

NCREC-Broker-N PDF & NCREC-Broker-N Originale Fragen

 North Carolina Real Estate Commission
P.O. Box 17100, Raleigh, N.C. 27619-7100 • Phone (919) 875-3700 • E-mail Info@ncrec.gov
Fax (919) 877-4221 • Website - www.ncrec.gov

☐ REQUEST TO ACTIVATE BROKER LICENSE
☐ NOTIFICATION OF BROKER AFFILIATION
☐ NOTIFICATION OF SECONDARY BROKER AFFILIATION

☐ REQUEST TO ACTIVATE PROVISIONAL BROKER LICENSE
☐ NOTIFICATION OF PROVISIONAL BROKER SUPERVISION

After reading the instructions on page two of this form, check the appropriate box(es) above and provide all information requested below.

TO BE COMPLETED BY LICENSEE

CERTIFICATION REGARDING LICENSE ACTIVATION: (NC Resident? Yes ☐ No ☐)

1. **Resident:** (Do not send course completion certificates.)
By signing below I certify that I have completed the continuing education course(s) and any postlicensing education required to place my license on Active Status (check one)
☐ within the last 30 days. ☐ more than 30 days before the date shown below.

2. **Nonresident:** (Please refer to the enclosed description of options on page 4 of this document.)
Activation is requested under (check one) ☐ Option #1 ☐ Option #2 ☐ Option #3 ☐ Option #4
For Option 1: By signing below I certify that I hold license # _____ in the state of _____ and that it is on Active Status. (Show your NC license #) (Show NC)
For Option 2: By signing below I certify that I have completed the continuing education course(s) required to place my license on Active Status (check one)
☐ within the last 30 days. ☐ more than 30 days before the date shown below.
By signing below I certify that I have completed any postlicensing education required to place my license on Active Status.

TO BE COMPLETED BY BROKERS AND PROVISIONAL BROKERS
(Provisional Brokers refer to certification description and detailed instructions on page 2 of this form.)

LICENSEE SIGNATURE: _____ DATE: _____
FULL NAME: _____ (Type or Print) LIC. # _____ TYPE: _____ (b)(7)(D)
RESIDENCE ADDRESS: _____ (Street Address) (City) (State) (Zip) (County)
RESIDENCE P.O. BOX (IF ANY): _____ (PO Box) (City) (State) (Zip) (County)
PHONE: _____ FAX: _____ E-MAIL: _____
☐ CHECK HERE IF YOUR RESIDENCE ADDRESS IS NEW.

TO BE COMPLETED BY BROKER-IN-CHARGE

SIGNATURE: _____ DATE: _____
FULL NAME: _____ (Type or Print) LICENSE #: _____
FIRM NAME: _____ FIRM LICENSE #: _____
FIRM STREET ADDRESS: _____
BUSINESS MAILING ADDRESS: _____
(City) (State) (Zip) (County)
TYPE OF FIRM: ☐ CORPORATION ☐ PARTNERSHIP ☐ LLC ☐ SOLE PROPRIETORSHIP ☐ OTHER
PHONE: _____ FAX: _____ E-MAIL: _____

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Wir wissen, wie bedeutend die North Carolina Real Estate Commission NCREC-Broker-N Prüfung für die in der IT-Branche angestellte Leute ist. Deshalb entwickeln wir die Prüfungssoftware für North Carolina Real Estate Commission NCREC-Broker-N, die Ihnen große Hilfe leisten können. Die Prüfungsunterlagen, die Sie brauchen, haben unser Team schon gesammelt. Außerdem haben wir die Unterlagen wissenschaftlich analysiert und geordnet. Wir tun dies alles, um Ihr Stress und Belastung der Vorbereitung auf North Carolina Real Estate Commission NCREC-Broker-N zu erleichtern.

North Carolina Real Estate Commission NCREC-Broker-N Prüfungsplan:

Thema	Einzelheiten
Thema 1	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.
Thema 2	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.

Thema 3	• 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.
Thema 4	• 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.

>>> NCREC-Broker-N PDF <<<

NCREC-Broker-N Originale Fragen - NCREC-Broker-N Prüfungen

Es gibt ein Sprichwort, das Spiel beendet, wenn Sie es aufgeben. Die Prüfung ist ähnlich wie das Spiel. Viele geben die North Carolina Real Estate Commission NCREC-Broker-N Zertifizierungsprüfungen auf, wenn sie nicht genug Zeit haben. Aber Sie können NCREC-Broker-N Prüfung mit guter Note bestehen, wenn Sie die richtige exam Fragen benutzen trotz kurzer Zeit. Glauben Sie nicht? Dann müssen sie die NCREC-Broker-N Prüfungsunterlagen von PrüfungFrage probieren.

North Carolina Real Estate Commission NC Real Estate Broker National NCREC-Broker-N Prüfungsfragen mit Lösungen (Q122-Q127):

122. Frage

A week before closing, lightning struck the roof of the property being sold, doing about \$5,000 in damage.

The seller and buyer agree to adjust the sales price accordingly and continue with the transaction. What should they do to document this mutual understanding?

- A. Draft a lis pendens
- **B. Prepare and sign an amendment**
- C. Execute a new purchase agreement
- D. Nothing; an oral agreement is sufficient

Antwort: B

Begründung:

Any change to the terms of a binding real estate contract must be made in writing and signed by all parties. In this case, the original Offer to Purchase and Contract remains valid, and the parties are modifying the terms (adjusting the sales price due to damage). This should be documented using a formal amendment. Therefore, the correct answer is C.

123. Frage

A property manager receives a request from a prospective tenant to install grab bars in the showers and a handrail by the toilet to assist the tenant with their disability. According to the Fair Housing Act, what is the property manager required to do?

- **A. Allow the tenant to make the modifications at their expense**
- B. Raise the amount of the tenant's security deposit to pay for the modifications
- C. Make the requested modifications at the property owner's own expense
- D. Ask the tenant to provide proof from a doctor or physical therapist of their need

Antwort: A

Begründung:

Under the Fair Housing Act, individuals with disabilities are permitted to make reasonable modifications to their rental unit at their own expense if the changes are necessary to afford them full enjoyment of the premises. The landlord or property manager must allow these modifications unless the property is government- subsidized housing, where the owner may be required to pay. Requiring

medical proof or charging extra deposits beyond the cost of restoring the property (if applicable) is not allowed. Therefore, the correct answer is A.

124. Frage

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

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

Antwort: C

Begründung:

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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125. Frage

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

Antwort: C

Begründung:

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.

126. Frage

A homeowner has been trying to sell their house for some time, but buyers seem to be turned off by the odor from a nearby chicken farm. This is an example of:

- A. physical deterioration
- B. external obsolescence
- C. economic depreciation
- D. functional obsolescence

Antwort: B

Begründung:

External obsolescence refers to a loss in property value caused by external factors beyond the property owner's control. These could include undesirable neighboring properties, economic shifts, or environmental conditions. In this case, the unpleasant odor from the nearby chicken farm is an environmental factor reducing buyer interest. Therefore, the correct answer is B.

127. Frage

Die Konkurrenz in der IT-Branche wird immer heftiger. Wie können Sie sich beweisen, dass Sie wichtig und unerlässlich ist? Die Zertifizierung der North Carolina Real Estate Commission NCREC-Broker-N zu erwerben macht es überzeugend. Was wir für Sie tun können ist, dass Ihnen helfen, die North Carolina Real Estate Commission NCREC-Broker-N Prüfung mit höhere Effizienz und weniger Mühen zu bestehen. Mit langjährigen Entwicklung besitzt jetzt PrüfungFrage große Menge von Ressourcen und Erfahrungen. Immer verbesserte Software gibt Ihnen bessere Vorbereitungsphase der North Carolina Real Estate Commission NCREC-Broker-N Prüfung.

NCREC-Broker-N Originale Fragen: <https://www.pruefungfrage.de/NCREC-Broker-N-dumps-deutsch.html>

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