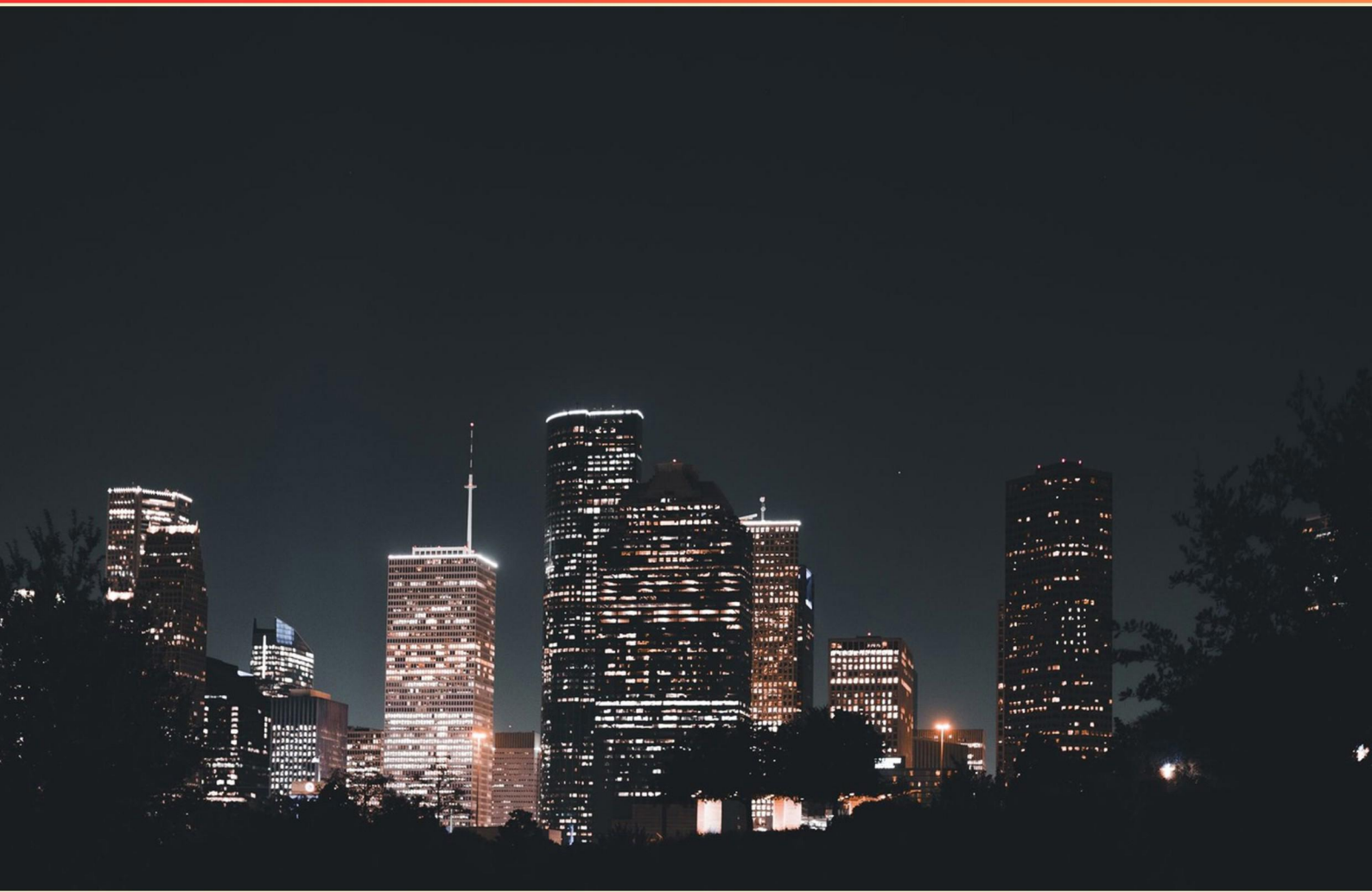


TEXAS SAE PROPERTY MANAGEMENT PRACTICE EXAM (SAMPLE)

STUDY GUIDE



SAMPLE STUDY GUIDE WITH LIMITED QUESTIONS

**VISIT US ONLINE FOR
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 does a housing authority do?

- A. It provides luxury housing projects
- B. It oversees and offers affordable housing programs for low-income families
- C. It manages property maintenance for private landlords
- D. It focuses on real estate development for affluent communities

2. What constitutes a fair housing violation?

- A. Offering properties with reduced rent
- B. Discriminating against tenants based on protected characteristics
- C. Failing to provide necessary amenities
- D. Improper maintenance of properties

3. What must a property manager disclose to prospective tenants?

- A. The rental history of the property
- B. Any known material defects in the property
- C. The marketing strategy for the property
- D. The owner's personal information

4. What is tenant liability insurance?

- A. Insurance that covers the landlord's property damages
- B. Insurance that protects landlords from damages caused by tenants
- C. Insurance that covers the tenant's personal belongings
- D. Insurance that protects against natural disasters

5. What is the primary focus of lease compliance?

- A. Ensuring timely rent payments
- B. Adhering to lease terms by both landlord and tenant
- C. Reviewing property maintenance standards
- D. Negotiating lease renewal terms

6. What is typically included in a lease agreement?

- A. A list of potential property buyers
- B. The terms and conditions of rental
- C. A summary of property taxes
- D. A report of maintenance issues

- 7. 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
- 8. What is the average household income within 5 miles of the shopping center?**
- A. \$60,000
 - B. \$70,000
 - C. \$80,000
 - D. \$90,000
- 9. What is the primary goal of environmental compliance in property management?**
- A. Maximizing rental income
 - B. Ensuring tenant satisfaction
 - C. Protecting public health and safety
 - D. Promoting tenant engagement
- 10. Why are inspections important for property owners?**
- A. To deter tenants from staying longer
 - B. To maintain the property's condition and comply with lease agreements
 - C. To document tenant behaviors
 - D. To increase rent prices

Answers

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

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Explanations

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1. What does a housing authority do?

- A. It provides luxury housing projects
- B. It oversees and offers affordable housing programs for low-income families**
- C. It manages property maintenance for private landlords
- D. It focuses on real estate development for affluent communities

A housing authority plays a crucial role in overseeing and implementing affordable housing solutions for low-income families. Its primary goal is to ensure that these families have access to safe, decent, and affordable housing options. This involves managing programs such as public housing, housing choice vouchers, and other assistance programs that aim to alleviate the burden of housing costs for those who qualify. The focus of a housing authority is not on luxury housing or affluent communities, which is why options that mention these aspects are not correct. Instead, it actively works on making housing accessible to marginalized and economically disadvantaged groups, aligning its objectives with public welfare and community development. The housing authority also coordinates with various stakeholders, including government entities and non-profits, to foster supportive environments for those it serves. Thus, this option accurately reflects the broad and essential functions performed by a housing authority in supporting low-income families.

2. What constitutes a fair housing violation?

- A. Offering properties with reduced rent
- B. Discriminating against tenants based on protected characteristics**
- C. Failing to provide necessary amenities
- D. Improper maintenance of properties

A fair housing violation occurs when individuals are treated unfairly in housing-related activities because of specific protected characteristics outlined in the Fair Housing Act. These characteristics include race, color, national origin, religion, sex, familial status, and disability. Discriminating against tenants based on these characteristics directly contravenes federal laws designed to ensure equal housing opportunities for all individuals. The other options do not directly relate to fair housing violations. Offering properties with reduced rent does not inherently discriminate against anyone unless the discount is applied in a biased manner based on those protected characteristics. Failing to provide necessary amenities and improper maintenance of properties generally pertain to housing quality rather than discriminatory practices, and while they can lead to different types of legal issues, they do not fall under the scope of fair housing violations unless they disproportionately affect tenants based on the aforementioned protected classes.

3. What must a property manager disclose to prospective tenants?

- A. The rental history of the property
- B. Any known material defects in the property**
- C. The marketing strategy for the property
- D. The owner's personal information

A property manager is required to disclose any known material defects in the property to prospective tenants because this is crucial for ensuring the safety and well-being of the tenants. Material defects refer to significant issues that could affect the livability or value of the property, such as plumbing problems, structural integrity concerns, or hazardous conditions like mold or lead paint. Providing this information helps tenants make informed decisions about whether they want to proceed with renting the property and promotes transparency in the landlord-tenant relationship. Disclosing material defects aligns with ethical practices and legal obligations, as failing to do so could lead to potential liabilities for the property manager and owner if tenants experience issues that were not disclosed prior to leasing. It's also an important aspect of consumer protection, ensuring that tenants are aware of what they are renting and can assess any risks associated with the property effectively.

4. What is tenant liability insurance?

- A. Insurance that covers the landlord's property damages
- B. Insurance that protects landlords from damages caused by tenants**
- C. Insurance that covers the tenant's personal belongings
- D. Insurance that protects against natural disasters

Tenant liability insurance is specifically designed to protect landlords from damages that may be caused by tenants during their occupancy. This type of insurance typically covers incidents such as accidental damage to the property or injuries that occur as a result of the tenant's actions. For landlords, having tenant liability insurance is important as it helps mitigate financial losses that might occur if a tenant causes significant damage or a liability claim arises. While insurance covering the landlord's property damages may seem similar, it doesn't specifically focus on the actions of the tenant. Instead, tenant liability insurance is directed more toward protecting landlords from the unpredictabilities associated with tenant behavior. This nuanced focus highlights why the correct answer pertains specifically to the protection of landlords from damages instigated by their tenants.

5. What is the primary focus of lease compliance?

- A. Ensuring timely rent payments
- B. Adhering to lease terms by both landlord and tenant**
- C. Reviewing property maintenance standards
- D. Negotiating lease renewal terms

The primary focus of lease compliance is to ensure that both the landlord and tenant adhere to the terms and conditions set forth in the lease agreement. This includes various aspects such as payment of rent, maintenance responsibilities, and compliance with rules and regulations specified in the lease. Proper lease compliance is crucial for maintaining a clear and functional relationship between both parties, as it helps prevent disputes and misunderstandings regarding responsibilities and expectations. While timely rent payments are certainly a component of lease compliance, they are just one aspect of the broader requirement for both parties to honor the entire lease agreement. Property maintenance standards and lease renewal negotiations are important processes in property management, but they fall under the more general umbrella of lease compliance rather than representing its primary focus. Therefore, the emphasis on adherence to all terms of the lease encapsulates the essence of lease compliance effectively.

6. What is typically included in a lease agreement?

- A. A list of potential property buyers
- B. The terms and conditions of rental**
- C. A summary of property taxes
- D. A report of maintenance issues

A lease agreement is a legally binding document that outlines the terms and conditions of rental between the landlord and tenant. This typically includes important details such as the duration of the lease, payment terms (including rent amount and due dates), security deposit requirements, rules regarding property use, and responsibilities for maintenance and repairs. Including these elements helps ensure both parties understand their rights and obligations, which can prevent disputes and provide a clear framework for the rental arrangement. The other options do not belong in a standard lease agreement. A list of potential property buyers is irrelevant to the terms of tenancy, while a summary of property taxes does not pertain to the agreement between landlord and tenant. A report of maintenance issues may be relevant for the landlord's records, but it is not a standard component included in a lease agreement itself.

7. 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.

8. What is the average household income within 5 miles of the shopping center?

- A. \$60,000
- B. \$70,000
- C. \$80,000**
- D. \$90,000

The average household income within 5 miles of the shopping center is a crucial metric for understanding the demographic profile of the area, which can influence various aspects such as consumer behavior, potential business performance, and property management strategies. An average household income of \$80,000 indicates a relatively affluent community, suggesting that residents may have considerable disposable income to spend on retail and services in the shopping center. This income level can attract higher-end retailers and service providers, enhancing the shopping center's appeal and potentially increasing foot traffic and sales for those businesses. Understanding this average helps property managers and investors make informed decisions about marketing strategies, tenant selection, and property development that align with the socioeconomic characteristics of the surrounding area. It also aids in forecasting the financial viability of the shopping center, as higher household incomes typically correlate with a stronger local economy and increased demand for retail offerings.

9. What is the primary goal of environmental compliance in property management?

- A. Maximizing rental income
- B. Ensuring tenant satisfaction
- C. Protecting public health and safety**
- D. Promoting tenant engagement

The primary goal of environmental compliance in property management is centered around protecting public health and safety. This involves adhering to laws and regulations that are designed to minimize the impact of property operations on the environment, thus ensuring that the property is safe for tenants and the surrounding community. Compliance typically includes managing hazardous materials, controlling waste disposal, adhering to building codes, and ensuring that facilities are safe from environmental hazards. By focusing on public health and safety, property managers can help prevent issues that could lead to legal liabilities and ensure a safe living or working environment. This proactive approach not only protects individuals but also supports the broader community's well-being, promoting sustainable property management practices that ultimately benefit everyone involved. Other considerations like rental income or tenant engagement, while important, are secondary to the fundamental need to safeguard public health and safety, which is critical in maintaining compliance with environmental laws and regulations.

10. Why are inspections important for property owners?

- A. To deter tenants from staying longer
- B. To maintain the property's condition and comply with lease agreements**
- C. To document tenant behaviors
- D. To increase rent prices

Inspections are vital for property owners primarily to maintain the property's condition and ensure compliance with lease agreements. Regular inspections allow property owners to identify any maintenance issues or necessary repairs before they escalate into more significant problems. This proactive approach helps preserve the property's value and appearance, thereby protecting the owner's investment. Moreover, inspections can help verify that tenants are adhering to the terms of the lease, such as cleanliness and care of the property, which can prevent disputes and ensure that the property is being used appropriately. Additionally, maintaining the property in good condition can lead to higher tenant satisfaction and retention rates. Regularly scheduled inspections provide an opportunity to spot and address issues like unauthorized changes to the property or any potential hazards, ensuring a safe living environment for tenants. Overall, these practices align with good property management and can enhance the overall profitability of the rental property.

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!

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