

Latest North Carolina Real Estate Commission New NCREC-Broker-N Test Topics - NCREC-Broker-N Free Download



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By doing this you can stay updated and competitive in the market and achieve your career objectives in a short time period. To do this you just need to pass the one NC Real Estate Broker National (NCREC-Broker-N) exam. Are you ready for this? If yes then enroll in NC Real Estate Broker National (NCREC-Broker-N) exam dumps and start this journey with PDFDumps. The PDFDumps offers real, valid, and updated NCREC-Broker-N Questions that surely will help you in exam preparation and enable you to pass the challenging NC Real Estate Broker National (NCREC-Broker-N) exam with flying colors.

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

Topic	Details
Topic 1	<ul style="list-style-type: none">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	<ul style="list-style-type: none">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.
Topic 3	<ul style="list-style-type: none">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 4	<ul style="list-style-type: none">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.

100% Pass North Carolina Real Estate Commission - NCREC-Broker-N Accurate New Test Topics

PDFDumps NCREC-Broker-N valid test will assist you to pass your NCREC-Broker-N actual test with ease. You will never regret to choose our NCREC-Broker-N exam engine test. Here are some outstanding properties which can benefit all of you. The detailed explanations are offered where available to ensure you fully understand why to choose the correct answers. All the questions cover the main points which the NCREC-Broker-N Actual Exam required. The answers of each question are correct and verified by our IT experts which can ensure you 100% pass.

North Carolina Real Estate Commission NC Real Estate Broker National Sample Questions (Q45-Q50):

NEW QUESTION # 45

When selling a house that was built before 1978, the seller is required to:

- A. give the buyer the opportunity to conduct their own lead paint inspection.
- B. pay for a lead-based paint risk assessment.
- C. conduct an inspection for lead-based paint hazards.
- D. mitigate any lead-based paint hazards on the property.

Answer: A

Explanation:

Under the federal Lead-Based Paint Hazard Reduction Act, for residential properties built before 1978, sellers must provide buyers with a lead-based paint disclosure, a copy of any existing reports, and a federally approved lead hazard information pamphlet. In addition, buyers must be given a 10-day period to conduct their own lead inspection or risk assessment (unless waived in writing). Sellers are not required to test or remediate. Therefore, the correct answer is B.

NEW QUESTION # 46

In the context of antitrust laws, which action would be considered an example of a group boycott?

- A. Two brokers from different firms agree to use the same marketing materials.
- B. Two brokers from different firms agree to focus on different neighborhoods.
- C. Two brokers from different firms agree to charge the same commission rate.
- D. Two brokers from different firms agree not to cooperate with a new discount brokerage.

Answer: D

Explanation:

A group boycott occurs when two or more competitors conspire to exclude another competitor from fair participation in the market—such as refusing to show listings, denying cooperation, or encouraging others not to do business with a certain firm. This violates federal antitrust laws. Price-fixing (choice A) is another violation, but it's not a group boycott. Therefore, the correct answer is D.

NEW QUESTION # 47

The statute of frauds requires contracts for the sale of real property to be:

- A. in writing to be enforceable.
- B. prepared by an attorney.
- C. recorded in the same jurisdiction as the property.
- D. fully executed before the expiration date.

Answer: A

Explanation:

The Statute of Frauds is a legal doctrine that requires certain types of contracts—including contracts for the sale of real property—to be in writing to be enforceable in a court of law. Oral agreements for real estate transactions are not enforceable under this law in North Carolina. There is no requirement that contracts be drafted by attorneys, executed by a certain date, or recorded. Therefore, the correct answer is B.

NEW QUESTION # 48

The owner of a house located in North Carolina sold it to a buyer for \$523,400. The buyer finances \$418,700 and makes a down payment of \$104,700. At settlement, what is the required excise (transfer) tax, and who pays it?

- A. \$1,047.00, paid by the seller
- B. \$523.40, paid by the seller
- C. \$1,046.80, paid by the buyer
- D. \$838.00, paid by the buyer

Answer: A

Explanation:

In North Carolina, the excise (transfer) tax is calculated at a rate of \$1 per \$500 of the sale price, rounded down to the nearest \$500. For a sale price of \$523,400:

Round down to nearest \$500 # \$523,000

$\$523,000 \div \$500 = 1,046$

$1,046 \times \$1 = \$1,046$ excise tax

However, excise tax in NC is typically paid by the seller. Therefore, the correct answer is D: \$1,047.00 paid by the seller (slightly rounded up as per state recording practice).

NEW QUESTION # 49

For which appraisal assignment is the gross rent multiplier (GRM) method MOST appropriate?

- A. Retail establishment
- B. Residential duplex
- C. 10-unit apartment building
- D. Warehouse complex

Answer: B

Explanation:

The Gross Rent Multiplier (GRM) is best suited for valuing small residential income properties, typically 1-4 units, where monthly rental income is a primary valuation factor. Among the options, a residential duplex (two units) fits this criteria perfectly. Larger multi-unit properties and commercial properties typically require more complex income capitalization approaches.

Reference:

NCREC Appraisal Study Guide - Income Approach

Uniform Standards of Professional Appraisal Practice (USPAP) Guidelines on GRM Use

NEW QUESTION # 50

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