

100% Pass Quiz 2025 Perfect North Carolina Real Estate Commission NCREC-Broker-N: NC Real Estate Broker National Test Guide Online



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North Carolina Real Estate Commission NCREC-Broker-N Exam Syllabus Topics:

Topic	Details
Topic 1	State Portion: Practice and Procedures: This part of the exam measures the skills of provisional brokers in practical, day-to-day operations within North Carolina. It covers contracts and closing processes, use of state-specific forms, and procedures for managing transactions. It also includes state statutes on property transfers, landlord-tenant law, and fair housing requirements. This focus ensures provisional brokers can carry out transactions correctly within state guidelines.
Topic 2	National Portion: Core Concepts: This section of the exam measures the skills of broker candidates and focuses on the basic principles of real estate. It covers property ownership, forms of estates, property rights, and how interests are transferred. It also evaluates contracts, agency duties, and the role of brokers in maintaining lawful and ethical agreements. These core concepts ensure candidates understand the foundational rules of practice across the United States.

Topic 3	• State Portion: Legal Framework: This section of the exam evaluates provisional brokers on the rules and statutes that apply specifically in North Carolina. It includes license law, the Real Estate Commission's authority, and disciplinary procedures. It also covers how agency relationships must be created and disclosed under state law. These legal frameworks define the responsibilities and compliance requirements for practicing in the state.
Topic 4	• National Portion: Applied Knowledge: This part of the exam measures the applied knowledge of broker candidates and emphasizes practical skills. It includes financing and valuation methods, market analysis, and understanding mortgage processes. Candidates are also tested on land use controls, zoning, environmental regulations, required disclosures, and common real estate calculations. This applied knowledge ensures brokers can handle real-world scenarios effectively.

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North Carolina Real Estate Commission NC Real Estate Broker National Sample Questions (Q117-Q122):

NEW QUESTION # 117

If a seller whose property is currently listed with another company initiates a conversation with a broker about the possibility of the broker becoming their new listing agent, the broker:

- A. may suggest that the seller terminate the current listing agreement early.
- B. must advise the seller to contact an attorney.
- **C. may discuss the terms of a possible listing agreement that would begin after the current listing ends.**
- D. may not discuss the terms of any possible future listing agreement.

Answer: C

Explanation:

Under the NCREC Rules and Code of Ethics, a broker may not interfere with another firm's existing exclusive listing agreement. However, if a seller independently initiates a conversation, a broker is allowed to discuss the terms of a future agreement - but that agreement must begin only after the current listing expires.

The broker must not suggest early termination or breach of contract. Therefore, option A accurately reflects what is legally and ethically permissible.

NEW QUESTION # 118

Which statement about acknowledging a deed is TRUE?

- A. A deed must be acknowledged to be valid.
- B. Acknowledging a deed requires the signature of the listing agent.
- C. A deed must be acknowledged or the transaction cannot close.
- **D. A deed must be acknowledged to be recorded.**

Answer: D

Explanation:

In North Carolina, a deed must be in writing, signed by the grantor, and delivered to the grantee to be valid.

However, acknowledgment (notarization) is not required for validity-but it is required for the deed to be recorded at the county

Register of Deeds. Recording provides constructive notice of ownership. Therefore, the correct answer is C.

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NEW QUESTION # 119

A North Carolina resident who believes they were refused a lease in a new apartment building because of their sexual orientation can file a complaint with the North Carolina Human Relations Commission, but they must do so within _____ of the alleged discrimination.

- A. 2 years
- B. 6 months
- C. 1 year
- D. 3 months

Answer: C

Explanation:

Under both federal and North Carolina law, individuals who believe they have experienced housing discrimination must file a complaint within one year of the alleged act to seek administrative remedies through the North Carolina Human Relations Commission or HUD. Discrimination based on sexual orientation is protected under federal fair housing law via interpretation of "sex" as a protected class.

Therefore, the correct answer is C.

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NEW QUESTION # 120

A property owner gave a five-acre parcel of land to a church as long as the church does not build a parking lot on it. What kind of estate does the church have for this property?

- A. Life estate pur autre vie
- B. Defeasible fee estate
- C. Fee simple absolute
- D. Conventional life estate

Answer: B

Explanation:

A defeasible fee estate (specifically, a fee simple determinable or fee simple subject to a condition subsequent) is one that may be voided if a specific condition is violated or a required event does not occur. In this case, the condition is that the church cannot build a parking lot. If it does, ownership may revert to the grantor. Therefore, the correct answer is B.

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NEW QUESTION # 121

A seller discusses listing their home with a broker. The seller tells the broker that when the house sells, the seller wants \$200,000 in their pocket at closing, and the listing brokerage can keep any amount beyond that as their commission. What does this scenario describe?

- A. Exclusive agency listing
- B. Open listing
- C. Net listing
- D. Exclusive right to sell listing

Answer: C

Explanation:

In a net listing, the seller agrees to receive a fixed amount from the sale, and the broker retains any amount above that as commission. Net listings are legal but discouraged and closely regulated in North Carolina due to the potential for conflicts of interest and ethical concerns. The broker must disclose the actual selling price and ensure the arrangement is fully transparent. Therefore, the correct answer is C.

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