

NCREC-Broker-N Certificate Exam | Vce NCREC-Broker-N Format



पत्र संख्या :
च.नं. :



नाम दर्ता प्रमाणपत्र वितरण सम्बन्धी सूचना ।

सूचना प्रकाशित मिति: २०८२/१०/०६

नेपाल इन्जिनियरिङ्ग परिषद्को मिति मिति २०८२/०९/२३ गते देखि २०८२/०९/२६ गते सम्म सूचना, संचार तथा प्रविधि केन्द्र (ICTC), इन्जिनियरिङ्ग अध्ययन संस्थान, पुल्चोक केन्द्रमा र मिति २०८२/०९/२९ गते देखि २०८२/१०/०९ गते सम्म इन्जिनियरिङ्ग अध्ययन संस्थान, पश्चिमाञ्चल क्याम्पस, पोखरा केन्द्रमा र सम्पन्न भएको एघारौँ साधारण दर्ताबाला इन्जिनियरिङ्ग अध्ययन संस्थान नाम दर्ता परिक्षामा उत्तीर्ण भएका परीक्षार्थीहरूको नाम दर्ता प्रमाणपत्र वितरण तपशिल योजिम गरिने हुँदा तोकिएको शुल्क युद्धाई परिषद्को कार्यालयमा सम्पर्क गर्नुहुन सम्बन्धित सबैको जानकारीको लागि यो सूचना प्रकाशित गरिएको छ ।

तपशिल:

S.N	Roll Number (From)	Roll Number (To)	Date
1	0112082010001	0112082010471	2082/10/11
2	0112082010474	0112082010899	2082/10/12
3	0112082010900	0112082011454	2082/10/13
4	0112082011457	0112082011888	2082/10/14
5	0112082011889	0112082172419	2082/10/15
6	0112082172423	0112082172947	2082/10/18
7	0112082172948	0112082413403	2082/10/19
8	0112082413404	0112082013855	2082/10/20
9	0112082013856	0112082584269	2082/10/21

ड. राज बहादुर
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(ने.इ.प. नं. ६५२५, सिमिल -क)

मिनभवन, काठमाडौं, नेपाल । फोन: ०१-४२२०५४२४, ४२२०५४२६
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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: 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	<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 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.

North Carolina Real Estate Commission NC Real Estate Broker National Sample Questions (Q100-Q105):

NEW QUESTION # 100

A local bank refuses to make residential loans in a particular section of town because of the ethnic background of its residents. This is a discriminatory practice called:

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

Answer: B

Explanation:

Redlining refers to the illegal practice by lenders of denying loans or altering loan terms based on the racial or ethnic composition of a neighborhood. This violates federal fair housing laws and is discriminatory in nature.

Blockbusting involves inducing sellers to sell by suggesting that a minority group is moving in; steering involves directing buyers to or from neighborhoods based on race; boycotting is an antitrust violation.

Therefore, C is the correct answer.

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NEW QUESTION # 101

A buyer submits an offer to purchase a house, giving the listing broker an earnest money deposit to hold. The offer gives the seller four days to respond. The next day, the buyer changes their mind and contacts the listing broker to withdraw the offer and demand the earnest money back. The seller had not even had time to review the offer. Which statement is TRUE?

- A. The buyer's offer must remain open for another three days.
- B. The buyer can withdraw the offer, but they forfeit the earnest money.
- C. The buyer can get the earnest money back only if they make an offer on another property.
- **D. The buyer can withdraw the offer and get the earnest money back.**

Answer: D

Explanation:

An offer may be withdrawn at any time prior to acceptance and communication of that acceptance. Even if the offer specifies a time frame for response, it does not prevent the buyer from withdrawing it before acceptance.

Since the seller had not accepted the offer, the buyer has the legal right to withdraw and receive their earnest money back.

Therefore, the correct answer is C.

NEW QUESTION # 102

Which of the following BEST describes a seller's market?

- **A. Sellers often receive multiple offers on their property.**
- B. There are more sellers than buyers.
- C. Home prices are generally falling.
- D. Buyers have more negotiating power.

Answer: A

Explanation:

A "seller's market" occurs when demand exceeds supply, resulting in strong buyer competition. The most common real-world effect is multiple offers on listed properties, intensifying competition and giving sellers leverage. This matches option B. The definitions in NCREC study guides, textbooks, and appraisal resources all align with this scenario.

NEW QUESTION # 103

A seller sold their house for \$600,000. They are responsible for paying a 6% commission to the listing broker, closing costs of \$8,500, and the remaining balance on their prior mortgage loan of \$60,000. How much will they net on the sale?

- A. \$564,000
- **B. \$495,500**
- C. \$531,500
- D. \$499,610

Answer: B

Explanation:

Total sale price = \$600,000

Commission = $\$600,000 \times 0.06 = \$36,000$

Total deductions = \$36,000 (commission) + \$8,500 (closing costs) + \$60,000 (loan payoff) = \$104,500 Net proceeds = \$600,000

- \$104,500 = \$495,500 Correct answer: B

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NEW QUESTION # 104

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. must return the commission to the seller.
- **B. can pay the commission to the broker.**
- C. must keep the commission.

- Answer: B**

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.

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