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BOMI International RPA Capstone Experience Sample Questions (Q73-Q78):

NEW QUESTION # 73

Which of the following is required under the Americans with Disabilities Act (ADA) for a commercial building?

- A. A ramp must be installed if there are more than three steps at the building's entrance.
- B. All signage must be in Braille, regardless of the size of the building.
- C. Elevators must be available in all buildings above three floors.
- D. Restrooms must be accessible, but only on the ground floor.

Answer: A

NEW QUESTION # 74

A landlord and prospective tenant are negotiating the insurance provisions of a commercial office lease. The lease is a triple-net (NNN) agreement, and the landlord will recapture the tenant's pro-rata share of annual property insurance expenses. The landlord and tenant agree to include a clause stipulating that in the event of a property loss, each party will collect from their own respective

insurance policies regardless of fault. What is the appropriate term for this clause?

- A. Hold-harmless clause
- **B. Mutual waiver of subrogation clause**
- C. Mutual indemnification clause
- D. Errors and omissions clause

Answer: B

Explanation:

A mutual waiver of subrogation clause ensures that both parties' insurance companies will not pursue recovery from each other in the event of a claim, even if one party is at fault. This clause is common in commercial leases to prevent insurance disputes between the landlord and tenant.

NEW QUESTION # 75

Which of the following BEST describes an obligation of the tenant under a lease?

- A. Covenant of quiet enjoyment
- **B. Duty to care for the leased property**
- C. Covenant of possession
- D. Duty to disclose concealed dangerous conditions

Answer: B

Explanation:

While options A and C are obligations of the landlord, the tenant is responsible for maintaining the property in a reasonable condition and avoiding damage beyond normal wear and tear. Therefore, the duty to care for the leased property best represents a tenant's obligation under a lease.

NEW QUESTION # 76

A building owner is preparing space for a new tenant and has selected a preferred contractor. The property manager received an estimate for the construction, agreed on the overhead and profit, and settled on a construction cost. Which BEST describes the process followed?

- **A. Negotiated proposal**
- B. Competitive bid
- C. Single source
- D. Request for proposal (RFP)

Answer: A

Explanation:

In a negotiated proposal, the contractor is selected without competitive bidding, and the project terms—such as overhead, profit, and final cost—are directly negotiated. This matches the scenario where a preferred contractor was chosen and cost details were agreed upon collaboratively.

NEW QUESTION # 77

Which of the requested renovations is categorized as tenant improvements?

- A. Restrooms
- B. Lobby
- **C. Access control system**
- D. Windows

Answer: C

Explanation:

From the Scenario:

The scenario mentions:

"The potential occupant will require secured access to their space at all times."

"The potential occupant would like to have the windows restored and two sets of public restrooms totaling 2,000 square feet."

Now let's evaluate:

* A. Access control system-Requested by the tenant for their exclusive use. This is a typical tenant improvement.

Scenario 2

A real estate partnership recently purchased a new property for its portfolio. The property was developed in the 1980s and has not since had a major renovation. It is a 200,000 square foot, three-story office building.

When built, it was a Class A suburban office building in a strong market in one of the nicer business parks in the city.

The partnership typically purchases buildings that are in need of repairs and upgrades. The partnership is focused on sustainability and energy savings. The partnership staff, including asset management, accounting, and finance, are located 1,000 miles away. This is the partnership's first purchase in this marketplace.

During due diligence, the partnership found records were not as complete as expected. There are a variety of lease types, although they all have strong terms and conditions for lease renewals, including exceptions for tenant default. It is the new owner's preference to transition the building to a triple-net (NNN) lease structure. All leases and addenda, past rent rolls, financials, and operating reports are available for inspection and review.

The property is 70% occupied, and 25% of the building is up for renewal during the next two years. An appraisal report shows the capitalization rate for the market for this type of property is 6.5%. The property manager has been asked to prepare an income projection for the coming budget year.

The building has many needs in order to return to its former position in the marketplace, which includes energy and sustainability upgrades using modern technology.

NEW QUESTION # 78

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Finally, Safra finished his prayer and said to the man, Your first offer CAP-2101-20 was the amount that I had hoped for, and I will not use the fact that I was praying as an opportunity to get more than my asking price.

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