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想通過North Carolina Real Estate Commission的NCREC Broker N考試並取得NCREC Broker N的認證資格

當你被生財掙錢時，也許成功正在一邊等著你。NCREC Broker N 老士題名蓋最新的 North Carolina Real Estate

NOTES FROM THE EDITOR

我們Testpdf North Carolina Real Estate Commission的NCREC-Broker-N考試培訓資料給所有需要的人帶來最大的成功率，通過微軟的NCREC-Broker-N考試是一個具有挑戰性的認證考試。現在除了書籍，互聯網被認為是一個知識的寶庫，在Testpdf你也可以找到屬於你的知識寶庫，這將是一個對你有很大幫助的網站，你會遇到複雜的測試方面的試題，我們Testpdf可以幫助你輕鬆的通過考試，它涵蓋了所有必要的知識North Carolina Real Estate Commission的NCREC-Broker-N考試。

最新的 Real Estate Broker NCREC-Broker-N 免費考試真題 (Q106-Q111):

問題 #106

A property is selling for \$690,000, and the seller's estimated closing expenses amount to \$8,000. If the seller originally purchased the property for \$410,000 and paid \$3,000 in closing expenses, what is the seller's estimated profit on the sale?

- A. \$285,000
- **B. \$269,000**
- C. \$291,000
- D. \$275,000

答案: B

解題說明:

$$\text{Seller's estimated profit} = \text{Sale Price} - \text{Seller's Closing Costs} - (\text{Original Purchase Price} + \text{Original Closing Costs})$$
$$= \$690,000 - \$8,000 - (\$410,000 + \$3,000)$$
$$= \$690,000 - \$8,000 - \$413,000 = \$269,000$$

Correct answer: A

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問題 #107

A buyer's stable monthly income is \$6,800. Every month they pay a \$485 car payment, \$200 in a revolving credit payment, and \$1,500 in alimony. Using ratios of 31% and 43%, what is the maximum monthly mortgage payment they would qualify for on an FHA-insured mortgage loan?

- A. \$2,108
- B. \$1,972
- **C. \$1,763**
- D. \$739

答案: C

解題說明:

FHA mortgage qualification uses two ratios:

Housing ratio (Front-end): 31% of monthly gross income

Total debt ratio (Back-end): 43% of monthly gross income

Step 1: Calculate max housing (front-end)

$31\% \times \$6,800 = \$2,108$

Step 2: Calculate max total debts (back-end)

$43\% \times \$6,800 = \$2,924$

Subtract monthly debts: $\$485 + \$200 + \$1,500 = \$2,185$

Max mortgage payment allowed = $\$2,924 - \$2,185 = \$739$

The borrower is limited by the back-end ratio, so the maximum housing expense is \$739.

Note: The initial selected answer choice "B. \$1,763" would exceed the debt ratio when combined with existing monthly obligations.

The correct final answer is A.

問題 #108

A North Carolina broker arranges a real estate sales transaction while working for a brokerage firm. If the broker's license becomes inactive before the transaction closes, the brokerage firm:

- **A. can pay the commission to the broker.**
- B. must keep the commission.
- C. must pay the commission to the licensee who took over the transaction for the now-inactive broker.

- D. must return the commission to the seller.

答案： A

解題說明：

According to North Carolina Real Estate Commission policy, as long as the broker was actively licensed at the time the transaction was originated (i.e., while performing licensed activity), the broker is legally entitled to compensation-even if their license becomes inactive before closing. The commission is paid through the firm. Therefore, the correct answer is A.

問題 #109

The buyer of a farm wants to separately purchase a tractor from the seller. What document would MOST likely be required at closing to transfer ownership of the tractor?

- A. Purchase agreement
- B. Deed
- C. Bill of sale
- D. Personal property addendum

答案： C

解題說明：

A bill of sale is the legal instrument used to transfer ownership of personal property-such as a tractor-from one party to another. While a deed is used for real property, and a personal property addendum may list included items in a real estate contract, the actual transfer of ownership for non-real items like equipment requires a bill of sale. Therefore, the correct answer is D.

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問題 #110

By what right could a county acquire private land necessary to build a new highway ramp?

- A. Escheat
- B. Eminent domain
- C. Police power
- D. Condemnation

答案： B

解題說明：

Eminent domain is the government's right to take private property for public use, with just compensation to the owner. The legal process used to exercise this right is called condemnation. Therefore, while condemnation is the procedure, the actual right exercised is eminent domain. Escheat involves reverting property to the state when there is no heir, and police power involves regulations like zoning. Correct answer:B.

問題 #111

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NCREC-Broker-N 認證基於 North Carolina Real Estate Commission 雄厚的技術實力，和不斷上升的市場佔有率的影響，其認證考試也有條不紊地在全國範圍逐步展開，越來越多的考生要參加 North Carolina Real Estate Commission 的 NCREC-Broker-N 考試。作為權威的認證，NCREC-Broker-N 認證考試也是十分豐富的。NCREC-Broker-N 考試整體來說還是不算複雜的，只要事先將擬真試題看好就沒有問題了。這樣的話，可以為你的考試節省很多的時間。

NCREC-Broker-N 考題資訊： <https://www.testpdf.net/NCREC-Broker-N.html>

如果你正在準備 NCREC-Broker-N 考試，為 Real Estate Broker 認證做最後衝刺，又苦於沒有絕對權威的考試真題模擬，Testpdf 希望能助你成功，針對 NCREC-Broker-N 認證考試，我們專業的 IT 講師研究出最適合考試使用的 North Carolina Real Estate Commission NCREC-Broker-N 考古題資料，包括當前最新的考題題目，也就是說，您購買了我們的產題庫之後，只要我們的 NCREC-Broker-N 題庫更新了，您就會收到我們系統自動發送到您郵箱的更新題庫，我們有專門的 IT 專家每天查看 North Carolina Real Estate Commission NCREC-Broker-N 題庫是否更新，保證您掌握到最新的資源，所以您只需要花一次錢，就能在一年之內一直享受最新的資源，這是一件非常划算的事情，NCREC-

自己可以賣給東海龍族，甚至可以賣給朝廷、靈寶山等等，紀秀茹驚嘆道，蘇妙雲也深以為然，如果你正在準備NCREC-Broker-N考試，為Real Estate Broker認證做最後衝刺，又苦於沒有絕對權威的考試真題模擬，Testpdf希望能助你成功！

針對NCREC-Broker-N認證考試，我們專業的IT講師研究出最適合考試使用的North Carolina Real Estate Commission NCREC-Broker-N考古題資料，包括當前最新的考題題目，也就是說，您購買了我們的產題庫之後，只要我們的NCREC-Broker-N題庫更新了，您就會收到我們系統自動發送到您郵箱的更新題庫，我們有專門的IT專家每天查看North Carolina Real Estate Commission NCREC-Broker-N題庫是否更新，保證您掌握到最新的資源，所以您只需要花一次錢，就能在一年之內一直享受最新的資源，這是一件非常划算的事情。

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BONUS!!! 免費下載TestpdfNCREC-Broker-N考試題庫的完整版: https://drive.google.com/open?id=1cX84Dim_G12cIkGsPCy2Da6KmlLmYx