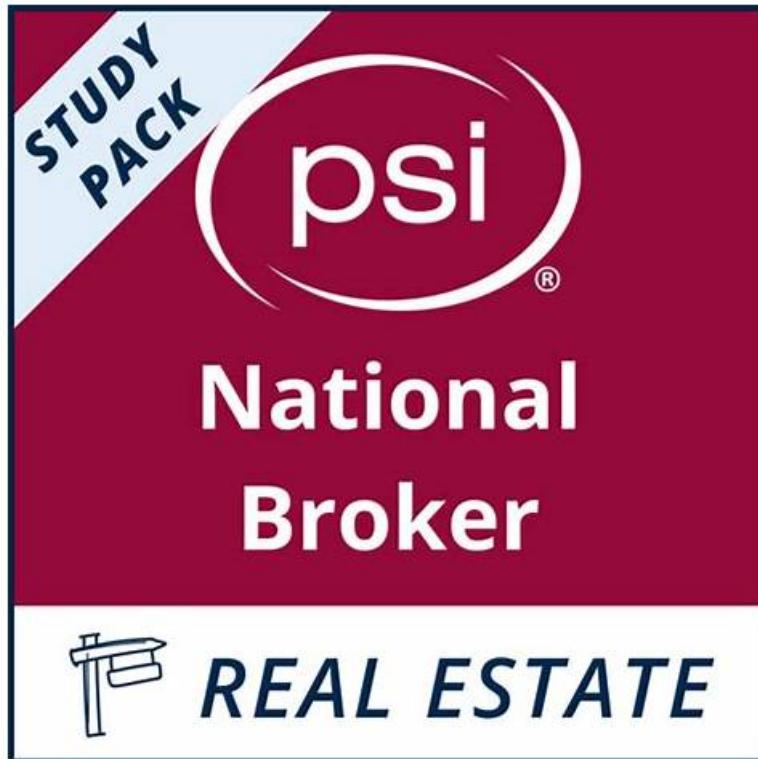


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## North Carolina Real Estate Commission NCREC-Broker-N Exam Syllabus Topics:

Topic	Details
Topic 1	<ul style="list-style-type: none"> <li>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 2	<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>
Topic 3	<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 4	<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>

## North Carolina Real Estate Commission NC Real Estate Broker National Sample Questions (Q51-Q56):

### NEW QUESTION # 51

Friends Jack, Jill, and Harold bought a warehouse property in North Carolina, and the deed simply stated, "as joint tenants." Assuming Harold had a will when he died, who got his share of the warehouse?

- A. Jack and Jill
- B. Harold's heirs
- C. Harold's spouse
- D. It's up to the court to decide

**Answer: A**

Explanation:

In North Carolina, joint tenancy includes the right of survivorship unless otherwise stated. If a deed says "as joint tenants," and right of survivorship is implied or established, then Harold's share automatically passes to the surviving joint tenants (Jack and Jill), regardless of Harold's will. Since nothing indicates the tenancy was anything other than traditional joint tenancy with survivorship, Jack and Jill receive Harold's share.

### NEW QUESTION # 52

A North Carolina broker has been designated as the broker-in-charge (BIC) at a brokerage firm. This means that the broker:

- A. must supervise all provisional brokers in the office.
- B. can supervise both the main office and one or more branch offices.
- C. must be the owner of the brokerage firm
- D. can appoint a second BIC to help in the office.

**Answer: A**

Explanation:

In North Carolina, the Broker in Charge (BIC) is responsible for supervising all provisional brokers and ensuring they adhere to Commission rules. While a BIC may also supervise branch offices if appointed, the core statutory duty is direct supervision of licensed provisional brokers. Therefore, Option D is the most accurate.

#### NEW QUESTION # 53

Which of the following is a key characteristic of an exclusive right to sell listing agreement?

- A. The broker is guaranteed a commission if the property sells during the listing term.
- B. The seller can list the property with multiple brokers.
- C. The seller does not owe a commission if they sell the property themselves.
- D. The broker must be the procuring cause of the sale to earn a commission.

#### Answer: A

Explanation:

An exclusive right to sell listing gives one broker the sole authority to market and sell a property. The broker is entitled to a commission no matter who procures the buyer, even if the seller finds the buyer independently during the listing period. Commission payment upon sale within the term matches option A.

Option B is false (that applies to exclusive agency); C applies to open or exclusive-agency; and D conflicts with the exclusivity provision.

#### NEW QUESTION # 54

When a property is being sold "as is," what responsibility does the listing broker have related to disclosures?

- A. The broker should not disclose any information to avoid liability.
- B. The broker must still disclose all known material facts.
- C. The broker has no disclosure responsibilities.
- D. The broker needs to disclose only major structural issues.

#### Answer: B

Explanation:

In North Carolina, a property sold "as is" means the seller is not agreeing to make repairs, but it does not relieve the broker of their duty to disclose. The broker must disclose all material facts they know or reasonably should know, regardless of the "as is" status. This includes physical defects, zoning issues, or legal encumbrances. Therefore, option B is the correct and legally required practice for brokers.

#### NEW QUESTION # 55

According to the North Carolina Real Estate Commission Rules, a broker must deliver a copy of any signed purchase agreement to their client or customer within \_\_\_\_ of receipt.

- A. 3 days
- B. 2 days
- C. 4 days
- D. 24 hours

#### Answer: D

Explanation:

NCREC rules require that brokers deliver a copy of any executed (signed) document to all parties within 3 calendar days. However, a stricter rule applies to offers and contracts: any signed agency agreement or sales contract must be delivered within 3 days, and any executed offer must be delivered "immediately, but in no case later than 3 days." Best practice and NCREC recommendation is within 24 hours. Therefore, the most accurate and safe answer is A.

#### NEW QUESTION # 56

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