

SOUTH CAROLINA PROPERTY MANAGEMENT LICENSE PRACTICE EXAM (SAMPLE) STUDY GUIDE



SAMPLE STUDY GUIDE WITH LIMITED QUESTIONS

**VISIT US ONLINE FOR
THE FULL VERSION STUDY GUIDE**

<https://scpropertymanagement.examzify.com>



Copyright © 2026 by Examzify - A Kaluba Technologies Inc. product.

ALL RIGHTS RESERVED.

No part of this book may be reproduced or transferred in any form or by any means, graphic, electronic, or mechanical, including photocopying, recording, web distribution, taping, or by any information storage retrieval system, without the written permission of the author.

Notice: Examzify makes every reasonable effort to obtain accurate, complete, and timely information about this product from reliable sources.

SAMPLE

Table of Contents

Copyright	1
Table of Contents	2
Introduction	3
How to Use This Guide	4
Questions	5
Answers	8
Explanations	10
Next Steps	16

SAMPLE

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

SAMPLE

- 1. Under what circumstances can a landlord enter the dwelling unit without tenant consent?**
 - A. For any reason
 - B. Only in emergencies
 - C. During regular service hours
 - D. With prior notification

- 2. What type of construction contract allows a contractor to sublet work to various skilled trades?**
 - A. General Contracting
 - B. Competitive Bids
 - C. Negotiated Contracts
 - D. Fixed Fee Contracts

- 3. 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

- 4. What is the impact of deferred maintenance on a property?**
 - A. Improves tenant relations
 - B. Can lead to increased repair costs in the long term
 - C. Helps in maintaining the property's aesthetic appeal
 - D. Assures compliance with safety standards

- 5. Which document is considered the most important operating record for a property manager?**
 - A. Lease agreements
 - B. Monthly report on cash flow
 - C. Contractor invoices
 - D. Maintenance schedules

- 6. Which of the following is the first step in designing a preventative maintenance program?**
- A. Determine necessary maintenance tasks
 - B. Prepare an inventory of equipment and building
 - C. Schedule the tasks
 - D. Keep records of maintenance performed
- 7. Can a tenant be evicted for failing to maintain plumbing fixtures after being notified by the landlord?**
- A. Yes, the tenant can be evicted
 - B. No, the tenant cannot be evicted
 - C. Only if it is a repeated offense
 - D. Only if the eviction deadline has passed
- 8. What does BOMA stand for?**
- A. Building Operators and Managers Association
 - B. Building Owners and Management Association
 - C. Building Owners and Managers Association
 - D. Building Operators and Management Association
- 9. Why might new construction be required in property management?**
- A. To evade local regulations
 - B. To lower overall property costs
 - C. To protect the value of the property and meet tenant specifications
 - D. To increase maintenance staffing
- 10. Which of the following would be a violation of the Fair Housing Act?**
- A. Offering housing to all applicants regardless of background
 - B. Restricting access to housing based on familial status
 - C. Providing wheelchair access to common areas
 - D. Displaying the HUD fair housing poster

Answers

SAMPLE

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

SAMPLE

Explanations

SAMPLE

1. Under what circumstances can a landlord enter the dwelling unit without tenant consent?

- A. For any reason
- B. Only in emergencies
- C. During regular service hours
- D. With prior notification

The correct answer to this question pertains to the landlord's right to enter a dwelling unit under specific circumstances outlined in landlord-tenant laws. A landlord can typically enter the property for a valid reason without requiring tenant consent, provided that they give the tenant prior notification. When entering during regular service hours, it usually implies that the landlord is performing necessary actions, such as maintenance, repairs, or inspections, that are reasonable and typically communicated to the tenant in advance. This provision aims to balance the rights of both landlords and tenants: landlords can maintain their property and fulfill their responsibilities, while tenants enjoy privacy and the right to be informed about entry into their living space. In contrast, entering for any reason without tenant consent or prior notification is often not permissible as it infringes upon the tenant's right to privacy and quiet enjoyment of their home. Emergencies do allow landlords to enter without notice, but this is a specific situation and not the general rule. The requirement of notice is fundamental in maintaining an amicable landlord-tenant relationship and ensuring tenant protection under property management regulations.

2. What type of construction contract allows a contractor to sublet work to various skilled trades?

- A. General Contracting
- B. Competitive Bids
- C. Negotiated Contracts
- D. Fixed Fee Contracts

A general contracting arrangement enables a contractor to sublet work to various skilled trades. In this type of contract, the general contractor is responsible for overseeing the entire construction project and managing multiple subcontractors who specialize in different areas such as plumbing, electrical work, and carpentry. This approach allows the contractor to utilize the expertise of specialized tradespeople, ensuring the project is completed efficiently and to a high standard. Subletting work through general contracting is beneficial as it allows the main contractor to focus on project management while relying on subcontractors for specific tasks that require specialized skills. This division of labor contributes to streamlined operations and effective resource management, which are crucial elements in achieving project deadlines and maintaining quality. In contrast, the other contract types listed have different structures and implications regarding subcontracting. Competitive bids typically involve a bidding process where contractors submit proposals to complete specific work, often without the same level of responsibility for managing multiple trades. Negotiated contracts may involve direct discussions and agreements between parties, potentially limiting the subcontracting process. Fixed fee contracts imply a set price for the entire project, which may not facilitate the flexible arrangement needed for subletting work to various skilled trades.

3. 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.

4. What is the impact of deferred maintenance on a property?

- A. Improves tenant relations
- B. Can lead to increased repair costs in the long term
- C. Helps in maintaining the property's aesthetic appeal
- D. Assures compliance with safety standards

Deferred maintenance refers to the decision to postpone necessary repairs and upkeep on a property. When maintenance tasks are not addressed in a timely manner, it can exacerbate existing issues, ultimately leading to more significant damage and more costly repairs in the future. For instance, neglecting to fix a small leak may lead to water damage that could require extensive reconstruction and increase the overall expenses associated with maintaining the property. Addressing deferred maintenance promptly can mitigate long-term costs, as it prevents minor issues from escalating into major repairs that might require more significant financial investment. This situation can also impact other aspects of property management, such as tenant satisfaction and property value. While managing maintenance issues proactively can improve tenant relations and ensure aesthetic appeal, deferring necessary repairs has clearly negative consequences regarding costs and overall property management effectiveness.

5. Which document is considered the most important operating record for a property manager?

- A. Lease agreements
- B. Monthly report on cash flow**
- C. Contractor invoices
- D. Maintenance schedules

The monthly report on cash flow is vital for a property manager as it provides an overview of the property's financial performance. It details the income generated from rental payments, as well as the expenses incurred, allowing the property manager to assess the property's profitability over time. This document enables effective financial planning and budgeting, ensuring that the property manager can make informed decisions regarding maintenance, improvements, and potential investment opportunities. In the context of property management, understanding cash flow is essential for maintaining the property's financial health, meeting any financial obligations, and ultimately maximizing returns for the property owner. While lease agreements, contractor invoices, and maintenance schedules are all important operational documents, they contribute to the overall operation rather than serve as direct indicators of financial viability. Thus, the monthly report on cash flow stands out as the key operating record for effective property management.

6. Which of the following is the first step in designing a preventative maintenance program?

- A. Determine necessary maintenance tasks
- B. Prepare an inventory of equipment and building**
- C. Schedule the tasks
- D. Keep records of maintenance performed

The first step in designing a preventative maintenance program is to prepare an inventory of equipment and buildings. This initial step is crucial because it provides a foundational understanding of what needs to be maintained. By compiling a comprehensive list of all equipment and facilities, property managers can identify the specific items that require regular upkeep. Without this inventory, it would be challenging to determine which maintenance tasks are necessary, as one would lack detailed knowledge about the systems and components in place. This inventory serves as a reference point for assessing the condition of assets and scheduling maintenance tasks appropriately in the future. Once the inventory is completed, property managers can effectively move on to the next steps, such as determining necessary maintenance tasks, scheduling them, and keeping meticulous records of maintenance performed.

7. Can a tenant be evicted for failing to maintain plumbing fixtures after being notified by the landlord?

- A. Yes, the tenant can be evicted
- B. No, the tenant cannot be evicted**
- C. Only if it is a repeated offense
- D. Only if the eviction deadline has passed

In this situation, the tenant's obligation to maintain plumbing fixtures does exist, but the ability to evict them is contingent upon several factors, including whether the tenant was given a reasonable opportunity to rectify the issue after being notified by the landlord. Evictions typically require a breach of the lease or rental agreement, and tenants are often given a chance to correct or address the situation before facing eviction. If the tenant has been properly notified and has not taken appropriate action within a reasonable time frame, a landlord may eventually have grounds for eviction. However, the immediate answer to the question is that unless specific conditions around the communication and the timeline are met, the tenant cannot be evicted just for failing to maintain plumbing fixtures after notification. This framework establishes that while landlords can enforce maintenance obligations, a key aspect is whether they followed proper protocol in terms of communication and deadlines, which accounts for the understanding that eviction is not appropriate in every failure to adhere to lease obligations. Hence, the tenant cannot be evicted for just this reason without a proper legal process being followed.

8. What does BOMA stand for?

- A. Building Operators and Managers Association
- B. Building Owners and Management Association
- C. Building Owners and Managers Association**
- D. Building Operators and Management Association

The correct answer is C, which stands for Building Owners and Managers Association. This organization plays a vital role in the property management and real estate sectors by providing resources, education, and networking opportunities for individuals involved in building ownership and management. BOMA focuses on promoting best practices and standards within the industry, helping members improve their operational efficiency, and advocating for policies that benefit the commercial real estate sector. Understanding the full name clarifies BOMA's mission and purpose within the real estate landscape. It emphasizes the association's dedication to those who actually own and manage properties, distinguishing it from similar organizations that might focus on other aspects of property operations or management, such as training for operational staff. This comprehensive approach helps property managers and owners stay informed about industry trends, regulations, and technological advancements, ultimately enhancing their ability to effectively manage properties.

9. Why might new construction be required in property management?

- A. To evade local regulations
- B. To lower overall property costs
- C. To protect the value of the property and meet tenant specifications**
- D. To increase maintenance staffing

New construction in property management is often necessary to protect the value of the property and meet tenant specifications because it helps to ensure that the property remains competitive in the market. As tenant needs and preferences change, new construction can address these evolving demands by incorporating modern amenities, improved layouts, and updated designs that appeal to potential renters. This not only enhances tenant satisfaction but can also lead to higher occupancy rates and rental income, ultimately preserving or increasing the property's value over time. In many instances, renovations or new developments may also be required to maintain compliance with updated building codes or safety regulations, which further underscores the importance of construction in property management. Ensuring that a property meets both regulatory standards and tenant expectations is crucial for long-term success in the property management industry.

10. Which of the following would be a violation of the Fair Housing Act?

- A. Offering housing to all applicants regardless of background
- B. Restricting access to housing based on familial status**
- C. Providing wheelchair access to common areas
- D. Displaying the HUD fair housing poster

The Fair Housing Act was established to promote equality in housing and protect individuals from discrimination based on certain protected characteristics. One of these characteristics is familial status, which includes the presence of children under the age of 18. Violating this provision means implementing policies or practices that restrict access to housing for families with children, which is explicitly prohibited under the Fair Housing Act. Restricting access to housing based on familial status directly undermines the principles of fair housing by excluding a specific demographic group. This type of discrimination not only violates federal law but also harms the ability of families to secure suitable housing. In contrast, offering housing to all applicants regardless of background, providing wheelchair access to common areas, and displaying the HUD fair housing poster are all actions that support the spirit of the Fair Housing Act. They promote inclusivity, accessibility, and awareness of fair housing rights, making them consistent with the goals of the legislation.

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://scpropertymanagement.examzify.com>

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

SAMPLE