

Practical NCREC-Broker-N Reliable Test Answers & Perfect NCREC-Broker-N Free Vce Dumps & High-quality North Carolina Real Estate Commission NC Real Estate Broker National

NCCER Module 2 Review Questions and Answers with Complete Solutions 100% Correct | Latest Update 2024

b. 2,689 - ANSWER ☒ 1. The number matching the words "two thousand, six hundred eighty-nine" is

- a. 2,286
- b. 2,689
- c. 6,289
- d. 20,689

a. 1,759 - ANSWER ☒ 2. A bricklayer lays 649 bricks the first day, 632 the second day, and 478 the third day. During the three-day period, the bricklayer laid a total of

- a. 1,759
- b. 1,760
- c. 1,769
- d. 1,770

c. 989 - ANSWER ☒ 3. A total of 1,478 feet of cable was supplied for a job. Only 489 feet were installed. How many feet of cable remain?

- a. 978
- b. 980
- c. 989
- d. 1,099

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North Carolina Real Estate Commission NC Real Estate Broker National Sample Questions (Q103-Q108):

NEW QUESTION # 103

In the government survey system of legal description, the north-south lines and east-west lines intersect to create what?

- A. Tiers
- B. Ranges
- C. Townships
- D. Sections

Answer: C

Explanation:

In the rectangular (government) survey system, north-south lines (called principal meridians and range lines) and east-west lines (called base lines and township lines) intersect to form squares known as townships.

Townships are 6 miles by 6 miles and are further divided into 36 sections. Therefore, the correct answer is D - townships.

NEW QUESTION # 104

An investor bought a small office building for \$500,000. They sold it 10 years later for \$480,000. What is their percentage of loss?

- A. 10.4%
- B. 9.6%
- C. 4%
- D. 4.2%

Answer: C

Explanation:

To calculate the percentage of loss:

Loss = Original Price - Sale Price = \$500,000 - \$480,000 = \$20,000

Percentage loss = $(\$20,000 \div \$500,000) \times 100 = 4\%$

Correct answer: A

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NEW QUESTION # 105

A lease with a simple exchange of rent for occupancy, under which the tenant pays none of the costs of ownership, is known as a(n):

- A. net lease
- B. graduated lease
- C. gross lease
- D. percentage lease

Answer: C

Explanation:

In a gross lease, the tenant pays a fixed rent amount, and the landlord is responsible for property taxes, insurance, and maintenance costs. This type of lease is common in residential rentals and contrasts with a net lease, where the tenant pays some or all ownership

costs. A graduated lease involves rent increases at intervals, and a percentage lease involves paying rent based on the tenant's gross business income. Therefore, the correct answer is B, gross lease.

NEW QUESTION # 106

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

Answer: C

Explanation:

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.

NEW QUESTION # 107

North Carolina broker Chris has a buyer agency contract with Ike stating that Chris's firm will earn a 2.5% commission for finding the property Ike buys. Ike looks at three properties for which the seller is offering a 3% commission split to the selling agent, and one of the sellers is offering a \$500 gift card to a selling agent as a bonus. Which statement is TRUE?

- A. Chris must disclose the offer of the gift card to Ike before he can show that property to Ike.
- B. Chris does not have to disclose the offer of the gift card to Ike because it is not a cash commission.
- C. Chris does not have to tell any seller that Ike has guaranteed Chris's firm a commission of 2.5%.
- D. Chris does not have to disclose to Ike that any seller is offering more than the promised 2.5% commission he agreed to.

Answer: A

Explanation:

According to North Carolina Real Estate Commission rules, any compensation-monetary or non-monetary- that a broker expects to receive from someone other than their client (e.g., a gift card from a seller) must be disclosed in writing before the broker shows the property. Brokers owe this duty of disclosure regardless of the form or source of the compensation. Therefore, Chris must disclose the offer of the \$500 gift card before showing that home to Ike.

NEW QUESTION # 108

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