

CAP-2101-20 Study Reference, CAP-2101-20 Reliable Test Duration



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BOMI International RPA Capstone Experience Sample Questions (Q103-Q108):

NEW QUESTION # 103

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

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 # 104

Which of the following factors is MOST influential on tenant lease renewals?

- A. Curb appeal of the property
- B. Vending amenities in common areas
- C. Rental rate
- D. Customer service

Answer: D

Explanation:

Customer service has the greatest influence on tenant lease renewals. Tenants are more likely to stay when they feel their concerns are addressed promptly and professionally. Good communication, quick maintenance response, and a positive relationship with management play a crucial role in tenant satisfaction and retention.

NEW QUESTION # 105

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

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 # 106

A landlord operates a business incubator with private offices and shared amenity areas. In the past, a handful of tenants have exclusively occupied the amenity spaces on such a frequent basis that other tenants have been unable to access them. What type of provision can the landlord include in its leases to describe acceptable utilization of leased premises and common areas?

- A. Waiver of subrogation clause
- B. Force majeure clause
- C. Landlord indemnification clause
- D. Use clause

Answer: D

Explanation:

A use clause defines how tenants can use their leased space and shared amenities. Including specific language in the lease to limit or manage tenant access ensures fair use of common areas and prevents misuse that affects other tenants.

NEW QUESTION # 107

Current expenses on the property are \$1,700,000.

The most recent Experience Exchange Report (EER) for similar properties in the market shows average expenses of \$10.00 per square foot.

What percent are the expenses below the market average?

- A. 17.65 percent

- B. 15 percent
- C. 1.50 percent
- D. 0.85 percent

Answer: B

Explanation:

From Scenario 2:

* Property size =200,000 sq ft

* Current expenses =\$1,700,000

* Market average expenses =\$10.00/sq ft

Step-by-Step Calculation:

1. Calculate the market average: LEAD1PASS

$$200,000 \text{ sq ft} \times 10.00 = 2,000,000$$

2. Calculate the difference between market average and actual expenses:

$$2,000,000 - 1,700,000 = 300,000$$

3. Calculate the percent below market:

$$\frac{300,000}{2,000,000} \times 100 = 15\%$$

NEW QUESTION # 108

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