulations. In addition to streamlining tracking and accountability, issuing pre-numbered receipts helps mitigate potential fraud or mismanagement of funds, as every transaction is documented in a systematic manner. This level of transparency is vital in maintaining trust between property managers and tenants.

5. Which of the following is NOT a type of covenant associated with real estate?

- A. Covenant of seisin
- B. Covenant of maintenance**
- C. Covenant against encumbrances
- D. Covenant of quiet enjoyment

The correct choice is the option describing the "Covenant of maintenance." This is because the traditional covenants associated with real estate primarily focus on the rights and ownership of the property. The "Covenant of seisin" pertains to the grantor's assurance that they own the property and have the legal right to convey it. The "Covenant against encumbrances" guarantees that the property is free from encumbrances or limitations (like liens or easements) that have not been disclosed. The "Covenant of quiet enjoyment" ensures that the tenant or buyer will not be disturbed by others claiming a superior title to the property. In contrast, the "Covenant of maintenance" is not recognized as a standard covenant in the context of real property agreements. While maintenance agreements can exist in various property management contracts or leases, they do not form a core legal covenant associated with the ownership or transfer of real estate itself. Thus, this distinction explains why it is not considered a type of covenant associated with real estate.

6. What is often a requirement for renewing a lease?

- A. Paying a higher security deposit
- B. Signing a new agreement that may include updated terms**
- C. Relocating the tenant to a different unit
- D. No requirements exist for lease renewal

A common requirement for renewing a lease is the necessity of signing a new agreement that may include updated terms. This process is important because lease agreements can evolve based on changes in rental laws, market conditions, or the agreements between the landlord and tenant. When renewing a lease, both parties can negotiate different terms such as rental price increases, changes in the duration of the lease, or adjustments to responsibilities for maintenance and utilities. Having a new signed agreement formalizes these updates and ensures that both the landlord and tenant are aware of and agree to the current terms of their relationship. It also provides a clear legal framework for both parties going forward. Therefore, when a lease is renewed, it is not merely a matter of extending the old lease; it typically involves discussing and potentially modifying the agreement to better reflect the current circumstances and regulations.

7. What must a licensed property manager exercise care in obtaining information about?

- A. Local tax regulations**
- B. The property owner**
- C. Environmental issues**
- D. Market trends**

A licensed property manager must exercise care in obtaining information about environmental issues because these issues can significantly impact the safety, compliance, and value of the properties they manage. Understanding environmental regulations and potential hazards—such as hazardous waste, lead paint, radon, and other environmental concerns—is critical. This knowledge not only helps property managers ensure compliance with local, state, and federal laws but also protects tenants and property owners from potential liabilities. Moreover, being knowledgeable about environmental issues enables property managers to promote sustainable practices and manage risks associated with environmental factors that may affect property value and tenant satisfaction. These responsibilities underscore the property manager's role in due diligence, helping to maintain safe and compliant living and working environments. While obtaining information about local tax regulations, the property owner, and market trends is also important, the unique complexities and potential liabilities associated with environmental issues necessitate a particularly careful approach. Addressing these matters can have lasting implications for health, safety, legal compliance, and overall property management success.

8. If a property manager is going to close a mobile home park, how many days' notice must be given to residents?

- A. 30 days**
- B. 365 days**
- C. 90 days**
- D. 180 days**

When a property manager intends to close a mobile home park in Oregon, the law requires that residents receive a notice period of 365 days. This extended notice period is designed to give residents ample time to prepare for the transition, find new housing, and relocate their homes if necessary. The length of time ensures that individuals and families can adequately plan for the substantial change that comes with losing their residence, considering the unique circumstances of mobile home living, such as the potential for relocation challenges. Other options provide insufficient notice compared to the legal requirement, which is structured to protect residents' rights and provide them with the stability needed in a potentially disruptive situation.

9. What additional information must a landlord disclose during the pre-lease process in Oregon, besides lead paint information?

- A. Security deposit policies**
- B. Maintenance schedule**
- C. Rent negotiation options**
- D. Emergency contact numbers**

In Oregon, landlords are required to provide tenants with certain disclosures before they enter into a lease agreement. One of the critical pieces of information that must be disclosed, in addition to lead paint information, includes the security deposit policies. This involves informing prospective tenants about the amount of the security deposit, the conditions under which it may be withheld, and the process for returning it at the end of the lease. Understanding security deposit policies is crucial for tenants, as it helps them anticipate initial costs and understand their rights and responsibilities regarding any money they pay upfront. This requirement is part of the broader effort to ensure transparency and fairness in landlord-tenant relationships. While maintenance schedules, rent negotiation options, and emergency contact numbers are also valuable pieces of information, they do not have the same legal requirement for disclosure during the pre-lease process as security deposit policies do in Oregon.

10. Which factor is NOT considered a property profitability factor?

- A. Break-Even Point**
- B. Return on Investment**
- C. Operating Income**
- D. Capitalization Rate**

Operating Income is a crucial aspect of understanding how profitable a property can be. It represents the income generated from the property after operating expenses are deducted but before taxes and interest. By evaluating operating income, property managers and investors can gauge the potential earnings from running a property, which directly impacts profitability assessments. In contrast, factors like Break-Even Point, Return on Investment, and Capitalization Rate are more oriented towards evaluating the potential returns and financial thresholds associated with an investment. The Break-Even Point identifies the level of revenue needed to cover costs, the Return on Investment measures the gain or loss generated relative to the investment cost, and the Capitalization Rate indicates the expected rate of return on an investment property based on its current income and value. Since Operating Income reflects the actual income generated by the property, it is a fundamental profitability factor rather than a metric used to assess profitability in a broader financial or investment context.

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:

<https://oregonpropertymgmt.examzify.com>

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