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BOMI International RPA Capstone Experience Sample Questions (Q110-Q115):

NEW QUESTION # 110

Which of the following would occur in a Phase II Environmental Site Assessment?

- A. Review of compliance with statutes
- B. Review of past and current property activities
- C. Review of adjacent and surrounding properties
- D. **Review of soil and water samples**

Answer: D

NEW QUESTION # 111

A property manager is evaluating the financial performance of their portfolio. There are various ways to evaluate performance, but they will begin with evaluating actual operations and budgeted projections. The property manager requested that any difference greater than \$5,000 or 5% of the budgeted amount must be explained. Which standard performance comparison BEST describes this step?

- A. Industry comparisons
- B. **Budget comparison and variances**
- C. Prior year comparisons
- D. Market comparable

Answer: B

Explanation:

The question describes a comparison between actual operations and budgeted projections, with a focus on identifying and explaining differences or variances. This is precisely what budget comparison and variance analysis used for - tracking discrepancies between budgeted and actual results.

NEW QUESTION # 112

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. **Use clause**
- C. Landlord indemnification clause
- D. Force majeure clause

Answer: B

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 # 113

A property manager is overseeing a tenant improvement project in an older office building. Asbestos insulation was discovered behind the walls. Which type of project change BEST describes this delay?

- A. Constructive
- B. Actual
- C. Accelerated
- D. **Disruptive**

Answer: D

Explanation:

Analysis:

- * A. Accelerated- Refers to speeding up a project, not applicable here.
- * B. Actual- Too generic and doesn't specify the nature of the issue.
- * C. Constructive- Usually refers to implied or unspoken changes or obligations, not unexpected delays due to discovered conditions.
- * D. Disruptive-#The presence of asbestos is an unforeseen condition that halts or delays the work. This is best described as a disruptive change.

NEW QUESTION # 114

A senior property manager wants to ensure members of the management team understand how a curtain wall system works. How can the senior property manager best describe the PRIMARY distinguishing features of a curtain wall?

- A. Carries the structural load of the foundation and roof
- B. **Keeps the weather out and carries no vertical structural loads**
- C. Secures the leased premises of each commercial tenant
- D. Defines the elevator shafts and fire stair tower

Answer: B

Explanation:

A curtain wall is a non-load-bearing exterior wall system that hangs (like a curtain) from the building structure. Its primary function is to protect the interior from the elements, while not supporting any vertical structural loads other than its own weight and wind loads.

NEW QUESTION # 115

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