**STUDY GUIDE**

**INTERNATIONAL LEGAL ENGLISH**

1. **READING. Choose the correct answer (1-10) according to the passage.**

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|  ***Statutory Conditions of Tenancy Agreement***A tenancy agreement is a legal contract between a landlord and a tenant that outlines the terms and conditions of renting a property. Statutory conditions are mandatory terms that apply to all tenancy agreements, even if they are not explicitly stated in the contract. These conditions are designed to protect the rights and responsibilities of both parties.1. **Quiet Enjoyment:**The landlord must ensure that the tenant has the right to live in the rental property peacefully and without interference. This includes protecting the tenant from unreasonable disturbances or unlawful entry by the landlord or others.
2. **Repair and Maintenance:**The landlord is responsible for keeping the rental property in a good state of repair and ensuring it meets health and safety standards. The tenant must notify the landlord of any necessary repairs and must not deliberately cause damage to the property.
3. **Payment of Rent:**The tenant must pay rent on time as agreed in the tenancy agreement. The landlord cannot demand additional payments unless specified in the contract and permitted by law.
4. **Security Deposit:**The landlord may collect a security deposit at the start of the tenancy. This deposit must be returned to the tenant at the end of the tenancy, minus any lawful deductions for unpaid rent or damages.
5. **Notice of Termination:**Both the landlord and the tenant must provide written notice to terminate the tenancy. The required notice period depends on the type of tenancy and local laws. Failure to provide proper notice may result in legal consequences.
6. **Subletting and Assignment:**The tenant may sublet or assign the rental property to another person only with the landlord’s written consent. The landlord cannot unreasonably withhold consent.
7. **Entry to the Rental Unit:**The landlord may enter the rental property only under specific conditions, such as to carry out repairs or inspections, and must provide advance notice to the tenant, except in emergencies.
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1. **What is the primary purpose of the "Quiet Enjoyment" condition in a tenancy agreement?**
a) To ensure the landlord can access the property whenever needed.
b) To allow the tenant to live peacefully without interference.
c) To protect the tenant from paying extra rent.
d) To require the tenant to provide notice before moving out.
2. **Under the "Repair and Maintenance" condition, what is the tenant required to do?**
a) Make all necessary repairs to the property. c) Ensure the property meets safety standards.
b) Notify the landlord of any required repairs. d) Collect a security deposit from the landlord.
3. **What happens to the security deposit at the end of the tenancy?**
a) It is always returned to the tenant in full.
b) It is returned to the tenant minus lawful deductions for unpaid rent or damages.
c) It is kept by the landlord as additional rent.
d) It is transferred to the next tenant.
4. **What must a landlord do before entering the rental property?**
a) Provide advance notice to the tenant, except in emergencies. c) Ensure the tenant is present during the visit.
b) Obtain written permission from the tenant. d) Wait until the tenancy agreement ends.
5. **What is required for a tenant to sublet the property?**
a) No permission is required from the landlord. c) Written consent from the landlord.
b) Verbal consent from the landlord. d) A new tenancy agreement with the subtenant.
6. **The landlord must ensure the tenant can live peacefully without interference under the "Quiet Enjoyment" condition**.
a) True b) False
7. **A landlord can demand additional payments from the tenant without including them in the tenancy agreement.** a) True b) False
8. **The tenant must provide written notice to terminate the tenancy**.
a) True b) False
9. **The landlord can enter the property without notice for routine inspections**. a) True b) False
10. **The landlord must return the security deposit in full at the end of the tenancy, regardless of unpaid rent or damages.**
a) True b) False
11. **VOCABULARY. Choose the correct answer (11-15).**
12. **Which sentence correctly show the difference between the terms in property law?**
a) A **freehold estate** gives ownership of land for an unlimited period, **while** a **lease** grants temporary possession of land.
b) A **landlord** can enter the property anytime, **whereas** a **tenant** must give notice before moving out.
c) An **easement** allows the right to use land for a specific purpose, **while** a **usufruct** grants full ownership of land.
d) A **lease** allows exclusive possession of land, **whereas** a **license** allows use without exclusive possession.
13. **Which of the following pairs correctly matches the roles or concepts in property law?**
a) The **decedent** is the person receiving the property, **while** the **heir** is the person who transfers the property.
b) The **grantor** is the person transferring the property, **while** the **grantee** is the person receiving the property.
c) A **lease** gives the tenant temporary ownership of the property, **while** a **license** grants the tenant exclusive possession.
d) The **landlord** is the person who receives the property’s benefits, **while** the **usufruct** is the person who owns the property.
14. **Complete the sentence with the correct pair of terms.**
The **\_\_\_\_\_\_\_\_** is the person who transfers ownership or rights in property, while the **\_\_\_\_\_\_\_\_** is the person who receives those rights. Additionally, a **\_\_\_\_\_\_\_\_** grants the right to use someone else’s property for a specific purpose, while a **\_\_\_\_\_\_\_\_** allows someone to temporarily use property without transferring ownership. A **\_\_\_\_\_\_\_\_** involves the right to use property and enjoy its benefits without owning it.
**a) Grantor / Grantee / Easement / License / Usufruct
b) Decedent / Heir / Lease / License / Easement
c) Grantor / Grantee / Lease / Usufruct / License
d) Landlord / Tenant / Usufruct / Lease / License**
15. **Which meaning below doesn’t fit with the paragraph.**

The landlord and tenant agreed that any changes to the **premises** would not be made **arbitrarily** but only with **mutual consent**. The lease agreement clearly outlined the **term** of the tenancy as one year, during which both parties were required to follow the conditions set forth in the contract. Any violation of these terms, such as unauthorized alterations to the property, would result in legal consequences.
a) agreement of both parties c) in a manner based on chance
b) a piece of land d) minimizing any loss

1. **Which collocation is not true?**a) The tenant decided to **abandon the premises** without giving prior notice, which violated the terms of the lease agreement.
b) The landlord can only **terminate the foregoing** if the tenant fails to pay rent or breaches a significant term of the contract.
c) Both the landlord and tenant must **comply with the law**, including local housing regulations and safety standards.
d)The landlord refused to **grant consent** for the tenant to sublet the property to a third party.
2. **GENERAL QUESTIONS. Choose the correct answer (16-20).**
3. “*The city granted a telecommunications company an easement to install and maintain fiber optic cables across private properties.”* **According to this example, which is not true for this type of easement?**a) It’s for a clear reason, like putting up power lines or pipelines.
b) The landowner doesn’t get any benefit from it, only the person or company with the easement.
c) The right can’t be passed to someone else, like a company.
d) It’s for a person or company, not a piece of land.
4. ***Çağ Law Firm****“At our law firm, we specialize in* ***Real Property Law****, offering expert legal services in various aspects of property ownership, leasing, and disputes. Our experienced team handles cases involving* ***property transactions****,* ***easements****,* ***landlord-tenant disputes****, and* ***property damage claims****. We assist clients with issues such as* ***boundary disputes****,* ***evictions****, and* ***breach of lease agreements****. Whether you are buying or selling property, facing a landlord-tenant conflict, or dealing with property-related legal challenges, our firm is dedicated to providing effective solutions.”*

**Which of the following scenarios CAN’T this law firm assist with?**
a) A tenant is suing their landlord for failing to repair a broken heating system in the apartment.
b) A person is trying to sue their neighbor for making noise late at night.
c) A homeowner is seeking help with a legal issue regarding a shared driveway with their neighbor.
d) A company wants to set up a new office in a commercial building and needs assistance with the lease agreement.
5. **Which of the following statements is NOT true?**a) In Sales of Goods Law, the land registry is required to record the transfer of title, whereas in Real Property Law, the land registry is optional and not commonly used.
b) Usufructs is the right to use and enjoy the benefits of someone else's property without owning it, while preserving the property's value for the owner.
c) In Real Property Law, the transfer of title often requires formal documentation and registration with a land registry, whereas in Sales of Goods Law, title can transfer simply by agreement and delivery of goods.
d) Conveyance refers to the transfer of property title from one person to another.
6. **According to table which sentence is wrong?**

a) We distinguish two fundamental types of easements.

b) Permanent easements can be classified into three common types.

c) Three types of easements are sub-categorized under the heading of permenant easements.

d) Temporary easements can be also classified.

1. *Real property law deals with the ownership and transfer of* ***real estate****. A* ***contract of sale*** *sets the terms of the transaction, while a* ***deed*** *is used to legally transfer ownership. The transfer is recorded in the* ***land registry*** *to ensure it is recognized. Additionally, a* ***usufruct*** *allows someone to use and benefit from another's property without owning it.*
**Which of the following is NOT true about real property law?**
a) A **deed** is used to transfer ownership of real estate.
b) A **contract of sale** outlines the terms of a property transaction.
c) A **usufruct** allows full ownership of the property being used.
d) The **land registry** records property ownership transfers.