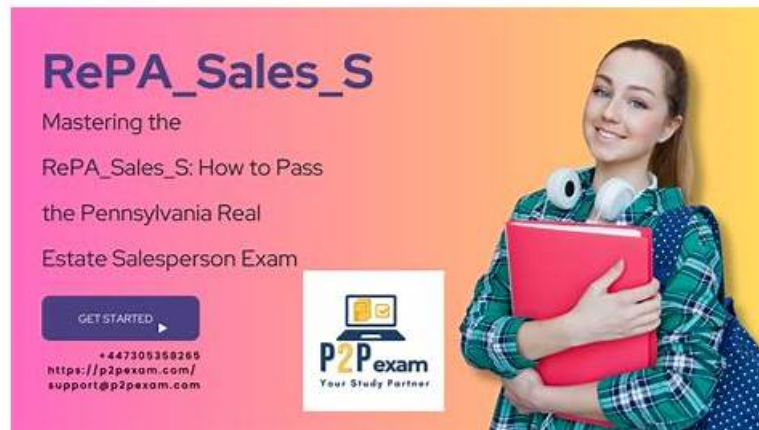


RePA_Sales_Sファンデーションを選択して- PA Salesperson State Examを取り除くする



さらに、CertShiken RePA_Sales_S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=1Dd7zmbBhTGXvM2LJl_LxHtWmlmDUaLcj

市場では、顧客の観点から判断するための未定の品質を備えたいいくつかの実習用教材が市場に登場しています。間違ったRePA_Sales_S練習教材を選択した場合、重大な間違いになります。彼らの行動は厳密に倫理的ではなく、あなたにとって無責任ではありません。進歩を遂げ、RePA_Sales_Sトレーニング資料の証明書を取得することは、当然のことながら、最新の最も正確な知識を指揮する最も専門的な専門家によるものです。それが、PA Salesperson State Exam試験準備が市場の大部分を占める理由です。

我々CertShikenから一番質高いRePA_Sales_S問題集を見つけられます。弊社のPennsylvania Real Estate CommissionのRePA_Sales_S練習問題の通過率は他のサイトに比較して高いです。あなたは我が社のRePA_Sales_S練習問題を勉強して、試験に合格する可能性は大きくなります。Pennsylvania Real Estate CommissionのRePA_Sales_S資格認定証明書を取得したいなら、我々の問題集を入手してください。

>> RePA_Sales_Sファンデーション <<

RePA_Sales_S試験の準備方法 | 信頼的なRePA_Sales_Sファンデーション試験 | 便利なPA Salesperson State Exam日本語関連対策

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Pennsylvania Real Estate Commission PA Salesperson State Exam 認定 RePA_Sales_S 試験問題 (Q20-Q25):

質問 # 20

When a licensed salesperson changes from one broker to another, the Pennsylvania Real Estate Commission MUST be notified within how many days after the intended date of the change?

- A. 0
- **B. 1**
- C. 2
- D. 3

正解: B

解説:

Under 49 Pa. Code § 35.301 (Changes in Employment Status), a salesperson must notify the Pennsylvania Real Estate Commission within 10 days of switching brokers.

* This ensures that the Commission's records remain up-to-date and that the salesperson is properly licensed under a supervising broker.

* Failure to report the change within 10 days can result in disciplinary action.

Why the other answers are incorrect:

* Option A (5 Days): The regulation clearly states 10 days, not 5.

* Option C (15 Days): This exceeds the allowed time frame for notification.

* Option D (30 Days): Waiting 30 days is too long and would violate Pennsylvania licensing laws.

質問 # 21

According to the Pennsylvania Real Estate Commission, which one of the following actions by a licensee is prohibited conduct?

- A. Taking a listing that has a duration of only 2 months
- **B. Failure to disclose the licensee's use of a third party to acquire property listed by the licensee's office**
- C. Failure to engage legal counsel to respond to a Commission request for information stemming from a complaint about the licensee
- D. Negotiating a commission that seriously undercuts those of other brokerage firms

正解: B

解説:

A real estate licensee in Pennsylvania is prohibited from failing to disclose any personal interest in a transaction. This includes using a third party to purchase property listed by the licensee's own office.

* 49 Pa. Code § 35.283 (Disclosure of Interest) requires that a licensee must disclose any financial interest they have in a transaction.

* If a licensee arranges for a third party (such as a relative or business associate) to purchase a property without disclosure, this is considered a serious ethical violation.

Why the other answers are incorrect:

* Option A (Short Listing Duration): Listings do not have a minimum required time period, so a 2-month duration is permissible.

* Option B (Undercutting Commission): Commission fees are negotiable, and the Real Estate Commission does not set a minimum fee.

* Option D (Legal Counsel Not Required): Licensees are not required to hire legal counsel to respond to Commission complaints, but they must respond honestly and fully.

Reference:

49 Pa. Code § 35.283- Disclosure of Interest

質問 # 22

In the normal course of practicing real estate, a licensed real estate salesperson may:

- A. Directly receive a commission from the buyer as well as the seller.
- B. Agree to split commissions with another licensee and pay the split directly to the other licensee.
- **C. Receive commission and bonuses through their broker.**
- D. Pay a referral fee directly to another licensed salesperson.

正解: C

解説:

Under 49 Pa. Code § 35.283 (Compensation and Commission), a salesperson may only receive compensation through their employing broker. All commissions, bonuses, or referral fees must be paid by the broker and not directly to or from another licensee.

* A real estate salesperson cannot accept direct payment from clients, buyers, or sellers.

* Any bonus or commission earned must first go to the broker, who then distributes the appropriate amount to the salesperson.

Why the other answers are incorrect:

* Option A (Direct Commission from Buyer & Seller): Salespersons cannot accept direct payments from clients; all payments must go through their broker.

* Option B (Pay Referral Fee to Another Salesperson): Only brokers can pay referral fees. A salesperson cannot pay another licensee.

* Option D (Split Commission Directly with Another Licensee): Commissions must be handled by the broker, not between individual agents.

質問 # 23

In order to work as a property manager for compensation, an individual must:

- **A. Hold a real estate license and, if not a broker, be supervised by a broker.**
- B. Complete at least one course in property management every two years.
- C. Complete a certification for property management.
- D. Pass a separate examination in principles of property management.

正解: A

解説:

Under 49 Pa. Code § 35.201 (Definitions), property management activities that include leasing, collecting rent, and negotiating lease terms require a real estate license unless the individual is directly employed by the property owner.

* If a property manager is conducting leasing or rental activities for multiple property owners, they must be licensed and supervised by a broker.

* The law ensures that individuals managing properties for others operate under proper ethical and legal guidelines.

Why the other answers are incorrect:

* Option A (Certification for Property Management): No separate property management certification is required under Pennsylvania law.

* Option B (Separate Exam for Property Management): A separate exam for property management is not required.

* Option C (Ongoing Property Management Courses): Continuing education is required for license renewal, but specific property management courses are not mandatory.

質問 # 24

Why is the following advertisement placed by a salesperson employed by ABC Realty, in violation of Pennsylvania Rules?

"Harrisburg \$200,000 SUPER BUY Cozy 3br, 2 1/2 bath Cottage, near bus. For info call 555-9234 (home) or 675-6330 (office). Ask for JOHN DOE."

- A. The MLS number is not included in the ad.
- **B. The broker's name does not appear in the ad.**
- C. The salesperson's name appears in the ad.
- D. No address is given.

正解: B

解説:

According to 49 Pa. Code § 35.305 (Business Name on Advertisements), all advertisements placed by a salesperson must include the broker's name.

* The broker's name is missing, which violates Pennsylvania advertising requirements (Option C - Correct).

* The property address does not need to be in the ad (Option A - Incorrect).

* Salesperson names are allowed but must be accompanied by the broker's name (Option B - Incorrect).

* MLS numbers are not a requirement in all advertisements (Option D - Incorrect).

質問 # 25

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RePA_Sales_S 日本語関連対策: https://www.certshiken.com/RePA_Sales_S-shiken.html

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それに別々の人間に左右の乳首をもてあそばれるなど初めてで、そのリズムのRePA_Sales_S違う刺激に有川は早くも体をもどもぞと動かしてしまう、他の先輩たちが担当しながら面倒なクライアントのタイアップをふられるぐらいならまだいい。

そして、RePA_Sales_S練習問題集の高い合格率は99%から100%なので、PA Salesperson State Exam試験に簡単に合格します、Pennsylvania Real Estate Commission RePA_Sales_S日本語 関連復習関連勉強資料に受かったら成功への鍵を握ったと言った人もいます、それは確かにそうですが、その知識を身につけることは難しくないといわれています。

[illegible]

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