

Sample Examination Questions

**Level 3 Technical Award in Residential Inventory
Management & Practice – England & Wales**

**Level 6 Technical Award in Residential Inventory
Management & Practice - Scotland**

- **Unit 1: Health and Safety, Security and General Law (RIMP1/SRIMP1)**
- **Unit 2: Legal Aspects of Residential Inventory Management & Practice (RIMP2/SRIMP2)**
- **Unit 3: Residential Letting & Property Management (RIMP3/SRIMP3)**
- **Unit 4: Residential Inventory Management & Practice (RIMP4/SRIMP4)**

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

A tenant has failed to pay the rent for more than 3 months. Before the landlord can evict the tenant, the landlord must do which of the following:

- A Obtain a court order
- B Telephone the tenant
- C Visit the property to ascertain why the rent has not been paid
- D None of the above

Question 2

The tenant of a residential property is a limited company. Any notice for the tenant must be sent to which of the following:

- A The company's registered office
- B The rented property
- C The managing directors home address
- D The company's solicitor

Question 3

A residential property is let to 3 or more professional sharers. Which of the following is best practice for the landlord/agent?

- A Warn the tenants that they may have to apply for a local authority license
- B Make enquiries to the local authority about license requirements before executing the tenancy agreement
- C Apply for a license if necessary within the first 3 months of the term
- D Suggest to the landlord that a premium rent is applicable

Question 4

The tenants pay their deposits in equal amounts, when registering the deposit which of the following applies?

- A Each part of the deposit is registered separately
- B The deposit is registered as a single amount in the names of the joint tenants
- C The deposit is registered in a single amount in the name of the lead tenant
- D The deposit does not have to be registered at all

CONTINUE OVER

Question 5

A residential property is subject to a mortgage. The landlords do not have consent from their mortgagee. Which of the following should you do?

- A Accept the landlord's instructions to let the property as they are your clients
- B Check with the mortgagee anyway
- C Proceed in any event but warn the tenant that the mortgagee has not consented
- D Refuse to act for the landlord's

Question 6

A guarantor pays the deposit to an agent on the tenant's behalf, which of the following should you do?

- A Register the deposit in the guarantor's name
- B Tell the guarantor you cannot accept it and hand the deposit back
- C Register the deposit in the tenant's name and give prescribed information to the guarantor
- D Do not register the deposit as it was not paid by the tenant

Question 7

As agent, you receive 6 months' rent in advance from the tenant. You immediately effect the following:

- A Pay the money onto your firm's higher rate deposit account
- B Pay the money onto your firm's higher rate client account
- C Credit the payment to your firm's working office account
- D Agree how the money will be held and released with the landlord and the tenant

Question 8

As an inventory provider, who pays for your services?

- A The landlord
- B The tenant
- C The letting agent
- D The party instructing you

Question 9

The principle reason for having an inventory at the start of any tenancy is?

- A To facilitate a claim for damages against the tenant at the end of the term
- B To allow the landlord to keep the deposit at the end of the tenancy
- C For insurance purposes
- D As a reminder of what the landlord left in the property

CONTINUE OVER

Question 10

Your instructing party has requested that you take photographs at the time of a periodic visit. The tenant refuses permission at the time of your visit. Which of the following should you do?

- A Take photographs secretly on your mobile phone
- B Defer to the tenants wishes
- C Follow your client's instructions
- D Tell the tenant you will have to cancel the appointment and they will be charges

END
