

RePA_Sales_S技術問題、RePA_Sales_S日本語版試験勉強法



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明日ではなく、今日が大事と良く知られるから、そんなにぐずぐずしないで早く我々社のPennsylvania Real Estate Commission RePA_Sales_S日本語対策問題集を勉強し、自身を充実させます。我々社の練習問題は長年でRePA_Sales_S全真模擬試験トレーニング資料に研究している専門化チームによって編集されます。Pennsylvania Real Estate Commission RePA_Sales_S資格問題集はPDF版、ソフト版、オンライン版を含まれ、この三つバージョンから自分の愛用することを選んでいきます。他の人に先立ってPennsylvania Real Estate Commission RePA_Sales_S認定資格を得るために、今から勉強しましょう。

>> RePA_Sales_S技術問題 <<

真実的なRePA_Sales_S技術問題試験-試験の準備方法-効率的なRePA_Sales_S日本語版試験勉強法

RePA_Sales_S試験に実際に参加して資料を選択する前に、このような証明書を保持することの重要性を思い出してください。このようなRePA_Sales_S証明書を取得することで、昇給、昇進の機会、上司や同僚からの信頼など、将来の多くの同意結果を習得できます。これらすべての快い結果は、もはやあなたにとって夢ではありません。そして、RePA_Sales_S試験準備により、成績を改善し、生活の状態を変え、キャリアの驚くべき変化を得ることができ、すべてが可能になります。それはすべて、RePA_Sales_S学習の質問から始まります。

Pennsylvania Real Estate Commission PA Salesperson State Exam 認定RePA_Sales_S 試験問題 (Q25-Q30):

質問 # 25

The Real Estate Commission does NOT have the power to:

- A. Review escrow accounts.
- **B. Certify residential appraisers.**
- C. Suspend or revoke real estate licenses.
- D. Impose fines.

正解: B

解説:

The Pennsylvania Real Estate Commission (PREC) has the authority to regulate real estate licenses but does not certify real estate appraisers.

* Real estate appraisers in Pennsylvania are regulated by the State Board of Certified Real Estate Appraisers, not the Real Estate Commission.

* The Commission's powers include:

* Suspending or revoking licenses for violations.

* Imposing fines for disciplinary actions.

* Auditing escrow accounts to ensure compliance with regulations.

Why the other answers are incorrect:

* Option A (Suspend or Revoke Licenses): The Commission has the authority to discipline licensees.

* Option B (Impose Fines): The Commission can fine violators for misconduct.

* Option C (Review Escrow Accounts): The Commission can audit escrow accounts to protect client funds.

Reference:

63 P.S. § 455.404- Powers of the Pennsylvania Real Estate Commission

Pennsylvania Real Estate Appraisers Certification Act (63 P.S. § 457.1-457.19)

質問 # 26

Which of the following activities performed by the manager of a multifamily dwelling REQUIRES a real estate license?

- A. Distributing building rules and regulations
- **B. Entering into leases**
- C. Providing information on rental amounts to prospective renters
- D. Showing apartments to prospective renters

正解: B

解説:

A real estate license is required to enter into leases on behalf of a landlord because this involves negotiating real estate transactions.

* According to 49 Pa. Code § 35.201 (Definitions), property management activities that include leasing, collecting rent, and negotiating lease terms require a real estate license.

* A property manager who is actively negotiating leases must hold a real estate license unless they are directly employed by the property owner.

Why the other answers are incorrect:

* Option B (Distributing Rules): This does not require a license since it is administrative.

* Option C (Showing Apartments): Showing apartments does not require a license as long as no negotiations occur.

* Option D (Providing Rental Info): Providing information is not negotiating a lease, so a license is not needed.

Reference:

49 Pa. Code § 35.201- Definitions

質問 # 27

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

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

正解: A

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 # 28

What are the permitted relationships between licensees and consumers as defined by the "Consumer Notice" and Pennsylvania regulations?

- A. Buyer agent, seller agent, designated agent, dual agent, and transaction licensee.
- B. Buyer agent, seller agent, designated dual agent, and transaction licensee.
- C. Buyer agent, seller agent, designated agent, dual agent, and rental agent.
- D. Buyer agent, buyer sub-agent, seller agent, seller sub-agent, and dual agent.

正解: A

解説:

Under 49 Pa. Code § 35.284 (Disclosures of Business Relationships), the Consumer Notice defines five types of permitted relationships between real estate licensees and consumers:

* Buyer's Agent- Represents the buyer and has a fiduciary duty to them.

* Seller's Agent (Listing Agent)- Represents the seller and has a fiduciary duty to them.

* Designated Agent- A brokerage firm designates different agents to represent buyers and sellers in the same firm without creating dual agency.

* Dual Agent- A licensee represents both the buyer and seller in the same transaction, with mutual consent.

* Transaction Licensee- A real estate licensee who provides services but does not represent either party as an agent.

Why the other answers are incorrect:

* Option A (Rental Agent): "Rental agent" is not a defined relationship in Pennsylvania law.

* Option B (Buyer & Seller Sub-Agent): Sub-agency is no longer common and is not a required disclosure.

* Option D (Designated Dual Agent): Dual agency and designated agency are separate concepts.

Reference:

49 Pa. Code § 35.284- Disclosures of Business Relationships

質問 # 29

The Real Estate Commission is empowered to take action against a licensee who is found to have engaged in any of the following activities EXCEPT:

- A. Failing to furnish a copy of a listing contract to an owner after taking a listing.
- B. Failing to include the salesperson's name in all advertising.
- C. Making any substantial misrepresentation.
- D. Failing to provide information requested by the Pennsylvania Real Estate Commission in response to a complaint about the licensee engaging in prohibited acts.

正解: B

解説:

Under 49 Pa. Code § 35.305 (Business Name on Advertisements), advertisements must include the broker's name but are not required to include the salesperson's name.

* While a salesperson's name may appear in an ad, it is not a required element under Pennsylvania law.

* However, failing to disclose key information in an ad, such as the broker's name, could result in disciplinary action.

Why the other answers are incorrect:

* Option A (Misrepresentation): Misrepresentation is a serious offense and can lead to suspension or revocation.

* Option B (Failing to Provide Listing Contract): A copy of the listing contract must be furnished to the seller at the time of signing.

* Option D (Failing to Provide Information to the Commission): Failure to respond to an investigation can result in fines, suspension, or revocation.

Reference:

49 Pa. Code § 35.305- Business Name on Advertisements

63 P.S. § 455.303- Prohibited Acts by Licensees

質問 #30

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RePA_Sales_S日本語版試験勉強法: https://jp.fast2test.com/RePA_Sales_S-premium-file.html

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