

Texas SAE Property Management 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

- 1. What type of notice is required in Texas for non-payment of rent?**
 - A. A 5-day notice to vacate**
 - B. A 3-day notice to vacate**
 - C. A 10-day notice to vacate**
 - D. A 7-day notice to vacate**
- 2. What should Angelo's first step be if he suspects a former tenant was involved in illegal activities at his rental property?**
 - A. Inspect the property himself**
 - B. Notify the police**
 - C. Call a testing company for contamination**
 - D. Contact the previous tenant**
- 3. Why is it essential for property managers to understand local property laws?**
 - A. To engage in competitive pricing strategies**
 - B. To ensure compliance and avoid legal issues**
 - C. To attract better tenants**
 - D. To network with other property managers**
- 4. In Texas, agents need to be _____ to show, lease, or accept payment for soliciting space for property owners.**
 - A. Licensed**
 - B. Certified**
 - C. Registered**
 - D. Trained**
- 5. How might a property manager assess a maintenance issue's severity?**
 - A. By conducting a visual inspection**
 - B. By ignoring the issue until tenant complaints grow**
 - C. By relying solely on tenant reports**
 - D. By waiting for owner approval before acting**

- 6. How much annual rent does Joseph pay for his leased space?**
- A. \$61,200**
 - B. \$54,000**
 - C. \$50,400**
 - D. \$70,000**
- 7. What role does communication play in property management?**
- A. It can create misunderstandings with tenants**
 - B. Only important for emergencies**
 - C. Essential for addressing tenant needs and issues**
 - D. Less important than financial documentation**
- 8. What is defined as tenant retention in property management?**
- A. Strategies to keep tenants long-term**
 - B. Evaluating tenant complaints**
 - C. Improving property conditions**
 - D. Offering lower rents**
- 9. Which action is typically required before a formal eviction?**
- A. Verbally demanding a tenant to leave**
 - B. Issuing a written eviction notice**
 - C. Changing the locks on the property**
 - D. Removing the tenant's belongings immediately**
- 10. What common amenity can significantly increase a property's appeal?**
- A. Garden space**
 - B. Swimming pool**
 - C. Outdoor grill**
 - D. Walking trail**

Answers

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

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Explanations

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1. What type of notice is required in Texas for non-payment of rent?

- A. A 5-day notice to vacate**
- B. A 3-day notice to vacate**
- C. A 10-day notice to vacate**
- D. A 7-day notice to vacate**

In Texas, for non-payment of rent, the law mandates that landlords provide a written notice to the tenant, allowing them a grace period to remedy the situation before further action, such as eviction, can be initiated. The correct answer specifies that a 3-day notice to vacate is required. This notice informs the tenant that they have three days to either pay the overdue rent or vacate the premises. This 3-day time frame is a standard procedure that aims to offer tenants a short, specific window to address any issues regarding their rent payments. If the tenant does not comply within this period, the landlord may then proceed with legal measures to evict the tenant from the property. Understanding this notice requirement is crucial for both landlords and tenants to navigate their rights and responsibilities effectively. Other notice periods do exist for different scenarios, such as the 5-day notice often associated with lease violations or the 10-day notice which might pertain to other breaches, but those do not apply specifically to non-payment of rent in the context of eviction proceedings in Texas.

2. What should Angelo's first step be if he suspects a former tenant was involved in illegal activities at his rental property?

- A. Inspect the property himself**
- B. Notify the police**
- C. Call a testing company for contamination**
- D. Contact the previous tenant**

If Angelo suspects that a former tenant was involved in illegal activities at his rental property, his first step should involve notifying the police. This action is crucial for several reasons. When illegal activities, such as drug manufacturing or other criminal acts, are suspected, it is vital to involve law enforcement to ensure that any potential evidence is handled appropriately and that the situation is assessed by the authorities responsible for addressing such matters. The police have the training and legal authority to investigate these claims further, including determining whether there is indeed a threat to public safety or if further action is warranted regarding contamination or damage caused by illegal activities. Inspections carried out by individuals without the proper training or legal authority could compromise potential evidence or create safety hazards. It is essential to allow professionals to evaluate the situation comprehensively and determine the best course of action. Involving the authorities at the outset also protects Angelo from any legal liability that could arise from taking matters into his own hands. In this context, contacting a testing company or the previous tenant may not address the immediate concern of potential illegal activity and may even complicate the situation further. Thus, notifying the police stands out as the appropriate first step in this scenario.

3. Why is it essential for property managers to understand local property laws?

- A. To engage in competitive pricing strategies**
- B. To ensure compliance and avoid legal issues**
- C. To attract better tenants**
- D. To network with other property managers**

Understanding local property laws is crucial for property managers primarily to ensure compliance and avoid legal issues. Property managers are responsible for navigating various regulations pertaining to rental agreements, tenant rights, property maintenance, and fair housing practices. Familiarity with these laws helps them operate within legal boundaries, which minimizes the risk of disputes and potential litigation. Compliance with local property laws not only safeguards the property manager's interests but also protects the rights of the tenants and enhances the overall management process. For instance, understanding eviction processes, security deposit regulations, and local zoning laws can prevent costly mistakes and penalties. This knowledge is essential for creating legally binding leases and enforcing terms appropriately. While competitive pricing strategies, attracting better tenants, and networking with other managers are important aspects of property management, they do not hold as much weight without a solid foundation in local laws. A well-informed property manager can make strategic decisions that align with legal requirements, which ultimately contributes to the successful management of the property.

4. In Texas, agents need to be _____ to show, lease, or accept payment for soliciting space for property owners.

- A. Licensed**
- B. Certified**
- C. Registered**
- D. Trained**

In Texas, agents must be licensed to engage in activities such as showing, leasing, or accepting payments for soliciting space on behalf of property owners. This requirement is established to ensure that individuals involved in property management and real estate transactions are knowledgeable and adhere to the state's laws and regulations. A license signifies that the agent has met the necessary education and experience standards, providing a level of professionalism and competency that protects both property owners and tenants. Being licensed not only confirms that the agent is legally permitted to conduct these activities but also encourages ethical practices in the industry. The state regulates these licensing requirements to maintain high standards and accountability in property management services. While other terms like certified, registered, or trained may imply certain qualifications or knowledge, a formal license is specifically mandated by the Texas Real Estate Commission for agents to operate legally in this capacity.

5. How might a property manager assess a maintenance issue's severity?

- A. By conducting a visual inspection**
- B. By ignoring the issue until tenant complaints grow**
- C. By relying solely on tenant reports**
- D. By waiting for owner approval before acting**

A property manager can effectively assess a maintenance issue's severity by conducting a visual inspection. This hands-on approach allows the manager to observe the problem firsthand, evaluate its scope, and determine the potential impact on the property's functionality and tenant safety. A visual inspection provides critical insights that may not be adequately conveyed through tenant reports alone, allowing for a more informed and proactive response to maintenance needs. Conducting a visual inspection is essential because it enables the property manager to gather evidence about the issue, look for underlying problems, and prioritize repairs based on urgency and potential hazards. This method also fosters better communication with tenants, as the manager can provide updates based on their observations, rather than just relying on second-hand information.

6. How much annual rent does Joseph pay for his leased space?

- A. \$61,200**
- B. \$54,000**
- C. \$50,400**
- D. \$70,000**

To determine the annual rent that Joseph pays for his leased space, we typically need to analyze the details surrounding his lease agreement, such as the monthly rent amount and any additional terms stipulated in the contract. If the correct answer is \$61,200, this indicates that the monthly rent amount was likely set at \$5,100 since \$61,200 divided by 12 months equals \$5,100 per month. This calculation aligns with standard practices in property management, where lease agreements often stipulate rental amounts on a monthly basis. This choice also reflects typical market rates for commercial or residential properties in a given area, taking into account factors like the location, size of the space, condition, and amenities included in the lease. If Joseph's rental amount were significantly lower or higher than market rates, it might raise questions about the lease's terms or conditions. Other provided amounts may be less accurate representations of his actual rental obligation when calculated on an annual basis, given that they fall outside the calculated monthly rent figure of \$5,100. Understanding how to convert monthly rent into annual rent is crucial for property management, as it aids in financial planning and budgeting for both landlords and tenants.

7. What role does communication play in property management?

- A. It can create misunderstandings with tenants**
- B. Only important for emergencies**
- C. Essential for addressing tenant needs and issues**
- D. Less important than financial documentation**

In property management, effective communication is essential for addressing tenant needs and issues. Proper communication fosters a cooperative relationship between property managers and tenants, allowing the manager to understand tenants' concerns, expectations, and feedback. This open line of dialogue helps in resolving issues promptly, leading to increased tenant satisfaction and retention. Furthermore, clear communication can prevent misunderstandings about property rules, maintenance schedules, and other important information, thereby enhancing overall operational efficiency. Additionally, effective communication contributes to a positive reputation for the property management team, which can lead to referrals and a stronger tenant community. By regularly communicating with tenants through various channels, such as newsletters, meetings, or digital platforms, property managers can ensure that everyone is informed and engaged, ultimately supporting the successful management of the property.

8. What is defined as tenant retention in property management?

- A. Strategies to keep tenants long-term**
- B. Evaluating tenant complaints**
- C. Improving property conditions**
- D. Offering lower rents**

Tenant retention refers to the strategies and efforts implemented by property managers to maintain long-term occupancy by their tenants. This concept is crucial in property management, as retaining tenants can lead to lower turnover costs, reduced vacancies, and a more stable income stream. By focusing on tenant retention, property managers can develop various approaches, such as enhancing communication, addressing tenant concerns promptly, providing excellent customer service, and maintaining property conditions to meet tenants' needs. Engaging tenants with community events or improvement initiatives can also strengthen their connection to the property, encouraging them to stay longer. While evaluating tenant complaints, improving property conditions, and offering lower rents can play a role in the overall satisfaction of tenants, they are not specifically definitions of tenant retention. These actions might contribute to improving retention but represent parts of the broader strategy aimed at creating an environment where tenants want to remain long-term.

9. Which action is typically required before a formal eviction?

- A. Verbally demanding a tenant to leave
- B. Issuing a written eviction notice**
- C. Changing the locks on the property
- D. Removing the tenant's belongings immediately

Issuing a written eviction notice is a crucial step in the eviction process because it provides formal documentation of the landlord's intent to terminate the tenancy and outlines the reasons for the eviction. This notice serves as a legal requirement in many jurisdictions, including Texas, where specific forms and time frames must be adhered to. The written eviction notice informs the tenant of the situation, allowing them an opportunity to address the issue, whether that means paying overdue rent, rectifying lease violations, or vacating the property. Before taking any further actions, such as filing for formal eviction in court, it is essential to provide this written notice to demonstrate that the landlord has followed the necessary legal procedures. This not only protects the landlord's rights but also ensures that the tenant is aware of their obligations and any potential consequences of failing to comply. Other actions such as verbally demanding the tenant to leave, changing the locks, or removing a tenant's belongings are not appropriate or legal steps taken prior to formal eviction and can lead to complaints or legal challenges by the tenant. These methods do not provide the tenant with due notice or an opportunity to respond, which could jeopardize the landlord's position in a legal context.

10. What common amenity can significantly increase a property's appeal?

- A. Garden space
- B. Swimming pool**
- C. Outdoor grill
- D. Walking trail

A swimming pool is a common amenity that can significantly enhance a property's appeal due to several reasons. First, it serves as a popular recreational feature, especially in locations with warm climates. Many prospective renters or buyers view access to a swimming pool as a desirable luxury that adds an element of leisure and enjoyment to their living experience. Furthermore, a swimming pool can be an attractive gathering spot for families and friends, making it ideal for social interactions and community building. It not only offers a place for relaxation and exercise but also contributes to the aesthetic value of the property. The presence of a well-maintained swimming pool can also signify a higher standard of living and a more upscale environment, which is a compelling factor for many people when choosing where to live. In contrast, while garden space, outdoor grills, and walking trails can also provide enjoyment and enhance the lifestyle of residents, they may not have the same level of universal appeal as a swimming pool, which tends to attract a broader range of individuals looking for both leisure and community amenities.

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://txsaepropertymgmt.examzify.com>

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