

# SAMPLE EXAMINATION QUESTIONS

## LEVEL 3 AWARD IN 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**

A fundamental legal obligation placed on employees, with regard to safety and work is to:

- A Take reasonable care
- B Report rule breaches on a regular basis
- C Put clients' interests first
- D Attend all health-related staff meetings


**Question 2**

When lifting an object, you **should**:

- A Keep it as close to you as possible, bend your knees and keep your back straight
- B Start from a kneeling position and then straighten up
- C Keep it as far away from you as possible, bend your knee and your back
- D Start with bent arms and straighten them


**Question 3**

When taking potential buyers onto a building site, you must normally:

- A Obtain a liability disclaimer beforehand
- B Park as close to the property as possible
- C Ensure everyone wears a high vis vest
- D Ask the contractor to accompany you


**Question 4**

Property keys should be kept:

- A In Reception labelled with the address
- B On a board labelled with the address
- C In a locked cupboard labelled with a code
- D In a property file labelled with a code.


**Question 5**

A property's driveway has a right of access across a neighbour's land. The property is defined, in law as

- A Benefitted land
- B Burdened land
- C Empty land
- D Shared land


**CONTINUE OVER**

**Question 6**

Who enforces the Estate Agents Act (1979)?

- A The Office of Fair Trading
- B The Ombudsman
- C The Local Authority
- D The National Association of Estate Agents


**Question 7**

Which has the most negative impact on the value of a house?

- A Broken downpipe
- B Rising damp
- C Chipped paintwork
- D Overgrown garden


**Question 8**

Planning permission is required when:

- A Converting a house into flats
- B Converting an attic into a bedroom
- C Adding an en-suite
- D Adding a conservatory


**Question 9**

What is meant by comparables?

- A Similar properties selling within the last 5 years
- B Properties with the same council tax
- C Properties in the same price group
- D Similar properties on the market


**Question 10**

What action, if any, would you take with a property you are selling if the market is changing?

- A None
- B Check comparables
- C Change prices in line with the market
- D Refer to the seller


**CONTINUE OVER**

**Question 11**

A ready willing and able buyer

- A Will have the full asking price
- B Will have paid the full deposit
- C Can complete
- D Has Power of Attorney status


**Question 12**

Discussing marketing with a client ensures:

- A The cheapest deal can be done
- B What the client can afford is discovered
- C The biggest market is found
- D The best plan for the sale is agreed


**Question 13**

Land described as in a conservation area means:

- A It is in the countryside
- B It is on green belt
- C It has historic importance
- D It can be modernised


**Question 14**

Which has the most positive impact on property value

- A type
- B Internal order
- C construction
- D location


**Question 15**

A sole agency agreement means commission is paid:

- A On a sale to a buyer introduced by another agency
- B On a private sale to a buyer introduced by the neighbour
- C On a private sale to a relative of the owner
- D On a sale within your contract as sole agency without outside help.


**CONTINUE OVER**

**Question 16**

Acting as an Agent of Necessity would mean:

- A Contact the owner in the event of vandalism
- B Secure empty premises if vandalised
- C Hold keys for viewing purposes
- D Sell a repossessed house on behalf of a mortgagee in possession


**Question 17**

A rendered house with curved bay windows to the front is likely to be:

- A Victorian
- B Edwardian
- C 1930's
- D 1970's


**Question 18**

Where would you find a rafter?

- A In a wall
- B In a door frame
- C In a roof
- D In the foundations


**Question 19**

What is the timber beam that supports floor boards called?

- A A lintel
- B A joist
- C A purlin
- D A Rafter


**Question 20**

A cavity wall in a modern house is likely to have a width of:

- A 600mm
- B 275mm
- C 150mm
- D 100mm


**END**

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