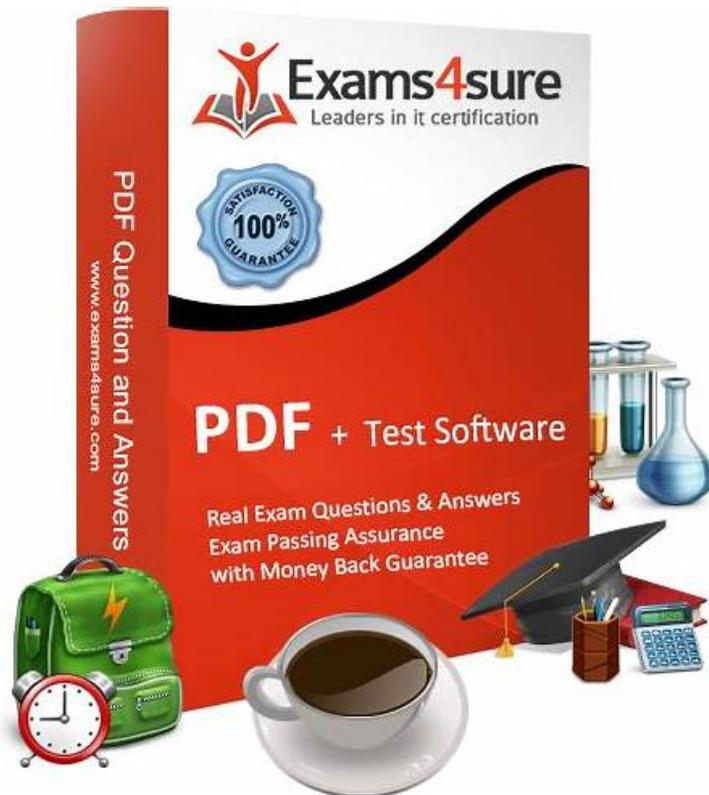


# 素敵なNCREC-Broker-N試験問題集 &合格スムーズ NCREC-Broker-N最新日本語版参考書 |有効的な NCREC-Broker-N技術問題



さらに、Jpexam NCREC-Broker-N ダンプの一部が現在無料で提供されています: [https://drive.google.com/open?id=1oia4Ottqjly13JLFCj\\_BM1gkCf6Wp1C](https://drive.google.com/open?id=1oia4Ottqjly13JLFCj_BM1gkCf6Wp1C)

業種別の人々は自分が将来何か成績を作るようにずっと努力しています。IT業種で勤めているあなたもきっとずっと努力して自分の技能を向上させているでしょう。では、最近最も人気があるNorth Carolina Real Estate CommissionのNCREC-Broker-N認定試験の認証資格を既に取りましたか。NCREC-Broker-N試験に対して、あなたはいくらぐらい分かっていますか。もしこの試験に関連する知識が非常に不足であると同時にこの試験に合格したい場合、あなたはどのようなつもりですか。そうですか。どうするか全然分からないですか。そうしても焦らないでください。Jpexamはあなたに援助を提供します。

## North Carolina Real Estate Commission NCREC-Broker-N 認定試験の出題範囲:

トピック	出題範囲
トピック 1	<ul style="list-style-type: none"> <li>国内試験: 応用知識: この試験では、ブローカー候補者の応用知識を測定し、実践的なスキルを重視します。資金調達と評価方法、市場分析、住宅ローン手続きの理解などが含まれます。また、土地利用規制、ゾーニング、環境規制、必要な情報開示、一般的な不動産計算についても問われます。これらの応用知識は、ブローカーが現実世界のシナリオに効果的に対応できることを保証します。</li> </ul>

トピック 2	<ul style="list-style-type: none"> <li>国内試験：コアコンセプト：このセクションでは、ブローカー候補者のスキルを評価し、不動産の基本原則に焦点を当てます。不動産の所有権、不動産の形態、財産権、そして権利の移転方法について網羅します。また、契約、代理権、そして合法かつ倫理的な契約を維持する上でのブローカーの役割についても評価します。これらのコアコンセプトは、候補者が米国全土における基本的な実務ルールを理解することを保証します。</li> </ul>
トピック 3	<ul style="list-style-type: none"> <li>州試験：法的枠組み：このセクションでは、ノースカロライナ州に特有の規則と法令に基づき、暫定ブローカー（Provisioned Broker）を評価します。免許法、不動産委員会の権限、懲戒手続きなどが含まれます。また、州法に基づく代理関係の構築および開示方法についても扱います。これらの法的枠組みは、ノースカロライナ州で業務を行う上での責任とコンプライアンス要件を定めています。</li> </ul>
トピック 4	<ul style="list-style-type: none"> <li>州試験：実務と手続き：この試験では、ノースカロライナ州における実務上の日常業務における暫定ブローカーのスキルを評価します。契約およびクロージングプロセス、州固有のフォームの使用、取引管理の手順などが網羅されます。また、不動産譲渡、家主・借家人法、公正な住宅要件に関する州法も扱われます。この試験内容は、暫定ブローカーが州のガイドラインに沿って取引を適切に遂行できることを担保します。</li> </ul>

>> NCREC-Broker-N試験問題集 <<

## NCREC-Broker-N最新日本語版参考書 & NCREC-Broker-N技術問題

お客様はNCREC-Broker-N問題集に対して何か質問がありましたら、個人的に遠慮なくNorth Carolina Real Estate Commission会社とご連絡します。私たちは是非あなたのNCREC-Broker-N問題集についての質問に対して、真面目に回答します。私たちは最高のNCREC-Broker-N問題集とサービスを提供し、できるだけお客様を満足させます。もちろん、多くのお客様は私たちを信頼します。

### North Carolina Real Estate Commission NC Real Estate Broker National 認定 NCREC-Broker-N 試験問題 (Q121-Q126):

#### 質問 # 121

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

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

正解： C

解説:

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.

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#### 質問 # 122

Which statement about an option contract is TRUE?

- A. Any money paid with an option must be refunded if the option is not exercised.
- **B. The seller is obligated to sell the property if the buyer chooses to exercise the option.**
- C. An option contract does not require consideration to be enforceable.
- D. The buyer is obligated to purchase the property within the indicated time frame.

正解： B

解説:

An option contract gives the buyer (optionee) the exclusive right, but not the obligation, to purchase a property at a predetermined price within a specified time. The seller (optionor), however, is bound by the terms of the contract and must sell if the buyer exercises the option. Consideration (often a non-refundable option fee) is required to make the option enforceable. Therefore, the seller is obligated to sell if the buyer chooses to exercise the option, making statement B true.

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#### 質問 # 123

When attempting to distinguish a fixture from personal property, one can ignore the:

- A. intent of the person who attached it.
- B. method of attachment.
- C. item's adaptability.
- **D. cost of the item.**

正解: D

解説:

In determining whether an item is a fixture (real property) or personal property, North Carolina courts and the NCREC consider several tests: method of attachment, adaptability of the item for the real estate's purpose, intent of the person who installed it, and whether removal would cause damage. The cost of the item is irrelevant to whether it is a fixture or not. Therefore, the correct answer is B.

#### 質問 # 124

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 and get the earnest money back.**
- 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, but they forfeit the earnest money.

正解: B

解説:

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.

#### 質問 # 125

A lease with a simple exchange of rent for occupancy, under which the tenant pays none of the costs of ownership, is known as a(n):

- A. graduated lease
- B. net lease
- C. percentage lease
- **D. gross lease**

正解: D

解説:

In a gross lease, the tenant pays a fixed rent amount, and the landlord is responsible for property taxes, insurance, and maintenance costs. This type of lease is common in residential rentals and contrasts with a net lease, where the tenant pays some or all ownership costs. A graduated lease involves rent increases at intervals, and a percentage lease involves paying rent based on the tenant's gross business income. Therefore, the correct answer is B, gross lease.

