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BOMI International RPA Capstone Experience Sample Questions (Q21-Q26):

NEW QUESTION # 21

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. Errors and omissions clause
- D. Mutual indemnification 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 # 22

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

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

Answer: C

Explanation:

While options A and B 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 # 23

A job hazard analysis (JHA) is a way to identify and correct workplace hazards before incidents occur.

Which of the following is the MOST effective and comprehensive strategy for implementing JHA analyses to prepare for corrective action?

- A. Informally poll contractors before they begin tenant improvement projects.
- B. Formally require employees and contractors to fill out hazard surveys on an annual basis.
- **C. Systematically and frequently gather information from workers both verbally and in writing.**
- D. Periodically conduct ad-hoc visual inspections of mechanical rooms to find electrical hazards.

Answer: C

Explanation:

Analysis:

To be effective and comprehensive, a JHA strategy must be:

- * Proactive
- * Ongoing(not just once per year)
- * Inclusiveof all types of input (verbal, written)
- * Systematic, not ad-hoc or informal

NEW QUESTION # 24

Which of the following entities isMOSTlikely to be omitted from a standard property insurance policy?

- A. Mortgagees
- **B. Adjacent property owners**
- C. The property manager
- D. The named insured

Answer: B

Explanation:

Astandard property insurance policytypically covers thenamed insured(the property owner),mortgagees, andproperty managersif they are added as additional insureds.Adjacent property ownersare less likely to be included in the policy unless specifically added, as they have no direct ownership or stake in the insured property.

NEW QUESTION # 25

Which of the following isLEASTlikely to be collected by a property manager?

- A. Monthly rent
- B. Percentage rent
- **C. Property tax on tenant fixtures**
- D. Operating expense increases

Answer: C

Explanation:

Property managers typically collectmonthly rent,operating expense increases, andpercentage rentas part of lease agreements. However,property tax on tenant fixturesis usually theresponsibility of the tenantand handled directly with the taxing authority, making it theleast likelyto be collected by the property manager.

NEW QUESTION # 26

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