

Residential Mobile Home Act. Ch. 33

1. What does 'abandon' mean in the context of the landlord-tenant relationship?

- A) To sell the mobile home
- B) To give up possession
- C) To temporarily vacate a property
- D) To transfer rental rights to another party

2. What is the minimum notice period required for any legitimate business reason not covered in the previous definitions?

- A) 90 days
- B) 30 days
- C) 60 days
- D) 180 days

3. What is the primary purpose of the Montana Residential Mobile Home Lot Rental Act?

- A) To regulate rental prices for mobile homes
- B) To provide financial assistance to landlords of mobile home parks
- C) To clarify the law governing the rental of land to mobile home owners
- D) To limit the rights of landlords in mobile home rentals

4. In the context of the Montana Residential Mobile Home Lot Rental Act, which entity is defined as a 'landlord'?

- A) Only government bodies regulating housing
- B) Only the owner of the mobile home
- C) A person authorized by the landowner to manage or represent the rental agreement
- D) Any tenant renting a mobile home

5. In a Mobile Home Park, when the mobile home owner has a violation not related to health, safety, or welfare laws, what is the notice period for termination?

- A) 30 days
- B) 90 days
- C) 7 days
- D) 14 days

6. What does the term 'actual & reasonable cost' refer to according to the Act?

- A) The estimated amount a landlord expects to charge tenants for repairs
- B) The true expenses and labor incurred
- C) The corresponding market rate for mobile home rentals
- D) The total rental income expected over a leasing period

7. According to the Act, which of the following is NOT included in the definition of 'premises'?

- A) Any facilities associated with the rental lot
- B) The land surrounding the mobile home
- C) The mobile home itself
- D) The lot rented to a mobile home owner

8. Under what condition is a landlord relieved of liability after transferring premises?

- A) After giving verbal notice to the tenant.
- B) After written notice of the conveyance to the tenant.
- C) If the transfer is made during a rental agreement term.
- D) When the tenant signs a new agreement with the new owner.

9. If a tenant has two or more violations of maintaining the lot within a 6-month period, what is the notice period?

- A) 30 days
- B) 7 days
- C) 180 days
- D) 14 days

10. Under what circumstances can a landlord enter a tenant's lot without prior consent?

- A) For regular maintenance checks without notice
- B) To inspect tenant belongings without reason
- C) In case of an emergency
- D) During normal business hours for inspections

11. What is required for a landlord to adopt a rule concerning tenants' use and occupancy of the premises?

- A) It must provide notice of changes 60 days in advance
- B) It must be in writing and given to all current tenants and to each new tenant
- C) It must be verbally communicated to the tenants
- D) It only applies to new tenants entering the agreement

12. What are mobile home owners allowed to do regarding their mobile home despite renting the lot?

- A) Only sell the mobile home through the landlord
- B) Sell the mobile home with conditions set by the landlord
- C) Sell the mobile home without landlord interference
- D) Automatically allow the purchaser rental rights on the lot

13. What must a landlord do when a rule is adopted that changes a month to month rental agreement significantly?

- A) Immediately enforce the rule upon adoption
- B) Notify tenants verbally within one week
- C) Delay enforcing the rule for 30 days and provide written notice
- D) Eliminate the previous agreement for new tenants only

14. In a case of nonpayment of rent, how long is the notice period before termination of the rental agreement?

- A) 14 days
- B) 7 days
- C) 30 days
- D) 90 days

15. In a landlord-tenant relationship, which of the following best describes a 'lot'?

- A) The space rented for the placement of the tenant's mobile home.
- B) The mobile home itself.
- C) A collection of mobile homes managed by a single entity.
- D) A legal document outlining the rental terms.

16. What is the main objective of the Montana Residential Mobile Home Lot Rental Act?

- A) To encourage landlords to charge higher rents for mobile home lots.
- B) To eliminate all rental agreements for mobile homes.
- C) To provide clear regulations for renting lots to mobile home owners and protect tenants' rights.
- D) To restrict landlords' rights regarding mobile home lots.

17. What is the notice period for violations of a rule that creates an immediate threat to health and safety?

- A) 14 days
- B) 7 days
- C) 24 hours
- D) 30 days