

# CRLS Practice Test Questions and Answers

## 1. What is a lease addendum?

- A) A written modification or addition to an existing lease agreement
- B) A court order requiring a tenant to vacate the premises
- C) A document voiding the original lease entirely
- D) A landlord's notice of intent to sell the property

## 2. What is a 'cure or quit' notice?

- A) A notice giving the tenant a chance to fix a lease violation or vacate the property
- B) A notice from the landlord to terminate the tenancy without cause
- C) A court order requiring immediate eviction
- D) A request for the tenant to pay overdue utility bills

## 3. What does a 'holdover tenancy' occur when?

- A) A tenant remains in the property after the lease expires without signing a renewal
- B) A landlord holds the tenant's deposit beyond the legal return deadline
- C) A tenant vacates before the lease term ends
- D) A landlord refuses to renew a lease after it expires

## 4. What is the benefit of preventive maintenance?

- A) It eliminates all repair needs
- B) It reduces costly emergency repairs and extends property lifespan
- C) It allows skipping annual inspections
- D) It makes properties look new forever

**Answers: 1-A 2-A 3-A 4-B**

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