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BOMI International RPA Capstone Experience Sample Questions (Q25-Q30):

NEW QUESTION # 25

A tenant in a multi-tenant office building is requesting a reduction in rent due to financial hardships. The tenant has been leasing space in the building for five years. Which of the following is the most appropriate first step for the property manager to take?

- A. Offer to reduce rent by 50% as a short-term solution to keep the tenant.
- B. Agree to the rent reduction immediately, as tenant retention is a priority.
- C. Suggest that the tenant vacate and find a more affordable space.
- **D. Consult the building's owner and review the lease agreement before responding to the tenant.**

Answer: D

NEW QUESTION # 26

What is the process used to break down a lease into its specific parts to discover any lease components that have an effect on base rent and the rental stream?

- A. Lease buyout
- B. Location analysis
- **C. Lease abstract**
- D. Leasing plan

Answer: C

Explanation:

A lease abstract is a summarized version of a lease that breaks it down into its key components, such as base rent, operating expenses, and lease terms. This document helps identify specific details that affect the rental stream and base rent, making it a crucial part of lease analysis.

NEW QUESTION # 27

The heating, ventilating, and air-conditioning (HVAC) technician and the electrician of a commercial property have different opinions on a critical building repair. During which stage of team development should the building manager expect this type of behavior?

Options:

- A. Performing
- B. Storming
- C. Forming
- **D. Norming**

Answer: D

Explanation:

Analysis:

The Tuckman model of team development includes the following stages:

- * Forming- Team meets, roles unclear, polite interactions.
 - * Storming- Conflicts and disagreements arise as individuals assert opinions.
 - * Norming- Team starts to resolve conflicts and work more cohesively.
 - * Performing- Team functions at a high level with collaboration and trust.
- Disagreement between team members is a classic characteristic of the Storming phase.

NEW QUESTION # 28

A new tenant will be paying for 100% of its improvement costs. The property manager wants to recommend a project delivery method that combines the planning and construction phases and encourages collaboration. Which of the following project delivery methods BEST aligns with these objectives?

- A. Design-bid-build
- B. Multiple prime contracts
- C. Construction management-at-risk
- **D. Design-build**

Answer: D

Explanation:

Analysis:

- * A. Construction management-at-risk- Offers some collaboration, but design and construction are still typically handled separately.
- * B. Design-bid-build- A linear approach with separated design and construction phases. Not collaborative.
- * C. Design-build- Combines design and construction under one contract, streamlining planning and execution, and fosters collaboration between parties. Ideal for tenant-funded projects.
- * D. Multiple prime contracts- Adds complexity and coordination challenges, which is not ideal for tenant-funded improvements.

NEW QUESTION # 29

A property manager is performing a risk assessment of a business continuity plan. What type of plan is a business continuity plan?

- A. Emergency plan
- **B. Disaster plan**
- C. Service plan
- D. Backup plan

Answer: B

Explanation:

A business continuity plan is a type of disaster plan designed to ensure that essential business functions can continue during and after a major disruption (such as a natural disaster or system failure). It focuses on minimizing downtime and maintaining operations.

NEW QUESTION # 30

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