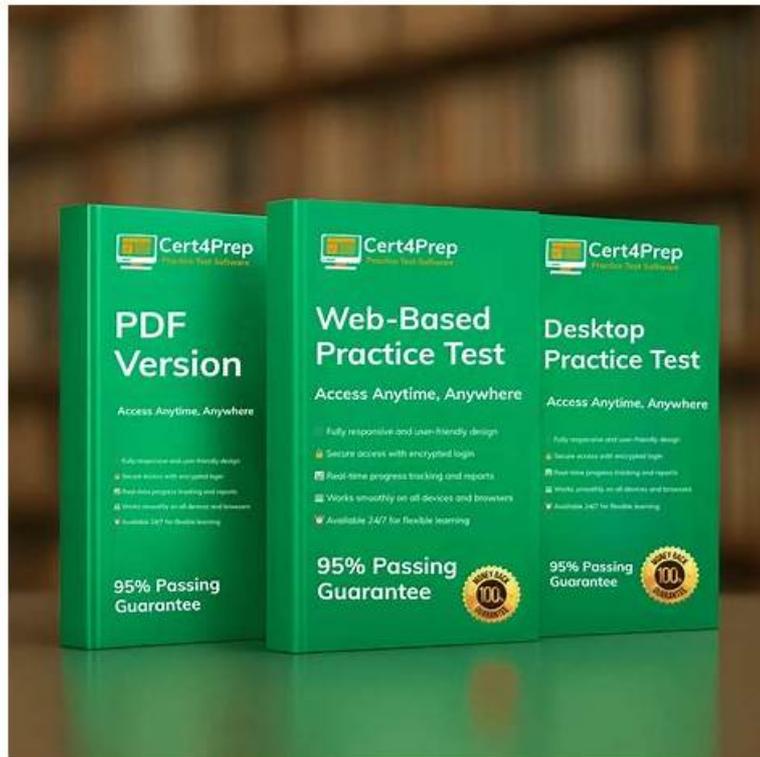


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BOMI International RPA Capstone Experience Sample Questions (Q61-Q66):

NEW QUESTION # 61

In addition to standard commercial liability insurance, a lease requires auto coverage for tenant-owned vehicles that are parked on the property. Which document describes how the auto insurance will be added to the commercial liability coverage?

Options:

- A. Insurance binder
- B. Claim
- **C. Endorsement**
- D. Certificate of insurance (COI)

Answer: C

NEW QUESTION # 62

Which type of lease is MOST likely to be executed between the lessor and the law enforcement agency?

- **A. Gross**
- B. Triple-net (NNN)
- C. Ground
- D. Percentage

Answer: A

Explanation:

Based on the Scenario:

From the scenario:

"The owner pays all operating expenses."

This is a key indicator of a Gross Lease, where:

- * The landlord pays for taxes, insurance, and maintenance (i.e., operating expenses).
- * The tenant pays a fixed rent, with no variable expenses added.

Also:

- * A law enforcement agency is a governmental/office-type tenant, and such tenants typically prefer gross leases for budgeting simplicity.
- * Ground leases involve land use and construction - not applicable here.
- * Percentage leases are used in retail, where rent is based on sales - not applicable.
- * Triple-net (NNN) leases require the tenant to pay operating costs - opposite of what the scenario states.

NEW QUESTION # 63

Which pre-leasing evaluation is required for the restrooms on the vacant floor?

Options:

- A. Location
- **B. Americans with Disabilities Act (ADA) compliance**
- C. Fixture style
- D. Water pressure code compliance

Answer: B

Explanation:

Answer Based on the Scenario:

From the scenario:

"There is only one set of public restrooms on the west side of the floor. The potential occupant would like to have the windows restored and two sets of public restrooms totaling 2,000 square feet." This indicates modifications to restrooms are being planned, and ADA (Americans with Disabilities Act) compliance is a standard, mandatory pre-leasing evaluation for any restroom renovations or additions in commercial spaces to ensure accessibility.

NEW QUESTION # 64

In semi gross and net leases, a landlord implements an additional rent clause to recapture the increased cost of operating the building. What may be another reason for additional rent clause?

- **A. Hedge against inflation.**
- B. Allow landlord to collect late fees.
- C. Ensure the property is well-maintained.

- D. Maintain the equity value of the base rent dollar.

Answer: A

NEW QUESTION # 65

An unexpected elevator repair charge was incurred. Due to the unanticipated change in the budget, the information needed to be written directly on the invoice, but it was coded incorrectly. What step in the process is ESSENTIAL to ensuring that the correct vendor is paid?

- A. Reconfirm the vendor number.
- B. Use petty cash.
- C. Enter the invoice into a pending payable file.
- D. Post vendor payments.

Answer: A

Explanation:

To ensure that the correct vendor is paid, it is essential to reconfirm the vendor number on the invoice. This step ensures that the payment is routed to the correct vendor, especially if the invoice was coded incorrectly or had other discrepancies.

NEW QUESTION # 66

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