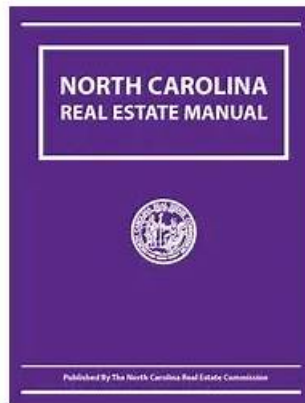


Free PDF Quiz North Carolina Real Estate Commission - NCREC-Broker-N - NC Real Estate Broker National– High Pass-Rate Exam Pass Guide



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New developments in the tech sector always bring new job opportunities. These new jobs have to be filled with the NC Real Estate Broker National (NCREC-Broker-N) certification holders. So to fill the space, you need to pass the NC Real Estate Broker National (NCREC-Broker-N) exam. Earning the NC Real Estate Broker National (NCREC-Broker-N) certification helps you clear the obstacles you face while working in the North Carolina Real Estate Commission field. To get prepared for the NC Real Estate Broker National (NCREC-Broker-N) certification exam, applicants face a lot of trouble if the study material is not updated. They are using outdated materials resulting in failure and loss of money and time.

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

Topic	Details
Topic 1	<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 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: 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.
Topic 4	<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.

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North Carolina Real Estate Commission NC Real Estate Broker National Sample Questions (Q68-Q73):

NEW QUESTION # 68

In North Carolina, a buyer agent must disclose their agency status to the seller or the seller's agent:

- A. at the first substantial contact.
- B. no later than when presenting an offer.
- C. no later than the first showing of the property.
- **D. at the initial contact.**

Answer: D

Explanation:

North Carolina License Law and Rules state that a buyer's agent must disclose their agency status at initial contact with the seller or the seller's agent. The statute explicitly requires agency disclosure at the earliest interaction. Thus, option A is correct.

NEW QUESTION # 69

Which of the following BEST describes a seller's market?

- **A. Sellers often receive multiple offers on their property.**
- B. There are more sellers than buyers.
- C. Buyers have more negotiating power.
- D. Home prices are generally falling.

Answer: A

Explanation:

A "seller's market" occurs when demand exceeds supply, resulting in strong buyer competition. The most common real-world effect is multiple offers on listed properties, intensifying competition and giving sellers leverage. This matches option A. The definitions in NCREC study guides, textbooks, and appraisal resources all align with this scenario.

NEW QUESTION # 70

A seller discusses listing their home with a broker. The seller tells the broker that when the house sells, the seller wants \$200,000 in their pocket at closing, and the listing brokerage can keep any amount beyond that as their commission. What does this scenario describe?

- A. Net listing
- B. Exclusive right to sell listing
- C. Exclusive agency listing
- D. Open listing

Answer: A

Explanation:

In a net listing, the seller agrees to receive a fixed amount from the sale, and the broker retains any amount above that as commission. Net listings are legal but discouraged and closely regulated in North Carolina due to the potential for conflicts of interest and ethical concerns. The broker must disclose the actual selling price and ensure the arrangement is fully transparent. Therefore, the correct answer is C.

NEW QUESTION # 71

A comparable property sold for \$300,000. It has a finished basement, while the subject property does not. The finished basement contributes \$10,000 to value. What is the adjusted value of the comparable property?

- A. \$290,000
- B. \$300,000
- C. \$310,000
- D. The price of the comparable property is never adjusted.

Answer: A

Explanation:

In appraisal practice, when adjusting a comparable property to reflect differences from the subject property, the adjustment is always made to the comparable. Since the comparable has a finished basement worth \$10,000 and the subject does not, we subtract \$10,000 from the comparable's sale price to estimate what it would have sold for if it were more like the subject.

$\$300,000 - \$10,000 = \$290,000$.

Therefore, the correct answer is A.

-

NEW QUESTION # 72

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 # 73

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