

# South Carolina Property Management License 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 is the significance of the management fee structure in a condominium?**
  - A. It assures equal financial participation**
  - B. It reflects market value of properties**
  - C. It enhances communication among residents**
  - D. It allows for budget flexibility**
  
- 2. What is typically favored in lease negotiations regarding options to renew?**
  - A. Lower rental rates**
  - B. Higher rental rates**
  - C. No change in rental rates**
  - D. Flexible payment terms**
  
- 3. Which of the following describes a common characteristic of special purpose properties?**
  - A. They are primarily for residential leasing**
  - B. They serve specific community or social functions**
  - C. They are located in urban centers**
  - D. They have high market value**
  
- 4. When a tenant requests pest control services, what are the hours during which the service may come?**
  - A. 7am - 9pm**
  - B. 8am - 5pm**
  - C. 8am - 8pm**
  - D. 9am - 7pm**
  
- 5. What is one specified duty of a Broker-in-Charge (BIC) or Property Manager-in-Charge (PMIC)?**
  - A. Conduct all real estate transactions**
  - B. Maintain regular contact with associated licensees**
  - C. Manage trust accounts exclusively**
  - D. Interview potential clients**

- 6. What does a tenancy at will enable a tenant to do?**
- A. Remain in possession without a written agreement**
  - B. Sublet the property freely**
  - C. Negotiate lease terms at any time**
  - D. Automatically renew the lease every year**
- 7. What happens if the tenant pays rent on the 5th day after an eviction notice has been served?**
- A. The eviction process continues**
  - B. The landlord must reinstate the rental agreement**
  - C. The tenant can appeal the eviction**
  - D. The landlord cannot proceed with the eviction**
- 8. What is the duration for which a lease agreement is enforceable if only one party signs it?**
- A. 6 months**
  - B. 12 months**
  - C. 24 months**
  - D. Indefinitely**
- 9. How much notice must a landlord give to a tenant before entering the property?**
- A. 12 hours**
  - B. 24 hours**
  - C. 48 hours**
  - D. 1 week**
- 10. What can a tenant seek if the landlord fails to provide essential services after proper notice?**
- A. Cancellation of the lease**
  - B. Monetary compensation only**
  - C. Termination of the lease**
  - D. Permission to withhold rent**

## Answers

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

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## **Explanations**

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**1. What is the significance of the management fee structure in a condominium?**

- A. It assures equal financial participation**
- B. It reflects market value of properties**
- C. It enhances communication among residents**
- D. It allows for budget flexibility**

The management fee structure in a condominium is significant primarily because it assures equal financial participation among all unit owners. This structure is designed to allocate costs in a way that is fair and proportionate to the ownership interests of each unit. In a condominium setting, all owners are collectively responsible for the maintenance and operation of common areas, and the management fees are essential in funding these services. When fees are structured to reflect equal participation, every owner contributes their fair share to the community's upkeep, which helps ensure that no one unit benefits disproportionately from shared resources. This promotes a sense of community and responsibility among residents, as well as financial transparency in managing collective expenses. While other options like reflecting market value, enhancing communication, or allowing budget flexibility may have relevance in property management, the primary role of the management fee structure lies in ensuring that financial obligations are shared fairly among all owners. This foundational principle is essential for the smooth functioning and harmony of condominium living, fostering good relationships among neighbors while maintaining the property effectively.

**2. What is typically favored in lease negotiations regarding options to renew?**

- A. Lower rental rates**
- B. Higher rental rates**
- C. No change in rental rates**
- D. Flexible payment terms**

In lease negotiations, having higher rental rates included in options to renew is typically favored by landlords. This is because landlords aim to protect their investment and ensure that rental rates keep pace with market trends. As property values and rental prices generally increase over time due to inflation and demand, including an option for higher rental rates helps landlords maintain the profitability of their property. By allowing for increased rates upon renewal, landlords can adjust to market conditions and avoid locking themselves into an agreement that may result in lower income relative to comparable properties in the area. This approach provides them with a safeguard against rising market prices, ensuring they are not at a disadvantage when new lease terms are negotiated. While lower rental rates, no change in rental rates, and flexible payment terms may be appealing to tenants for various reasons, the context of lease negotiations often highlights the landlords' preference for options that align with economic realities and the growing value of real estate.

**3. Which of the following describes a common characteristic of special purpose properties?**

- A. They are primarily for residential leasing
- B. They serve specific community or social functions**
- C. They are located in urban centers
- D. They have high market value

Special purpose properties are characterized by their specific intended use, often designed to serve particular community or social functions. This can include facilities such as schools, churches, hospitals, libraries, parks, or community centers. Their primary designation is vital to their classification, as the development and utilization of these properties are usually tailored to meet specific needs rather than general market demands. This specialization often makes them less flexible in terms of repurposing compared to commercial or residential properties, which can be easily adapted for various uses. The focus on community or social functions highlights their role in serving the public interest and addressing specific societal needs, distinguishing them from other types of properties. Understanding this characteristic is crucial for those pursuing a property management license, as it impacts how these properties are managed, evaluated, and integrated within the local market or community. Other options do not fully encapsulate the defining trait of special purpose properties. For instance, while residential leasing is a property function, it does not apply to the unique social functions served by special purpose properties. Similarly, while many of these properties may be located in urban areas, that is not a definitive characteristic, as they can exist in various settings. Lastly, high market value is not an inherent characteristic of special purpose properties, as their value

**4. When a tenant requests pest control services, what are the hours during which the service may come?**

- A. 7am - 9pm
- B. 8am - 5pm
- C. 8am - 8pm**
- D. 9am - 7pm

Access for routine pest control should happen during reasonable hours that protect the tenant's privacy while allowing necessary maintenance. A window from 8:00 a.m. to 8:00 p.m. provides a broad daytime range that fits most tenants' schedules (work, school) and still respects reasonable boundaries, making it practical for technicians to perform visits without intruding late at night or too early in the morning. The other options either start too early, end too late, or are too narrow to reliably schedule service: starting at 7:00 a.m. and ending at 9:00 p.m. can be too disruptive, 8:00 a.m. to 5:00 p.m. is often too restrictive for after-work appointments, and 9:00 a.m. to 7:00 p.m. misses earlier slots that may be needed. Therefore, 8:00 a.m. to 8:00 p.m. is the most reasonable standard.

**5. What is one specified duty of a Broker-in-Charge (BIC) or Property Manager-in-Charge (PMIC)?**

- A. Conduct all real estate transactions**
- B. Maintain regular contact with associated licensees**
- C. Manage trust accounts exclusively**
- D. Interview potential clients**

The role of a Broker-in-Charge (BIC) or Property Manager-in-Charge (PMIC) includes a specified duty to maintain regular contact with associated licensees. This responsibility is crucial for ensuring that all team members are well-informed about the current operations, policies, and any changes in regulations or procedures. Regular communication fosters a collaborative environment, allowing for effective management of properties and compliance with state laws. By maintaining this connection, the BIC or PMIC can also provide guidance, support, and training to associated licensees, helping them to enhance their skills and effectiveness as real estate professionals. This oversight is essential for upholding the standards of the brokerage and ensuring a consistent approach to property management. The other options, while relevant to various aspects of real estate practice, do not specifically outline a primary responsibility that falls under the purview of the BIC or PMIC in the same way that regular contact with associated licensees does.

**6. What does a tenancy at will enable a tenant to do?**

- A. Remain in possession without a written agreement**
- B. Sublet the property freely**
- C. Negotiate lease terms at any time**
- D. Automatically renew the lease every year**

A tenancy at will allows a tenant to remain in possession of the rental property without a formal written lease agreement. This type of arrangement offers flexibility, as it does not specify a definite duration for the tenancy. As long as the landlord agrees, the tenant can continue to occupy the property, but either party can terminate the agreement with proper notice. This informal nature gives tenants a certain amount of freedom compared to other tenancy types. In contrast, the other options reflect misunderstandings about the nature of a tenancy at will. Subletting the property would typically require the landlord's consent, which is not inherently granted in a tenancy at will. Negotiating lease terms at any time may not accurately apply without a formal lease, as there are no set terms to negotiate. Lastly, the concept of automatically renewing a lease is more characteristic of fixed-term leases rather than tenancies at will, where continuity is dependent on mutual agreement rather than renewal provisions.

**7. What happens if the tenant pays rent on the 5th day after an eviction notice has been served?**

- A. The eviction process continues**
- B. The landlord must reinstate the rental agreement**
- C. The tenant can appeal the eviction**
- D. The landlord cannot proceed with the eviction**

When a tenant pays the rent after an eviction notice has been served, it is important to understand the legal context surrounding the eviction process. In South Carolina, if a tenant pays the back rent before the landlord has taken further legal actions, the landlord is generally unable to proceed with the eviction. The payment effectively nullifies the basis for the eviction, which is the tenant's failure to pay rent. This principle is rooted in the idea that fulfilling obligations under the lease agreement, in this case, paying the rent—even if it is after a notice has been issued—can reinstate the tenant's rights under that agreement. Therefore, if the tenant makes the payment, the eviction cannot move forward as the landlord must acknowledge the payment as a valid response to the breach of the rental agreement. The other options present scenarios that do not align with standard practices in property management. For instance, reinstating the rental agreement or proceeding with an appeal are not applicable in this situation.

**8. What is the duration for which a lease agreement is enforceable if only one party signs it?**

- A. 6 months**
- B. 12 months**
- C. 24 months**
- D. Indefinitely**

In property management and lease agreements, the enforceability of a lease is significantly influenced by the presence of mutual consent and consideration from both parties. When only one party has signed a lease agreement, the enforceability generally hinges on whether the agreement can be deemed valid and binding under the law. A lease agreement traditionally requires an offer, acceptance, and consideration. If only one party signs, typically, this means that the agreement is enforceable against that party, assuming they are the one entering the lease terms in good faith and intending to fulfill their obligations. In many jurisdictions, as long as the signed lease is a legitimate document, it can be upheld for a set term specified within the lease itself, commonly set at 12 months in many residential agreements. This is why 12 months is frequently the expected duration for lease agreements unless noted otherwise. The other durations presented do not reflect the standard practices in leasing. Six months might be too short depending on the leasing market, while 24 months could be deemed an extended period without explicit agreement from both parties. Indefinite duration is more aligned with some types of tenancies (like month-to-month), but not typically with a lease requiring a formal agreement if only signed by one side.

**9. How much notice must a landlord give to a tenant before entering the property?**

- A. 12 hours
- B. 24 hours**
- C. 48 hours
- D. 1 week

In South Carolina, landlords are required to provide tenants with at least 24 hours' notice before entering a rental property. This requirement is in place to respect the tenant's right to privacy and ensure that they have adequate time to prepare for the landlord's visit. The notice can typically be given through various means, such as verbally or in writing, although written notice is often preferred for clarity and documentation purposes. Providing this 24-hour notice allows tenants to manage their schedules and ensures that they are aware of when the landlord will be inspecting or maintaining the property. This practice helps foster a respectful and professional landlord-tenant relationship, adhering to legal standards established within the state's rental laws.

**10. What can a tenant seek if the landlord fails to provide essential services after proper notice?**

- A. Cancellation of the lease
- B. Monetary compensation only
- C. Termination of the lease**
- D. Permission to withhold rent

When a landlord fails to provide essential services, a tenant has certain rights under South Carolina law. One key option available is the right to terminate the lease. This action is based on the premise that essential services—such as heat, water, and electricity—are fundamental to the habitability of the rental property. If the landlord does not address these issues after being properly notified, the tenant is justified in seeking to terminate the lease agreement. This approach allows the tenant to vacate the property without penalty due to the landlord's failure to uphold their responsibilities. By providing the tenant a legal pathway to terminate the lease, the law ensures that individuals are not stuck in an uninhabitable living situation without recourse. Understanding this right emphasizes the importance of landlords meeting their legal obligations and encourages tenants to know their rights if such situations arise.

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

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

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