

# RePA\_Sales\_S認証資格、RePA\_Sales\_S問題集無料



BONUS!!! Japancert RePA\_Sales\_Sダンプの一部を無料でダウンロード: <https://drive.google.com/open?id=1CanSMrIo-5uQPBj7keDK6sQkKmlJziD1>

近年、社会の急速な発展に伴って、IT業界は人々に愛顧されました。Pennsylvania Real Estate Commission RePA\_Sales\_SIT認定試験を受験して認証資格を取ることを通して、IT事業を更に上がる人は多くなります。そのときは、あなたにとって必要するのはあなたのPennsylvania Real Estate Commission RePA\_Sales\_S試験合格をたすけてあげるのJapancertというサイトです。Japancertの素晴らしい問題集はIT技術者が長年を重ねて、総括しました経験と結果です。先人の肩の上に立って、あなたも成功に一步近付くことができます。

## Pennsylvania Real Estate Commission RePA\_Sales\_S 認定試験の出題範囲:

トピック	出題範囲
トピック 1	<ul style="list-style-type: none"><li>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.</li></ul>
トピック 2	<ul style="list-style-type: none"><li>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.</li></ul>
トピック 3	<ul style="list-style-type: none"><li>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.</li></ul>
トピック 4	<ul style="list-style-type: none"><li>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.</li></ul>
トピック 5	<ul style="list-style-type: none"><li>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.</li></ul>

## 便利なRePA\_Sales\_S認証資格試験-試験の準備方法-効率的な RePA\_Sales\_S問題集無料

優れたRePA\_Sales\_S試験シミュレーションを選択する方法についてまだ迷っていますか？ 当社Japancertは、長年にわたって高い合格率で有効な試験シミュレーションファイルの研究に取り組んでいます。有効なRePA\_Sales\_S試験シミュレーションを見つけない場合は、当社の製品が役立ちます。ためらうのをやめ、良い選択は、実際のテストの準備で迂回することを避けるでしょう。RePA\_Sales\_S試験のシミュレーションは、試験をクリアするのに役立ち、近い将来、国際的な企業やより良い仕事に応募できるようになります。

## Pennsylvania Real Estate Commission PA Salesperson State Exam 認定 RePA\_Sales\_S 試験問題 (Q34-Q39):

### 質問 # 34

A real estate ad in a newspaper placed by a salesperson MUST include the:

- A. Municipality in which the property is located.
- B. Name of the principal.
- C. Legal description of the property.
- **D. Employing broker's name and phone number.**

正解: D

解説:

Under 49 Pa. Code § 35.305 (Business Name on Advertisements), any advertisement placed by a real estate salesperson must include the name and phone number of their employing broker.

\* This ensures that the public knows which brokerage is responsible for the property listing and avoids misleading or unverified advertisements.

\* A salesperson cannot advertise properties without clearly identifying their broker to ensure compliance with advertising regulations.

Why the other answers are incorrect:

\* Option A (Municipality): While useful, this is not required in every ad.

\* Option B (Legal Description): A legal property description is not required for advertisements.

\* Option D (Name of the Principal): The seller's name does not need to be included in advertisements.

Reference:

49 Pa. Code § 35.305- Business Name on Advertisements

### 質問 # 35

An owner sells a house through a salesperson who works as an independent contractor for a broker. Before the closing, the owner fires the broker. However, the owner agrees to pay the salesperson a \$1,000 fee for services. Which of the following is TRUE?

- A. The owner can cancel any part of the sales contract at any time.
- B. The salesperson may only accept the \$1,000 with the broker's consent.
- **C. The salesperson cannot legally accept the \$1,000.**
- D. The salesperson may legally accept the \$1,000.

正解: C

解説:

According to 49 Pa. Code § 35.283 (Compensation and Commission), a salesperson may not accept compensation from anyone other than their employing broker.

\* A salesperson cannot accept direct payments from an owner or buyer (Option A - Correct).

\* The owner cannot cancel the sales contract unilaterally (Option B - Incorrect).

\* The salesperson may only be compensated through the broker, even if the owner agrees to direct payment (Option C & D - Incorrect).

### 質問 # 36

The Real Estate Commission does NOT have the power to:

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

正解: D

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 # 37

A salesperson has just obtained the seller's signature on an offer to purchase. When MUST the buyer receive a copy?

- A. At the closing
- B. Within 24 hours of the offer's acceptance
- C. In a reasonably practicable period of time
- **D. Within 1 business day of the offer's acceptance**

正解: D

解説:

Under 49 Pa. Code § 35.331 (Written Agreements Generally), all parties must receive a copy of a signed offer within 1 business day of acceptance.

\* This ensures that buyers and sellers have full documentation of the transaction.

\* Delaying delivery of signed contracts can lead to disputes and potential violations of real estate regulations.

Why the other answers are incorrect:

\* Option A (24 Hours): While fast delivery is preferred, the law specifically states "1 business day."

\* Option C (At Closing): Buyers must receive a copy well before closing.

\* Option D (Reasonably Practicable Time): This is too vague and does not meet the specific 1-business-day requirement.

Reference:

49 Pa. Code § 35.331- Written Agreements Generally

### 質問 # 38

A salesperson who operates as an independent contractor for a broker is seldom in the office. Earnest money deposits received by this salesperson:

- **A. Should be transmitted promptly after receipt to the broker.**
- B. May be kept temporarily in an escrow account opened by the salesperson.
- C. Should be returned to the buyer to transmit to the broker.
- D. May be held by the salesperson for 3 business days.

正解: A



