

SAMPLE EXAMINATION QUESTIONS

LEVEL 6 AWARD IN THE SALE OF RESIDENTIAL PROPERTY (SCOTLAND)

- **Unit 1: Health and Safety, Security and General Law (SCOM1)**
- **Unit 2: Law Relating to Residential Property Sales (SSRP2)**
- **Unit 3: Practice Relating to Residential Property Sales (SSRP3)**
- **Unit 4: Property Appraisal and Basic Building Construction and Defects (SSRP4)**

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

Consumer protection is an example of:

- A Criminal Law
- B Private Law
- C Common Law
- D Administrative Law

Question 2

Which of the following is **NOT** an essential element of a valid contract?

- A The agreement must be in writing
- B There must be a capacity to contract
- C There must be an acceptance
- D There must be an offer

Question 3

Private Law is a relationship between:

- A individuals, and individuals and corporate bodies
- B local authorities and individuals
- C Government and individuals
- D Government and corporate bodies

Question 4

An action for breach of a simple contract **MUST** be brought within:

- A 4 years
- B 5 years
- C 6 years
- D 8 years

Question 5

Which of the following is a real positive burden?

- A Right to light and prospect
- B Not to park a caravan
- C To maintain a wall
- D Not to use a building for business use

CONTINUE OVER

Question 6

A contract with a seller does **NOT** have a Right to Cancel Notice when it has been signed in the owner's home. What is the potential impact of this?

- A The Right to Cancel Notice period would be 7 days
- B The Right to Cancel Notice period would be 14 days
- C The Right to Cancel Notice period would be 12 months
- D The Right to Cancel Notice period would be 24 months

Question 7

Which of the following is **EXEMPT** from the provisions of the Estate Agents Act 1979?

- A Developers who make only direct sales
- B Estate agents registered as sole traders
- C Developers who sell property through estate agents
- D Letting agents marketing residential tenancies

Question 8

An agent is advertising a property as completely upgraded following a developer refurbishing it. To whom would a buyer report a potential breach of The Consumer Protection from Unfair Trading Regulations 2008?

- A The Scottish Government
- B Trading Standards
- C NAEA Propertymark
- D RICS

Question 9

An agent accused of being in breach of The Consumer Protection from Unfair Trading Regulations 2008 wishes to use a due diligence defence regarding a mistake in the property schedule. In which of the following circumstances might this defence **NOT** apply?

- A They relied on information provided by a surveyor contained in the Home Report
- B They relied on information provided by the seller after investigation
- C They made an error in transcription of the information recorded by them, and it was approved by the owner in line with the office standard procedures for checking
- D They had copied the information from the schedule when the property was bought from a qualified estate agent by the current owner

CONTINUE OVER

Question 10

A person purchasing a second home or a buy-to-let property costing £40,000 or more **MUST** pay an additional dwelling supplement of Land and Building Transaction Tax (LBTT) in addition to the normal rate, which is charged on the purchase price at which of the following rates?

- A 1%
- B 2%
- C 3%
- D 4%

Question 11

Why might a surveyor recommend a specialist report as part of the survey and valuation report?

- A To get a commission from the specialist
- B To ensure a problem they identified did not have a major impact on the structure
- C To avoid making a decision
- D To ensure their valuation was accurate

Question 12

Which of the following is an emerging trend in the marketing of property?

- A Portals
- B Websites
- C Social media
- D Boards

Question 13

When qualifying buyers and offers, which of the following provisions is **NOT** an undesirable practice laid down by the Undesirable Practices Order 1991, but would be covered under other legislation?

- A To discriminate against a buyer because they will not take services from you
- B To discriminate against a buyer based on race or disability
- C To misrepresent offers or the existence or status of another buyer
- D Not forward offers made by buyers promptly and in writing

Question 14

When an offer has been received by an estate agent, when should it be forwarded to the seller?

- A Once the offer has been accepted
- B After an interview with a financial adviser
- C As soon as missives are prepared
- D Within 48 hours

CONTINUE OVER

Question 15

When discussing two offers with a seller, which of the following may lead to one or the other being the preferred bid?

- A The offer price only
- B The date of entry only
- C Whether the offer is conditional on the buyer's sale only
- D All of the matters identified in A, B & C could be relevant to determining the preferred bid

Question 16

What would **BEST** describe the impact of pandemic lockdowns on property prices?

- A A rise in prices where the property has an outside space
- B A decrease in prices where the property has an outside space
- C A rise in prices for inner city property
- D A drop in prices for property generally, outside of the inner city area

Question 17

A property has a lot of ceiling cracks even although it is heavily artexed. What should you advise the seller to consider?

- A To get a plasterer to give it a skim coat to look better
- B To get a painter to fill the cracks and give it a coat of paint
- C Nothing it will be the purchaser's problem
- D Advise that a licensed asbestos contractor be asked for a report

Question 18

What is a hipped roof?

- A A roof that slopes on all sides
- B A roof that slopes on two sides
- C A roof that slopes at greater than 20 degrees
- D A sloping ridge of a pitched roof

Question 19

What does the body FENSA regulate?

- A Boiler installers
- B Double glazing installers
- C Electrical installers
- D Security system installers

CONTINUE OVER

Question 20

What building defect would dry and brittle roof timbers suggest?

- A Wet rot
- B Rising damp
- C Dry rot
- D Condensation

END
