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 - The experience must be verified by each employer as listed on the candidate application.

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BOMI International RPA Capstone Experience Sample Questions (Q128-Q133):

NEW QUESTION # 128

A janitorial technician frequently discusses the latest cleaning techniques, advances in equipment, and cutting-edge practices with coworkers. This group member is BEST described as which of the following?

- A. The liaison
- **B. The bridge**
- C. The star
- D. The gatekeeper

Answer: B

Explanation:

A bridge is someone who connects others in a group to new information, resources, or outside knowledge.

Since the janitorial technician shares current techniques and innovations, they serve as a bridge between external advancements and the internal team.

NEW QUESTION # 129

An asset manager has been assigned the task of reviewing lease agreements for a portfolio of buildings that a client may acquire. All buildings are multi-tenant properties with low vacancy rates. What process should the asset manager use to verify tenant lease information and identify lease modifications that may impact acquisition price and transaction risk?

- **A. Lease abstracting**
- B. Appraisal
- C. Pro forma
- D. Asset management plan

Answer: A

NEW QUESTION # 130

In reviewing the due diligence information, the property manager notices that tenants are on a variety of lease types. Which is the MOST effective approach for the property manager with respect to the current leases?

- **A. Adhere to the terms in the current leases.**
- B. Require each tenant to sign a new lease from the new owner to create conformity.
- C. Review leases with each tenant and explain that the property now has a triple-net (NNN) lease structure.
- D. Hire an attorney to write a special lease rider to make leases uniform.

Answer: A

Explanation:

Analysis:

From Scenario 2, we know:

- * The building was recently acquired.
- * There are a variety of lease types in place.
- * The new owner prefers to move toward a triple-net (NNN) lease structure.

However, leases are legally binding contracts, and:

- * You cannot unilaterally change existing lease terms.
- * Tenants are not obligated to sign a new lease or agree to changes unless the lease allows it.

Best (and most legally sound) approach:

A: Adhere to the terms in the current leases- This respects existing agreements and avoids legal issues. Any changes must happen at renewal time or through mutual agreement.

NEW QUESTION # 131

A property manager is required to administer many types of leases. Which of the following leases requires the tenant to pay the MOST expenses?

Options:

- A. Absolute net
- B. Double net
- C. Industrial gross
- D. Triple-net (NNN)

Answer: A

Explanation:

An absolute net lease requires the tenant to pay all expenses associated with the property - including property taxes, insurance, maintenance, repairs, and sometimes even structural repairs or roof replacement. This is more extensive than a triple-net (NNN) lease, where the tenant pays taxes, insurance, and maintenance, but not necessarily major capital expenses.

NEW QUESTION # 132

A property manager is working with an architect who is designing a green building using the U.S. Green Building Council's (USGBC) Sustainable Building Technical Manual. During which phase of the green design process would the cost be established?

- A. Bid
- B. Construction
- C. Occupancy
- D. Design

Answer: D

Explanation:

Analysis:

* A. Bid: Bidding is when contractors estimate the cost based on already established specs - not where the cost is originally determined.

* B. Construction: By this point, the cost has already been set and contracts awarded.

* C. Design: This is where project specifications are created, and initial cost estimates are established.

Decisions made here significantly impact overall cost.

* D. Occupancy: This is post-construction and not related to cost estimation.

NEW QUESTION # 133

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