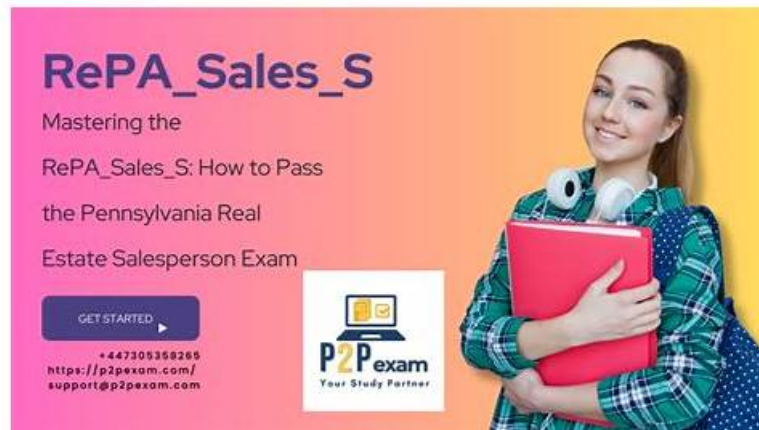


Pennsylvania Real Estate Commission RePA_Sales_S Lernressourcen & RePA_Sales_S Testengine



BONUS!!! Laden Sie die vollständige Version der It-Pruefung RePA_Sales_S Prüfungsfragen kostenlos herunter:
<https://drive.google.com/open?id=1qfRBpYX6MBGEX8oyiFcJudrfaDkATdd>

Wenn Sie die It-Pruefung Website klicken, wundern Sie sich vielleicht, dass viele Leute jedentag It-Pruefung besuchen. Das ist ganz normal. Wir bieten den Kandidaten zahlreiche Schulungsunterlagen, mit denen sie die Pennsylvania Real Estate Commission RePA_Sales_S Prüfung bestehen können. Das heißt, dass die Schulungsunterlagen wirklich wirksam sind. Wenn Sie die Pennsylvania Real Estate Commission RePA_Sales_S Fragenkatalog kaufen wollen, verpassen Sie It-Pruefung nicht. Und Sie werden sicher mit unseren Produkten zufrieden.

Pennsylvania Real Estate Commission RePA_Sales_S Prüfungsplan:

Thema	Einzelheiten
Thema 1	Regulations Governing the Activities of Licensees: This section of the exam measures the skills of Real Estate Brokers and centers on the professional standards and regulations that govern daily practice. It reviews rules regarding advertising, the working relationship between brokers and salespersons, and the proper handling of client funds and accounts. It also highlights prohibited conduct, as well as the conditions that can lead to suspension or revocation of a license.
Thema 2	Miscellaneous: This section of the exam measures the skills of Real Estate Salespersons and includes several additional knowledge areas important for practice. Candidates are expected to understand property disclosures, the preparation and handling of contracts and forms, and the Pennsylvania Human Relations Act. It also covers the regulations relating to time-shares, as well as leasing and rental practices that are part of everyday real estate transactions.
Thema 3	Real Estate Commission: This section of the exam measures skills of Real Estate Salespersons and covers the fundamental duties and powers of the Real Estate Commission. It includes understanding how complaints are handled, how investigations and hearings are conducted, and the processes for appeals. Candidates are also expected to be familiar with the Real Estate Recovery Fund, which provides protection for consumers in certain cases.
Thema 4	Licensure: This section of the exam measures skills of Real Estate Brokers and focuses on licensure requirements. It emphasizes qualifications necessary for obtaining a license, the activities that legally require licensure, and the processes for license renewal or reactivation. Additionally, it includes the rules for changing employment as a licensee and outlines specific exemptions from licensure under Pennsylvania law.

Thema 5	• Agency and Disclosure: This section of the exam measures the skills of Real Estate Salespersons and addresses the importance of proper agency and disclosure. It evaluates knowledge of agency disclosures, the duties of licensees, and how different agency relationships function in practice. It also covers compensation rules and the responsibilities that come with working under different types of agency agreements.
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>> Pennsylvania Real Estate Commission RePA_Sales_S Lernressourcen <<

Pennsylvania Real Estate Commission RePA_Sales_S Testengine & RePA_Sales_S PDF Demo

Wenn Sie ein Ziel haben, sollen Sie Ihr Ziel ganz mutig erzielen. Jeder IT-Fachmann wird mit den jetzigen einfachen Lebensverhältnissen zufrieden sein. Der Druck in allen Branchen und Gewerben ist sehr groß. In der IT-Branche ist es auch so. Wenn Sie ein Ziel haben, sollen Sie mutig Ihren Traum erfüllen. Auch in der Pennsylvania Real Estate Commission RePA_Sales_S Zertifizierungsprüfung herrscht große Konkurrenz. Durch die Pennsylvania Real Estate Commission RePA_Sales_S Prüfung wird Ihre Berufskarriere sicher ganz anders. Eine glänzende Zukunft wartet schon auf Sie. Unser It-Pruefung bietet Ihnen die genauesten und richtigsten Pennsylvania Real Estate Commission RePA_Sales_S Schulungsunterlagen und Ihnen helfen, die Zertifizierungsprüfung zu bestehen und Ihr Ziel zu erreichen.

Pennsylvania Real Estate Commission PA Salesperson State Exam RePA_Sales_S Prüfungsfragen mit Lösungen (Q27-Q32):

27. Frage

A person is employed by a real estate owner to manage a multifamily residential property. Which of the following activities is the person permitted to perform without a real estate license?

- A. Hold money belonging to tenants other than on behalf of the owner.
- B. Negotiate terms and conditions of occupancy.
- **C. Provide information on rental amounts and building rules and regulations.**
- D. Enter into leases on behalf of the owner.

Antwort: C

Begründung:

Under 49 Pa. Code § 35.201 (Definitions), an unlicensed individual who is directly employed by a property owner can perform certain tasks, such as providing rental information and enforcing building rules, but they cannot engage in leasing or negotiation activities.

* Providing information on rental amounts and building rules is considered administrative and does not require a real estate license.

* However, negotiating leases, collecting rents on behalf of third parties, or holding security deposits in a non-owner-controlled account would require a real estate license.

Why the other answers are incorrect:

* Option B (Entering into Leases): Only a licensed real estate broker or a supervised salesperson can legally execute lease agreements on behalf of a landlord.

* Option C (Negotiating Terms): Negotiating lease terms is an activity that requires a real estate license.

* Option D (Holding Tenant Funds Independently): Handling tenant funds outside of the owner's direct control is a brokerage activity and requires a real estate license.

Reference:

49 Pa. Code § 35.201- Definitions

28. Frage

Can a licensed real estate broker prepare an appraisal for a new loan on property that the broker has listed for sale?

- A. Yes, if the appraisal is identified as a comparative market analysis.
- **B. No, real property appraisals are not within the scope of practice for a real estate broker.**
- C. Yes, if the appraisal is done before an offer to purchase is accepted by the seller.
- D. Yes, with proper disclosure to the lender about the broker's qualifications.

Antwort: B

Begründung:

Under The Pennsylvania Real Estate Appraisers Certification Act (63 P.S. § 457.1-457.19), only a state- certified or licensed appraiser can perform real estate appraisals for loan purposes.

* Real estate brokers and salespersons can perform Comparative Market Analyses (CMAs) but cannot legally perform an appraisal for a lender.

* This restriction ensures that appraisals used for lending purposes meet state and federal standards.

Why the other answers are incorrect:

* Option A (CMAs as Appraisals): CMAs are not appraisals.

* Option B (Before Offer Accepted): The timing of the appraisal does not change licensing requirements.

* Option C (Disclosure to Lender): Even with disclosure, brokers are not permitted to conduct appraisals for loans.

Reference:

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

29. Frage

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. Negotiating a commission that seriously undercuts those of other brokerage firms
- C. Taking a listing that has a duration of only 2 months
- D. Failure to engage legal counsel to respond to a Commission request for information stemming from a complaint about the licensee

Antwort: A

Begründung:

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

30. Frage

In order to renew a real estate license in Pennsylvania, the licensee:

- **A. must include in the required hours of CE any course mandated by the Real Estate Commission within the current licensing period.**
- B. may take any combination of approved CE courses adding up to 14 hours of classroom instruction.
- C. must take 14 hours of CE courses specifically mandated by the Real Estate Commission.
- D. may include excess hours carried over from the previous licensing period to reach the total CE hours required for the current license term.

Antwort: A

Begründung:

In Pennsylvania, a real estate licensee must complete 14 hours of continuing education (CE) courses during each renewal period. Additionally, if the Pennsylvania Real Estate Commission mandates a specific CE course during the licensing cycle, licensees are required to take that course.

* 49 Pa. Code § 35.382 (Continuing Education Requirements) states that a licensee must complete the specific courses required by the Commission for each licensing cycle.

* Some renewal periods require specific courses, such as ethics or law updates, to ensure that licensees remain compliant with changing regulations.

Why the other answers are incorrect:

* Option A (14 Hours Specifically Mandated): While some courses may be mandatory, licensees can choose others from an approved list.

* Option B (Any Combination of 14 Hours): Some specific courses are required, meaning licensees cannot just pick any course.

* Option D (Carrying Over CE Hours): Continuing education hours do not carry over from one licensing period to another.

31. Frage

Which of the following phrases in a rental ad may be permissible?

- A. Adults Only Building
- **B. Creek Village - an Age-Restricted Community**
- C. All Couples Apartment Building
- D. Children 12 and Older Only

Antwort: B

Begründung:

Under The Federal Fair Housing Act (42 U.S.C. § 3604) and the Pennsylvania Human Relations Act (PHRA), it is illegal to discriminate against renters or buyers based on family status, which includes children.

However, age-restricted housing is allowed under certain conditions.

* Housing communities designated as "55 and older" or "62 and older" are legally permitted under the Housing for Older Persons Act (HOPA), provided they meet federal guidelines.

* Option C (Creek Village - an Age-Restricted Community) is lawful because it indicates compliance with HOPA, meaning at least 80% of residents are over 55.

Why the other answers are incorrect:

* Option A (Children 12 and Older Only): Discriminating against families with young children violates the Fair Housing Act (FHA).

* Option B (Adults Only Building): Landlords cannot prohibit families with children from renting.

* Option D (All Couples Apartment Building): This discriminates against single renters and violates fair housing laws.

32. Frage

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Welche Methode der Prüfungsvorbereitung mögen Sie am meisten? Mit PDF, online Test machen oder die simulierte Prüfungssoftware benutzen? Alle drei Methoden können Pennsylvania Real Estate Commission RePA_Sales_S von unserer It-Prüfung Ihnen bieten. Demos aller drei Versionen von Prüfungsunterlagen können Sie vor dem Kauf kostenfrei herunterladen und probieren. Die beste Methode zu wählen ist ein wichtiger Schritt zum Bestehen der Pennsylvania Real Estate Commission RePA_Sales_S. Zweifellos garantieren wir, dass jede Version von Pennsylvania Real Estate Commission RePA_Sales_S Prüfungsunterlagen umfassend und wirksam ist.

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