

# SAMPLE EXAMINATION QUESTIONS

## LEVEL 3 AWARD IN THE SALE OF RESIDENTIAL PROPERTY (ENGLAND, WALES & NORTHERN IRELAND)

- **Unit 1: Health and Safety, Security and General Law (COM1)**
- **Unit 2: Law Relating to Residential Property Sales (SRP2)**
- **Unit 3: Practice Relating to Residential Property Sales (SRP3)**
- **Unit 4: Property Appraisal and Basic Building Construction and Defects (SRP4)**

**Note: In your examinations each unit will be assessed separately.**

**ALL QUESTIONS REMAIN THE PROPERTY OF PROPERTYMARK QUALIFICATIONS AND MUST  
NOT BE REPRODUCED IN ANY FORM**

**Question 1**

Which of the following would be regarded as appropriate conduct in respect of the two fire extinguishers kept in your office?

- A Check the expiry date on the equipment
- B Use the equipment to prop open the office door on a hot day
- C Borrow one of the extinguishers for your car
- D Lend one of the extinguishers to a client


**Question 2**

Where a client gives notice to a property professional in line with the terms of a contract, the contract can be said to have ended by:

- A frustration
- B breach
- C performance
- D agreement


**Question 3**

Where a court orders a person to fulfil their part of a contract this is known as:

- A an injunction
- B specific performance
- C enforcement
- D damages


**Question 4**

The property professional is securing a property following a viewing when the key breaks in the lock. Which of the following would be the **BEST** primary course of action?

- A Instruct a locksmith to attend
- B Contact the client and seek their instructions
- C Ask a neighbour to monitor the property until the client returns
- D Leave a note on the front door to advise the client of the problem


**Question 5**

While undertaking a viewing on behalf of their employer at a client's property, the negotiator notices that the banister to the stairs is loose but fails to warn the applicant who falls and breaks their leg. Who would be vicariously liable should the applicant seek to claim damages for the injury?

- A The negotiator
- B The client
- C The employer
- D No one as this was an accident


**CONTINUE OVER**

**Question 6**

An estate agent's duty of care with a seller commences:

- A when the contract for agency services is signed by both parties
- B at the first point of contact with the seller
- C when the market appraisal appointment is confirmed
- D when the property is first marketed


**Question 7**

Falsely claiming an estate agent has ready willing and able buyers on their mailing list for a specific property to generate new business is in breach of which legislation?

- A Consumer Protection from Unfair Trading Regulations 2008
- B Consumer Rights Act 2015
- C Business Protection from Misleading Marketing Regulations 2008
- D Consumer Contracts Regulations 2013


**Question 8**

Which of the following would be in breach of the Consumer Protection from Unfair Trading Regulations 2008?

- A Failing to mention the property is located in a cul-de-sac
- B Failing to mention the property has been extended
- C Failing to mention the property has no mains water or drainage connection
- D Failing to mention the property has no parking facilities


**Question 9**

Which of the following penalties would **NOT** be imposed if an estate agency firm was in breach of the Financial Services and Markets Act 2000?

- A A fine from the courts
- B Withdrawal of authorisation by the FCA
- C A warning or prohibition notice under the Estate Agents Act
- D Expulsion from the TPO Redress scheme


**Question 10**

When a sale is agreed, which of the following signs is **NOT** permitted under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007?

- A Sold STC
- B Under offer
- C Sold
- D Sale Agreed


**CONTINUE OVER**

**Question 11**

When a property is being sold by way of a formal tender, what happens when the seller accepts an offer?

- A The buyer has 7 days to exchange contracts and 28 days to complete
- B The property is sold subject to contract and the buyer has 28 days to exchange contracts
- C Contracts are exchanged immediately, and the buyer has 28 days to complete
- D Contracts are exchanged and the property sale completed on the same day


**Question 12**

What is the **MAXIMUM** time a property can be marketed without a valid EPC?

- A 7 days
- B 14 days
- C 21 days
- D 28 days


**Question 13**

Which of the following information is **NOT** included in an EPC?

- A Number of bedrooms
- B Age of the property
- C Type of property
- D Floor area


**Question 14**

A mortgagee in possession has a duty to:

- A achieve a quick sale
- B obtain the best price
- C test the market as widely as possible
- D use more than one selling agent


**Question 15**

At what point should the buyer take out building insurance on the property being purchased?

- A Immediately before exchange of contracts
- B On exchange of contracts
- C Between exchange of contracts and completion
- D On completion


**CONTINUE OVER**

**Question 16**

Property built between 1901 and 1918 is known as what period?

- A Georgian
- B Edwardian
- C Victorian
- D Regency


**Question 17**

For which of the following would Building Regulation Approval **NOT** be required in a domestic property?

- A Change of use of an integral garage to a study
- B Conversion of a roof loft to a bedroom
- C Erection of a 2-metre-high boundary wall
- D Removal of an internal load-bearing wall


**Question 18**

Which of the following would be **MOST** useful as a comparable for a well maintained modern 3 bedroom detached house during a market appraisal?

- A Similar sized three bedroom Victorian detached house for sale in the same street
- B Smaller two bedroom modern detached house sold six months ago in a similar area
- C Similar sized three bedroom modern detached house sold two years ago in the same street
- D Similar sized three bedroom modern detached house, in need of renovation, for sale in a similar area


**Question 19**

A roof with two different pitches is called?

- A Lean-to
- B Double pitch
- C Mansard
- D Hipped


**Question 20**

Horizontal cracking to brickwork is **MOST** likely caused by:

- A roof spread
- B thermal movement
- C cavity wall tie failure
- D heave


**END**

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