

# Pass Guaranteed North Carolina Real Estate Commission NCREC-Broker-N - NC Real Estate Broker National Updated Exam Fee



**Important Links**  
North Carolina Real Estate Website  
<https://www.ncrec.gov/>  
North Carolina Real Estate Handbook  
<https://candidate.pslexams.com/bulletin/>

**Fees**  
• Examination Fee: \$56

**Required Information to Make an Examination Reservation**  
• Your Authorization Notice  
• Candidate Identification number listed on your authorization notice  
• Your full name, address and a daytime telephone number  
• The location of the test center you desire  
• The name of the examination you will be taking  
• Credit card number, check, or voucher

**What to Bring**  
• Calculator that is allowed by your state testing board  
• Proof that you've passed your class  
• Valid photo ID  
• Your testing permit which you should receive by mail or online before test  
• Pen that writes in blue or black in case you have to fill out any forms  
• Number 2 pencil and some blank scrap paper

**Following Items are NOT allowed**  
• cell phones  
• purses  
• wallets  
• smart glasses  
• keys  
• backpacks  
• briefcases  
• suitcases  
• food  
• drink  
• gum  
• study materials  
• tablets  
• laptops  
• PDAs  
• calculators  
• cameras  
• video or digital recording devices  
• watches  
• pens  
• lapel pins  
• tie tacs  
• hats or caps  
• weapons  
• other items deemed inappropriate by proctors

- Contact A Friend in The Industry:**  
Before you start your career in the industry, you should already have plenty of contacts. Remember, if someone has already taken the test, and passed, they can offer a lot of information.
- Look at State Specific Testing Information:**  
Different states have different testing requirements, so you should familiarize yourself with the rules of the state that you will be testing in.
- Make an Appointment:**  
It may sound weird to schedule your test before you start studying, but having a date scheduled will help you develop your study plan. Depending on your state, there may be dozens of testing locations, so having an appointment will let you know how long you have to study, and you can go ahead and make your travel arrangements.
- Find Practice Exams:**  
There are plenty of options when looking for practice exams, so you shouldn't struggle to find one that works for you. Try to find practice exams for your state and spend time testing yourself.
- Take Notes:**  
Once you start taking practice exams, you'll get a better understanding about the areas that you need to focus on even more. Take notes about the parts that you need some work on and focus your extra time on those topics.
- Make Flashcards:**  
Flashcards may remind you of studying for high school or college exams, but they're just as useful when you're prepping for your real estate exam.
- Use Blue Ink:**  
There are countless scientific studies that say that blue ink is better when you're trying to remember what's in your notes. According to research, blue calms the brain which helps you experience less stress when you're trying to study.
- Get Rest Before the Exam:**  
Again, depending on the state in which you're testing, you may have plenty of options when trying to find a testing location. Your mind will be better prepared if you get plenty of rest the night before.

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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"><li>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.</li></ul>
Topic 2	<ul style="list-style-type: none"><li>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.</li></ul>
Topic 3	<ul style="list-style-type: none"><li>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.</li></ul>
Topic 4	<ul style="list-style-type: none"><li>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.</li></ul>

### **North Carolina Real Estate Commission NC Real Estate Broker National Sample Questions (Q52-Q57):**

#### **NEW QUESTION # 52**

A buyer bought a house on an installment land contract, also called a contract for deed. Which statement about this transaction is TRUE?

- A. The buyer holds equitable title to the property.
- B. The buyer is financing only the purchase of the land, not the house.
- C. The buyer will receive legal title to the property immediately.
- D. The buyer cannot live at the property until the seller is paid the full sales price.

**Answer: A**

Explanation:

In an installment land contract (contract for deed), the buyer receives equitable title upon signing and possession of the property. Legal title remains with the seller until the full purchase price is paid or the contract conditions are met. The buyer typically takes possession and lives in the property during the installment period. This is a form of seller financing covering both land and improvements. Therefore, the correct answer is B.

### NEW QUESTION # 53

On Monday morning, a buyer agent who works for ABC Realty submits a buyer client's offer to the listing agent at XYZ Realty. Later that day, the listing agent presents the offer to the seller. On Tuesday morning, the seller signs the offer with no changes, and on Tuesday evening, the listing agent calls the buyer agent to tell them the offer is signed and accepted. The buyer agent finally gets in contact with the buyer Wednesday morning to communicate the good news. On Wednesday afternoon, the listing agent delivers the signed offer to the buyer agent, and the buyer agent delivers it to the buyer that evening. At what point was there a valid, binding contract between buyer and seller?

- A. Tuesday evening when the acceptance was communicated to the buyer agent
- B. Tuesday morning when the seller signed the contract
- C. Wednesday evening when the buyer received the signed offer
- D. **Wednesday morning when the buyer agent communicated the acceptance to the buyer**

### Answer: D

Explanation:

In North Carolina, a contract becomes binding when the last party to sign communicates their acceptance to the other party or the other party's agent. Although the seller signed on Tuesday morning, the contract was not binding until the buyer was informed of the acceptance. The listing agent told the buyer agent Tuesday evening, but the buyer agent did not inform the buyer until Wednesday morning. Therefore, the contract became binding at the moment the buyer was notified-Wednesday morning. Correct answer: C.

### NEW QUESTION # 54

Bernie is the broker-in-charge at a brokerage firm located in North Carolina. He is actively involved in listing and selling properties. Mei is a provisional broker at the same brokerage firm. She has a buyer client who has expressed interest in one of Bernie's listings. In this transaction, what would be a permissible agency arrangement?

- A. Bernie and Mei each have a single agency relationship with their respective clients.
- B. **Bernie and Mei would be designated agents of their respective clients.**
- C. Bernie would be the designated agent for both buyer and seller.
- D. Bernie and Mei could act as dual agents to both clients.

### Answer: B

Explanation:

Under North Carolina agency rules, dual agency is permissible only if written informed consent is secured from both parties, and typically involves designated agency to avoid conflict of interest. Bernie could serve as the designated agent for the seller (listing), and Mei could serve as the designated agent for the buyer, each separately representing their client while the brokerage acts as dual agent at the firm level. Option C accurately reflects this legal structure. Option A (non-designated dual agency) is rarely allowed, B leaves Bernie unrepresented for seller, and D improperly places one agent on both sides.

### NEW QUESTION # 55

When must a North Carolina broker provide a copy of the Working With Real Estate Agents (WWREA) Disclosure to a prospective buyer or seller?

- A. Within 24 hours of the first substantial contact
- B. **At the first substantial contact**
- C. At the very first contact
- D. No later than when an offer is submitted

### Answer: B

Explanation:

Under NCREC rules, the Working With Real Estate Agents Disclosure must be presented and reviewed with a prospective buyer or seller at the first substantial contact. "Substantial contact" occurs when conversations begin to include personal, financial, or confidential information. It does not have to be tied to signing an agreement or making an offer. Therefore, the correct answer is B.

## NEW QUESTION # 56

A North Carolina broker has been practicing real estate for 10 years for a firm in Asheville. The broker just bought a home on Oak Island and would like to split their time between the mountains and the shore. Under what circumstances could the broker affiliate with two different brokers-in-charge?

- A. If the broker limits their practice to commercial transactions
- **B. If the broker gets the express consent of both brokers-in-charge**
- C. If the broker operates as a sole proprietorship
- D. Under no circumstances

**Answer: B**

Explanation:

NCREC rules allow a broker to be affiliated with more than one firm or broker-in-charge at the same time, but only with the express written consent of both BICs. This is often the case when brokers want to work in both commercial and residential markets or split their time between geographic locations. Therefore, the correct answer is A.

## NEW QUESTION # 57

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