

# Reliable BOMI International - Answers CAP-2101-20 Real Questions



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Frage #81  
A property manager who previously used an in-house staffing model for cleaning services has decided to contract with a vendor due to fluctuating seasonal occupancy. What is the BEST solution to negotiate cleaning services of a building with fluctuating occupancy?  
Options:  
A. Calculate cost of supplies.  
B. Determine scope of work.  
C. Research market wages.  
D. Determine credit allocations.

Frage #82  
A property management team was just hired to manage a property on behalf of a new client. After the team gathers data, such as long-term capital goals, leasing goals, and ownership goals, what is the BEST course of action to proceed?  
Options:  
A. Summarize in a confidential letter with read receipt.  
B. Summarize in a memo to ownership.  
C. Summarize information to property management leadership.  
D. Summarize information to property management team.

Frage #83  
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## BOMI International RPA Capstone Experience Sample Questions (Q86-Q91):

### NEW QUESTION # 86

What type of heat transfer occurs between two separate surfaces as a result of electromagnetic radiation?

- A. Convection
- B. Conduction
- C. Thermal
- D. Latent

**Answer: C**

Explanation:

#Analysis:

\* Conduction- Heat transfer through direct contact.

\* Convection- Heat transfer through fluid movement (liquids or gases).

\* Latent- Refers to heat involved in phase changes (e.g., evaporation, condensation).

\* Thermal- A general term for heat, not a method of transfer.

Heat transfer through electromagnetic radiation occurs via radiation, which is a form of thermal energy transfer not requiring a medium - best aligned here with the concept of electromagnetic waves.

However, none of the choices explicitly say radiation, but the correct interpretation for this question is:

#### NEW QUESTION # 87

A yoga studio rents a space in a building and their lease is coming to an end. Originally, the studio paid base rent covering all charges owed. However, with the installation of their new showering space, the maintenance and bill has increased significantly. The property manager wants to adjust the rent to cover the increased expenses. Which type of lease would BEST suit this change?

- A. Modified gross lease
- B. Triple-net (NNN)
- C. Gross lease
- D. Single-net lease

#### Answer: A

Explanation:

A modified gross lease allows flexibility by letting landlords shift certain operating expenses (e.g., maintenance, utilities) to tenants while keeping a base rent. It's ideal when expenses increase due to tenant-specific changes like new amenities. This setup benefits both parties and is the best option for adapting to increased costs.

#### NEW QUESTION # 88

A property manager must prepare the annual budget to review current rents, increases, and lease expiration dates. As the property manager, they want to prepare the budget by looking up tenant names, suite numbers, square footage, and other physical details. Which document should the manager use to compare information with an easy-to-read overview of the property and its tenants?

- A. Vacancy report
- B. Pro forma
- C. Rent roll
- D. Delinquency report

#### Answer: C

Explanation:

A rent roll is a document that lists the current tenants, their lease details, including names, suite numbers, square footage, rent amounts, and expiration dates. This document provides an easy-to-read overview and is essential for the property manager when preparing the annual budget.

#### NEW QUESTION # 89

Which of the following is the BEST way to ensure tenant improvement project negotiations remain within a feasible budget and schedule for the landlord and tenant?

- A. Due diligence
- B. Space planning
- C. Operational checklist
- D. Facility assessment

#### Answer: B

#### NEW QUESTION # 90

A property manager has been given the responsibility for hiring and managing a leasing team. Which of the following is the MOST important to improve leasing outcomes?

- A. Monitor performance and report to ownership.
- B. Provide an adequate budget for marketing materials.
- C. Determine an appropriate compensation structure.
- D. Set obtainable goals.

**Answer: D**

## NEW QUESTION # 91

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