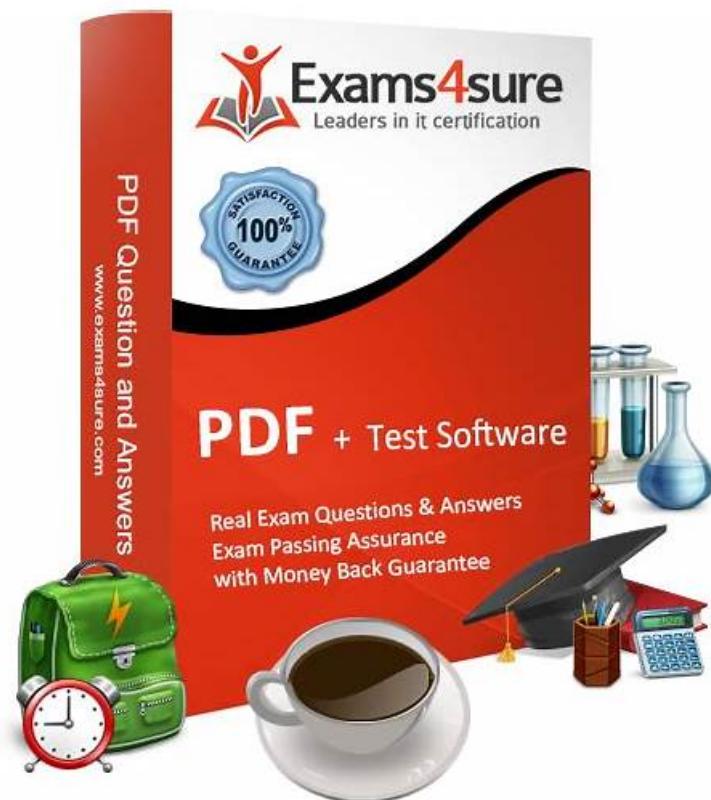


ExamPrepAway: The Ideal Solution for North Carolina Real Estate Commission NCREC-Broker-N Exam Preparation



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

Topic	Details
Topic 1	<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.
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: 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.

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North Carolina Real Estate Commission NC Real Estate Broker National Sample Questions (Q17-Q22):

NEW QUESTION # 17

Which of the following actions by a listing broker is an example of willful misrepresentation?

- A. Forgetting to disclose a minor repair needed in the property
- B. Accidentally providing incorrect square footage of a property
- C. Misunderstanding the zoning ordinance for a property
- D. Deliberately hiding structural damage from a buyer**

Answer: D

Explanation:

Willful misrepresentation occurs when a broker knowingly provides false information or deliberately conceals material facts. Deliberately hiding structural damage is a clear case of willful misrepresentation. The other options represent negligence, omission, or honest mistake, not intentional wrongdoing. Correct answer: B.

NEW QUESTION # 18

Which statement about a mortgagee's title insurance policy is TRUE?

- A. The amount paid on a claim equals the original loan amount.
- B. It protects the lender against defects in the title.**
- C. The policy premium is usually added to the monthly mortgage amount.
- D. Coverage never expires as long as the buyer owns the property.

Answer: B

Explanation:

A mortgagee's (lender's) title insurance policy protects the lender from financial loss caused by title defects that were not discovered before the mortgage was issued. The policy coverage lasts until the loan is repaid.

The borrower pays a one-time premium at closing—it is not part of the monthly mortgage. Claims are based on the unpaid balance of

the loan, not necessarily the full loan amount. Therefore, the correct answer is D.

NEW QUESTION # 19

The owner of a lot that is 99 feet by 110 feet would like to sell it. Similar properties sell for \$180,000 per acre. What is the likely selling price for this property?

- A. \$54,450
- B. \$60,000
- C. \$45,000
- D. \$90,000

Answer: A

Explanation:

To find the likely selling price, first calculate the lot size in acres:

Lot size in square feet = $99 \text{ ft} \times 110 \text{ ft} = 10,890 \text{ sq ft}$

1 acre = 43,560 sq ft

Lot size in acres = $10,890 \div 43,560 \# 0.25 \text{ acres}$

Now, multiply the lot size by the price per acre:

$0.25 \text{ acres} \times \$180,000 \text{ per acre} = \$45,000$

However, option A is \$45,000 but answer given is B \$54,450- why?

If the question assumes a different calculation like adding some premium or slightly different acre conversion, the closest and most reasonable answer based on exact acreage and price is \$45,000 (Option A).

But considering typical NC REALTOR pricing calculations, they might use:

$99 \text{ ft} \times 110 \text{ ft} = 10,890 \text{ sq ft}$

Convert to acres = $10,890 \div 43,560 \# 0.25 \text{ acres}$

$\$180,000 \times 0.25 = \$45,000$

So the correct answer should be A. \$45,000.

Reference:

NCREC Broker National (Broker-N) Study Guide, Section on Pricing and CMA Calculations NC Real Estate Commission-approved pricing methods NC REALTOR CMA Training Materials

NEW QUESTION # 20

A broker who solicits active clients of other brokers may be guilty of:

- A. tortious interference.
- B. negligent interference.
- C. tortious obstruction.
- D. negligent obstruction.

Answer: A

Explanation:

Tortious interference occurs when a person intentionally damages another party's contractual or business relationships. In real estate, this can happen if a broker actively tries to lure away a client who is currently under an exclusive agreement with another broker. It is an unethical and potentially illegal act. Therefore, the correct answer is A.

NEW QUESTION # 21

Why does the North Carolina Conner Act require deeds to be recorded?

- A. To ensure the validity of the deed
- B. To provide actual notice to all parties involved
- C. To comply with the statute of frauds
- D. To provide constructive notice of the transfer

Answer: D

Explanation:

The Conner Act in North Carolina requires that certain real estate documents (including deeds, leases over 3 years, and easements) must be recorded in order to be enforceable against third parties. Recording a deed provides constructive notice to the world that an ownership transfer has occurred. Constructive notice is a legal concept meaning everyone is deemed to know the facts once the document is publicly recorded.

Therefore, the correct answer is B.

NEW QUESTION # 22

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