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North Carolina Real Estate Commission NC Real Estate Broker National Sample Questions (Q42-Q47):

NEW QUESTION # 42

Which situation would be an appropriate use of an expedited eviction process in North Carolina?

- A. A residential tenant has not paid the rent in more than two months.
- **B. A tenant in a two-week vacation rental has breached the rental agreement.**
- C. A tenant has been arrested on a charge of domestic violence.
- D. A tenant has filed a false complaint with a local housing authority.

Answer: B

Explanation:

Under NC General Statutes Chapter 42A (Vacation Rental Act), a landlord may employ the expedited eviction process (using magistrate and four-hour notice) when a tenant under a vacation rental agreement (30 days or fewer) breaches the contract—such as overstaying, failing to pay rent, or materially violating terms. A two-week vacation rental falls under this provision. unc.edu/fairhousing/nc.org+14ncleg.gov+14ncclamp. gov+14fairhousingnc.org. Option A is standard eviction, not expedited; B and C don't qualify under expedited procedures.

NEW QUESTION # 43

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

Answer: C

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 # 44

In residential construction, building a concrete foundation directly on the ground is called:

- A. platform construction
- B. post and beam construction
- C. pier and beam construction
- **D. slab-on-grade construction**

Answer: D

Explanation:

A slab-on-grade foundation is a flat concrete slab poured directly on the ground, often used in warmer climates where ground freezing is not an issue. It supports the building structure directly and does not include a crawl space or basement. Pier and beam and post and beam refer to elevated structures, while platform construction refers to framing, not the foundation. Therefore, the correct answer is D.

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NEW QUESTION # 45

According to the North Carolina Real Estate Commission Rules, what must be included in a written agency agreement?

- A. An automatic renewal clause
- B. The expiration date of the broker's license
- C. A broker protection clause
- **D. The broker's license number**

Answer: D

Explanation:

According to 21 NCAC 58A .0104(a), a written agency agreement in North Carolina must include the broker's license number and a definite expiration date. These are required by the Commission to ensure regulatory clarity and accountability. A broker protection clause is optional and negotiated between parties. Automatic renewal clauses are prohibited in listing agreements. Therefore, the correct and required component is the broker's license number.

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NEW QUESTION # 46

A prospective buyer, who just moved to town from Venezuela, asks their buyer agent to show them houses only in Latino neighborhoods. If the buyer agent complies with the buyer's directions, the agent could be guilty of:

- A. blockbusting
- B. redlining
- **C. steering**
- D. pandering

Answer: C

Explanation:

Steering is the illegal practice of guiding prospective buyers toward or away from certain neighborhoods based on race, ethnicity, religion, or other protected characteristics. Even if the request comes from the buyer, complying with such directions violates the Fair Housing Act. The correct answer is C - steering.

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NEW QUESTION # 47

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