

SAMPLE EXAMINATION QUESTIONS

LEVEL 6 AWARD IN RESIDENTIAL LETTING AND PROPERTY MANAGEMENT (SCOTLAND)

- **Unit 1: Health and Safety, Security and General Law (SCOM1)**
- **Unit 2: Legal Aspects of Letting and Management (SRLPM2)**
- **Unit 3: Residential Property Letting Practice (SRLPM3)**
- **Unit 4: Residential Property Management Practice (SRLPM4)**

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 landlord has purchased a large property in need of renovation. Before renovating, the landlord is considering various options. Which of the following would necessitate an HMO licence on the property?

- A The property is converted into separate bedsits
- B The property is renovated to house a large family
- C The property is renovated to be let out for holidays
- D The property is renovated to accommodate the employees of a limited company

Question 7

Under a short assured tenancy, what is the irreducible **MINIMUM** notice period to be given by a tenant to end the tenancy after the end of a fixed term?

- A 7 days
- B 14 days
- C 28 days
- D 56 days

Question 8

The obligation to carry out a legionella risk assessment is placed on the 'duty holder' under health and safety legislation. Who is the duty holder?

- A The tenant
- B The landlord
- C The letting agent
- D The local authority

Question 9

Your usual contractor is carrying out repairs in a rented property and they inform you, as managing agent, that they suspect the presence of asbestos. Which of the following statements is **NOT** correct in respect of what you should do?

- A You should immediately terminate your instructions to the contractor
- B You should assess whether your usual contractor has the necessary expertise to proceed
- C You should ensure a risk assessment is undertaken
- D You should ensure any asbestos waste is disposed of in accordance with the regulations

CONTINUE OVER

Question 10

A tenancy deposit held by an approved scheme **MUST** be paid out by the scheme within which of the following time periods, following agreement by both parties or arbitration of any dispute?

- A 5 working days
- B 7 working days
- C 14 working days
- D 30 working days

Question 11

A homeowner is planning to buy a buy-to-let property and is aware of taxes which may be added. Which of the following scenarios would avoid the Additional Dwelling Supplement (ADS) levied on second properties?

- A The buy-to-let property being sold belongs to a limited company
- B The buy-to let property is worth less than £40,000
- C The buy-to-let property is being bought by a company and the purchaser is a director
- D The buy-to let property is worth less than £145,000

Question 12

A tenant on a short assured tenancy has agreed with the landlord to renew the lease. The property does **NOT** have an EPC. Which of the following **CORRECTLY** states when an EPC is required by law?

- A When the current tenant renews the lease
- B Within 30 days of the current tenant's lease being renewed
- C When the property is next advertised for let
- D When the landlord replaces the gas boiler in the property

Question 13

A managed property for let received a lot of interest and several offers from prospective tenants. To comply with the Letting Agent Code of Practice, the agent **MUST**:

- A inform the landlord in writing of all applications made on the property as soon as possible, along with relevant information about the offer and the applicant
- B inform the landlord in writing of the most suitable application made on the property as soon as possible, along with relevant information about the offer and the applicant
- C inform the landlord in writing of the most suitable applicant for the property
- D inform the landlord of all applications made on the property as soon as possible, along with relevant information about the offer and the applicant

CONTINUE OVER

Question 14

A tenant comes in to sign the tenancy agreement and asks you to sign it so they can take a copy of it away. When could you do so?

- A If you have a letting only agreement
- B If you have a letting and rent processing agreement
- C If you have a letting and management agreement
- D Only if the landlord has given you authority to do so

Question 15

Which of the following would be **LEAST** important in an inventory and schedule of condition report?

- A The name of the manufacturer of the cutlery
- B The name of the manufacturer of the electrical appliances
- C Details of where the operating manuals can be found in the property
- D Failing to mention that the landlord was still carrying out work at the property

Question 16

What is the **EARLIEST** date you can give notice for rent arrears under Ground 8 of the Housing (Scotland) Act 1988?

- A The day after the third month of arrears becomes payable
- B The day the fourth month of arrears becomes due
- C The day the second month of arrears becomes due
- D You cannot give notice and will have to wait until the end of the tenancy

Question 17

You are required to carry out a gas safety check and a repair to a window in a property you are letting. Which cost can you deduct from the rent?

- A The gas safety check
- B The window
- C Both repairs
- D The costs as covered in your Terms of Business

Question 18

After you have carried out a final inventory and after the tenant's deposit has been refunded, the landlord calls to say there is a burn mark on the carpet in the living room. Who could the landlord hold liable?

- A No one, as it is fair wear and tear
- B The tenant only
- C The agent only
- D Both the tenant and agent

CONTINUE OVER

Question 19

You carry out a closing inventory following a tenancy and note a child's bicycle in the garage. You have written to the tenant to collect it, but they have failed to do so. What further action should you take?

- A You should write to the tenant advising if it is not removed in a reasonable time, specifying a date, you will dispose of it
- B The tenant has clearly left the bicycle, so the landlord has a right to dispose of it, but should give it to charity
- C The tenant has clearly left the bicycle, so the landlord has a right to sell it
- D Although the tenant has left the bicycle, the landlord is required to store it in case the tenant comes back and asks for it

Question 20

A landlord wishes to serve notice, as the local authority has been receiving complaints about noise and antisocial behaviour by the tenant who moved in the property in March 2018. What does the landlord need to gain possession of the property?

- A Serve a Notice to Quit and an AT6 and apply to the Sheriff Court for an eviction notice
- B Serve a Notice to Quit and an AT6 and obtain and apply to the First-tier Tribunal for an eviction notice
- C Serve a Notice to Leave and apply to the Sheriff Court to obtain an eviction notice
- D Serve a Notice to Leave and apply to the First-tier Tribunal for an eviction notice

END
