

New-Jersey-Real-Estate-Salesperson指南 - New-Jersey-Real-Estate-Salesperson熱門考古題



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PDFExamDumps是一個專門為IT認證考試人員提供培訓工具的專業網站，也是一個能幫你通過New-Jersey-Real-Estate-Salesperson考試很好的選擇。PDFExamDumps會為New-Jersey-Real-Estate-Salesperson考試提供一些相關的考試材料，來為你們這些IT專業人士提供鞏固學習的機會。PDFExamDumps會為參加New-Jersey-Real-Estate-Salesperson認證考試的人員提供一切最新的他們想要的準確的考試練習題和答案。

購買我們PDFExamDumps Real Estate的New-Jersey-Real-Estate-Salesperson考試認證的練習題及答案，你將完成你人生中最重要的重要考前準備問題，你將得到最高品質的培訓資料，今天購買我們的產品，是你為自己打開了新的大門，也是為了更美好的未來，也使你付出最小努力，獲得最大的成功。

>> New-Jersey-Real-Estate-Salesperson指南 <<

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我們PDFExamDumps有很多IT專業人士，我們提供的考試練習題和答案是由很多IT精英認證的。我們PDFExamDumps提供的考試練習題和答案覆蓋面相當大，正確率可達100%。雖然有很多類似網站，也許他們可以為你提供學習指南以及線上服務，但我們PDFExamDumps是領先這些眾多網站的。能使PDFExamDumps在這麼多同行中脫穎而出的原因是我們有相當準確確命中考題的考試練習題和答案以及可以對考試練習題和答案迅速的更新。這樣可以很好的提高通過率，讓準備參加Real Estate New-Jersey-Real-Estate-Salesperson認證考試的人更安心地選擇使用PDFExamDumps為你提供的考試練習題和答案通過考試。我們PDFExamDumps 100%保證你通過Real Estate New-Jersey-Real-Estate-Salesperson認證考試

最新的 New Jersey Real Estate New-Jersey-Real-Estate-Salesperson 免費考試真題 (Q34-Q39):

問題 #34

A couple secured a home mortgage loan from a lender who appraised the property at \$92,500. If the loan-to-value ratio on the property was 85%, what was the minimum amount the couple needed for the down payment?

- A. \$7,862
- B. \$13,875
- C. \$6,166
- D. \$10,882

答案： A

解題說明：

The loan-to-value (LTV) ratio is based on the appraised value (or purchase price, whichever is lower).

Appraised Value = \$92,500

$LTV = 85\% \# \text{ Loan Amount} = \$92,500 \times 0.85 = \$78,625$

Down Payment = $\$92,500 - \$78,625 = \$13,875$

Wait - let's carefully match the options:

\$13,875 is Option D.

Corrected answer: D

The couple must provide \$13,875 as the minimum down payment.

Reference: NJ Real Estate Salesperson Study Guide, Real Estate Finance chapter; Loan-to-Value Calculations.

問題 #35

In commercial property leasing, listing agents should ensure that the owner complies with:

- A. state and federal Fair Housing laws
- B. market lease rates
- C. the Americans with Disabilities Act
- D. their fiduciary responsibilities to the tenant

答案: C

解題說明:

In commercial leasing, the Americans with Disabilities Act (ADA) applies.

The ADA requires that public accommodations and commercial facilities be accessible to persons with disabilities.

Fair Housing laws apply mainly to residential property, not commercial.

Fiduciary duties are owed by the agent to their client, not by an owner to tenants.

Market lease rates are economic factors, not legal requirements.

Correct answer = C.

Reference: Americans with Disabilities Act (ADA, 1990); NJ Real Estate Salesperson Study Guide, Chapter on Commercial Real Estate.

問題 #36

Which of the following is least likely to be considered in establishing the value of a property by the sales comparison approach?

- A. the capitalization rate
- B. the square footage of the building
- C. the size of the lot
- D. the date of sale

答案: A

解題說明:

The sales comparison approach relies on comparing recently sold similar properties, adjusting for differences (e.g., lot size, square footage, date of sale).

The capitalization rate is used in the income approach, not the sales comparison approach.

Correct answer = B.

Reference: NJ Real Estate Salesperson Study Guide, Chapter on Appraisal Methods.

問題 #37

A Seller's Property Disclosure form states that there are no known material defects with the property, but the listing licensee is aware of asbestos wrapped duct pipes in the basement. The licensee should:

- A. disclose the existence of asbestos to all potential buyers.
- B. suggest the buyers have a home inspection and leave discovery up to the inspector.
- C. ask the seller's permission to disclose and abide by the seller's wishes.
- D. suggest to the seller wrap the pipes to contain potential airborne contamination.

答案: A

解題說明：

Under New Jersey Real Estate License Law and NJREC disclosure rules:

Licensees must disclose all known material facts about a property to potential buyers, regardless of what the seller states.

Asbestos is considered a material defect and a potential environmental hazard.

Licensees cannot withhold disclosure, nor leave it solely to inspectors.

Thus, the licensee must disclose the asbestos.

Reference: NJREC Rules and Regulations, N.J.A.C. 11:5-6.4; NJ Real Estate Salesperson Study Guide, Chapter on Disclosure of Material Defects.

問題 #38

In advertisements of individual salespersons, which of the following is permitted?

- A. Including reference to a home office.
- **B. Linking a personal real estate webpage to the salesperson's broker's website.**
- C. Placing the real estate office sign on a personal residence.
- D. Having the broker's name appear in smaller print than the salesperson's name in a newspaper ad.

答案： B

解題說明：

The New Jersey Real Estate Commission advertising rules (N.J.A.C. 11:5-6.4) state that:

All ads must clearly indicate the name of the employing broker.

A salesperson's name may appear, but not more prominently than the broker's name.

Ads cannot suggest that a salesperson is operating independently.

Linking a salesperson's personal webpage to their broker's official website is permissible, provided the broker's name is prominently displayed and supervision is maintained.

Therefore, the only correct permitted action is D.

Reference: NJREC Rules and Regulations, N.J.A.C. 11:5-6.4 (Advertising Rules).

問題 #39

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難道你不想在你的工作生涯中做出一番輝煌的成績嗎？肯定希望那樣吧。那麼，你就有必要時常提升自己了。在 Real Estate 行業工作的你應該怎樣提升自己的水準呢？其實參加 IT 認證考試獲得認證資格是一個好方法。Real Estate 的認證考試資格是很重要的資格，因此參加 New-Jersey-Real-Estate-Salesperson 考試的人變得越來越多了。

New-Jersey-Real-Estate-Salesperson 熱門考古題： https://www.pdfexamdumps.com/New-Jersey-Real-Estate-Salesperson_valid-braindumps.html

周圍有很多朋友都通過了 Real Estate 的 New-Jersey-Real-Estate-Salesperson 認證考試嗎，New-Jersey-Real-Estate-Salesperson 考試整體來說還是不算複雜的，只要事先將擬真試題看好就沒有問題了，Real Estate New-Jersey-Real-Estate-Salesperson 指南 如果還沒有話，你應該儘快採取行動了，Real Estate New-Jersey-Real-Estate-Salesperson 指南 因为这是一个很重要的考试，如果取得这个考试的认证资格，你将可以得到很多的好处，Real Estate New-Jersey-Real-Estate-Salesperson 指南 关于付款方式，我公司优先支持 Credit Card 付款方式，閱讀下面發現為什麼 PDFExamDumps New-Jersey-Real-Estate-Salesperson 熱門考古題是實踐檢驗的主要來源，和真實的測試環境，用過以後你就知道 New-Jersey-Real-Estate-Salesperson 考古題的品質了，因此趕緊試一下吧。

壹步壹步的走過來，平天保感到自己的心情越來越煩燥，突然，王通的腳步壹頓，他的心臟跳動頓時也隨之停頓下來，滯悶的感覺自胸口帶動全身，這種感覺非常的難受，只是覺得眼前壹陣眩暈，幾欲栽倒，大叔，亂角域歸誰管呢，周圍有很多朋友都通過了 Real Estate 的 New-Jersey-Real-Estate-Salesperson 認證考試嗎？

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