

NCREC-Broker-N Valid Braindumps Ebook - NCREC-Broker-N Reliable Study Materials



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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">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.

Topic 2	<ul style="list-style-type: none"> • 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.
Topic 3	<ul style="list-style-type: none"> • 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.
Topic 4	<ul style="list-style-type: none"> • 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.

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Are you tired of feeling overwhelmed and unsure about how to prepare for your NC Real Estate Broker National (NCREC-Broker-N) exam? Are you ready to take control of your future and achieve the scores you want to get in the NC Real Estate Broker National (NCREC-Broker-N) certification exam? If so, it's time to buy real North Carolina Real Estate Commission NCREC-Broker-N Dumps of ActualPDF our team of experts has designed the product that has already helped thousands of students just like you pass the exam.

North Carolina Real Estate Commission NC Real Estate Broker National Sample Questions (Q76-Q81):

NEW QUESTION # 76

What duty does a North Carolina real estate broker have related to material facts?

- **A. An affirmative duty to discover and disclose material facts to all parties**
- B. An affirmative duty to discover and disclose material facts to their clients only
- C. A duty to disclose known material facts to their clients only but no affirmative duty to discover material facts
- D. A duty to disclose known material facts to all parties but no affirmative duty to discover material facts

Answer: A

Explanation:

NC brokers are bound by an affirmative duty to both discover and disclose material facts to all parties in a transaction, not just their clients. This includes facts they know or should reasonably know, such as structural defects, zoning violations, or environmental issues. This duty exists regardless of whom the broker represents.

Therefore, option A is correct.

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NEW QUESTION # 77

In North Carolina, which lien has the highest priority when property is sold to recover a debt?

- A. Whichever lien was recorded first
- B. Judgment lien
- C. Mortgage lien

- **D. Ad valorem property tax lien**

Answer: D

Explanation:

In North Carolina, and in most states, ad valorem (real estate) property tax liens have "superior lien" status.

They take precedence over all other liens, regardless of recording date. This includes mortgage liens and judgment liens. Therefore, even if a mortgage was recorded first, a property tax lien takes priority. Correct answer: A.

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NEW QUESTION # 78

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. Nothing: an oral agreement is sufficient
- C. Execute a new purchase agreement
- **D. Prepare and sign an amendment**

Answer: D

Explanation:

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.

NEW QUESTION # 79

Morgan has an appurtenant easement to cross Julie's land to get to his cornfield. Julie's land is the:

- A. encroachment
- B. reserved tenement
- C. dominant tenement
- **D. servient tenement**

Answer: D

Explanation:

An appurtenant easement involves two properties: the dominant tenement (the one that benefits from the easement) and the servient tenement (the one that is burdened by the easement). In this case, Morgan benefits from the easement (dominant tenement), and Julie's land must allow access (servient tenement). Therefore, Julie's land is correctly identified as the servient tenement.

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NEW QUESTION # 80

A buyer and a seller have both signed the NCAR/NCBA Offer to Purchase and Contract (Standard Form 2-T), creating a binding sales agreement. The buyer's loan is denied during the due diligence period, and they provide the proper notice to terminate the transaction. In this scenario, the buyer can receive:

- **A. a refund of the earnest money deposit only.**
- B. a refund of the due diligence fee only.
- C. a refund of both the due diligence fee and the earnest money deposit.
- D. no refund because the buyer terminated a valid contract.

Answer: A

Explanation:

Under the NCAR/NCBA Standard Form 2-T, if the buyer terminates the contract during the due diligence period and provides written notice, they are entitled to a full refund of the earnest money deposit. However, the due diligence fee is non-refundable unless

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