

# **NIREM Institute of Real Estate Management**

[www.nirem.org/RPL](http://www.nirem.org/RPL)

## **Certificate in Property Management (RPL)**

### **Syllabus**

The Recognition of Prior Learning Programs assesses your existing knowledge and experience in your area; therefore questions based on practical aspect of professional property management market, business and process are asked. If you have some knowledge and experience in property management, you should be able to answer these questions. The question would be asked from the following areas:

- Real Estate Market and Business Process
- Types of properties
- Property Management
- Owner and Tenant Relations
- Marketing and Market assessment
- Property positioning
- Leasing and Lease negotiations
- Maintenance
- Risk and Safety

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### Sample Questions

1. Which of the following are the key challenges faced by the real estate sector?

- A. Rising mortgage rate
- B. Multiple approvals
- C. Both A & B
- D. None of the above

Ans. (C)

2. A property manager may work as:

- A. An employee of a property owner
- B. Independent manager working for several owners
- C. None of the above
- D. Either A or B

Ans. (D)

3. Market analysis is carried out to:

- A. Arrive at the optimum rental price for a standard space in the area
- B. Figure out vacancy rate in comparable property
- C. Find out the average rate for comparable rental units
- D. Identify all properties comparable to the subject property

Ans. (A)

4. In which condition the property manager prefers percentage fee over a flat fee?

- A. When the agent aims to significantly increase the revenue of the building
- B. When the agent manages multiple properties
- C. When the agent managed residential property.
- D. None of the above

Ans. (A)

5. A good advertising campaign to attract right tenant should be shaped by which of the following factors:

- A. Type of the property
- B. Supply and demand
- C. Available financial resource
- D. All of the above

Ans. (D)

6. Gross lease is most common in which of the following type of property?

- A. Retail property
- B. Office property
- C. Residential property
- D. Industrial property

Ans. (C)

7. Screening a tenant includes evaluating the applicant's

- A. Educational background
- B. Ethnicity
- C. Rental history
- D. All of the above

Ans. (C)

8. A proper record of lease renewal dates with advance reminders helps property managers in:

- A. Contacting good tenants in an effort to retain them
- B. Planning the eviction of tenants
- C. Both the above
- D. None of the above

Ans. (A)

9. A good property manager should carry out which of the following types of maintenance?

- A. Routine maintenance
- B. Preventive maintenance
- C. Corrective maintenance
- D. All of the above

Ans. (D)

10. The ratio of rentable space to usable space is sometimes called the

- A. Loss factor
- B. Gain factor
- C. Both the above
- D. None of the above

Ans. (A)