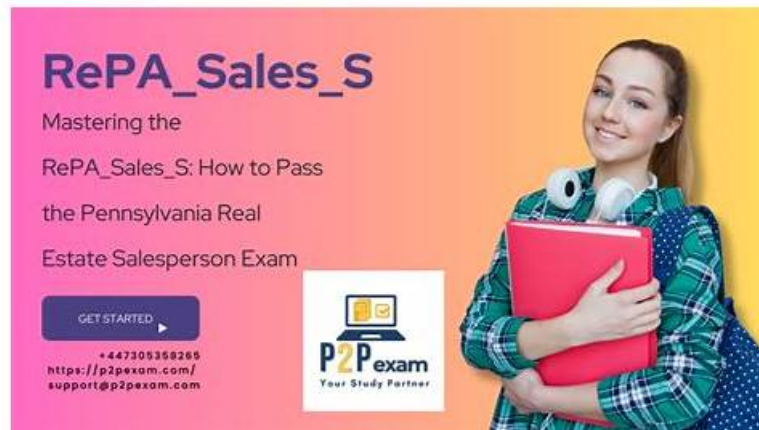


RePA_Sales_S Fragen&Antworten & RePA_Sales_S Pruefungssimulationen



Laden Sie die neuesten It-Pruefung RePA_Sales_S PDF-Versionen von Prüfungsfragen kostenlos von Google Drive herunter:
<https://drive.google.com/open?id=131hik8Mv0rwO0uKin3tiZQY3GPtuBkwS>

Sie haben schon die Prüfungsmaterialien zur Pennsylvania Real Estate Commission RePA_Sales_S Zertifizierung von It-Pruefung gesehen. Es ist doch Zeit, eine Wahl zu treffen. Sie können auch andere Produkte wählen, aber unser It-Pruefung wird Ihnen die größten Interessen bringen. Mit It-Pruefung werden Sie eine glänzende Zukunft haben, eine bessere Berufsaussichten in der IT-Branche haben und effizient arbeiten.

Machen Sie sich noch Sorgen um die Pennsylvania Real Estate Commission RePA_Sales_S (PA Salesperson State Exam) Zertifizierungsprüfung? Haben Sie schon mal gedacht, sich an einem entsprechenden Kurs teilzunehmen? Gute Prüfungsmaterialien zu wählen, wird Ihnen helfen, Ihre Fachkenntnisse zu konsolidieren und sich gut auf die Pennsylvania Real Estate Commission RePA_Sales_S Zertifizierungsprüfung vorbereiten. Das Expertenteam von It-Pruefung hat endlich die neuesten zielgerichteten Schulungsunterlagen, die Ihnen beim Vorbereiten der Prüfung helfen, nach ihren Erfahrungen und Kenntnissen erforscht. Die Pennsylvania Real Estate Commission RePA_Sales_S Schulungsunterlagen von It-Pruefung ist Ihre optimale Wahl.

>> RePA_Sales_S Fragen&Antworten <<

RePA_Sales_S Pruefungssimulationen & RePA_Sales_S Fragen Und Antworten

Allein die Versprechung ist nicht genug. Deswegen bieten wir It-Pruefung den Kunden die allseitige und anspruchsvolle Service. Von der kostenfreien Probe vor dem Kauf der Pennsylvania Real Estate Commission RePA_Sales_S Prüfungsunterlagen, bis zur einjährigen kostenfreien Aktualisierungsdienst nach dem Kauf. Wir werden Ihnen die vertrauenswürdige Hilfe für jede Vorbereitungsstufe der Pennsylvania Real Estate Commission RePA_Sales_S Prüfung bieten. Falls Sie die Pennsylvania Real Estate Commission RePA_Sales_S Prüfung nicht wunschgemäß bestehen, geben wir Ihnen volle Rückerstattung zurück, um Ihren finanziellen Verlust zu kompensieren.

Pennsylvania Real Estate Commission PA Salesperson State Exam RePA_Sales_S Prüfungsfragen mit Lösungen (Q39-Q44):

39. Frage

In the normal course of practicing real estate, a licensed real estate salesperson may:

- A. Directly receive a commission from the buyer as well as the seller.
- **B. Receive commission and bonuses through their broker.**
- C. Agree to split commissions with another licensee and pay the split directly to the other licensee.
- D. Pay a referral fee directly to another licensed salesperson.

Antwort: B

Begründung:

Under 49 Pa. Code § 35.283 (Compensation and Commission), a salesperson may only receive compensation through their employing broker. All commissions, bonuses, or referral fees must be paid by the broker and not directly to or from another licensee.

* A real estate salesperson cannot accept direct payment from clients, buyers, or sellers.

* Any bonus or commission earned must first go to the broker, who then distributes the appropriate amount to the salesperson.

Why the other answers are incorrect:

* Option A (Direct Commission from Buyer & Seller): Salespersons cannot accept direct payments from clients; all payments must go through their broker.

* Option B (Pay Referral Fee to Another Salesperson): Only brokers can pay referral fees. A salesperson cannot pay another licensee.

* Option D (Split Commission Directly with Another Licensee): Commissions must be handled by the broker, not between individual agents.

40. Frage

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.

Antwort: C

Begründung:

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).

Reference:

49 Pa. Code § 35.283- Compensation and Commission

41. Frage

Why is the following advertisement placed by a salesperson employed by ABC Realty, in violation of Pennsylvania Rules?

"Harrisburg \$200,000 SUPER BUY Cozy 3br, 2 1/2 bath Cottage, near bus. For info call 555-9234 (home) or 675-6330 (office). Ask for JOHN DOE."

- A. No address is given.
- B. The salesperson's name appears in the ad.
- **C. The broker's name does not appear in the ad.**
- D. The MLS number is not included in the ad.

Antwort: C

Begründung:

According to 49 Pa. Code § 35.305 (Business Name on Advertisements), all advertisements placed by a salesperson must include the broker's name.

* The broker's name is missing, which violates Pennsylvania advertising requirements (Option C - Correct).

* The property address does not need to be in the ad (Option A - Incorrect).

* Salesperson names are allowed but must be accompanied by the broker's name (Option B - Incorrect).

* MLS numbers are not a requirement in all advertisements (Option D - Incorrect).

Reference:

49 Pa. Code § 35.305- Business Name on Advertisements

42. Frage

The provisions of the Real Estate Licensing and Registration Act apply to:

- A. A real estate licensee selling real estate they own.
- B. A trustee who participates in real estate transactions under the authority of a court order.
- C. A licensed auctioneer who is auctioning property.
- D. An attorney-at-law who participates in real estate transactions on behalf of a client.

Antwort: A

Begründung:

Under 63 P.S. § 455.304 (Exemptions from Licensing Requirements), most individuals selling their own property are exempt from real estate licensing requirements. However, a real estate licensee selling their own real estate must comply with disclosure laws and ethical obligations.

* If a real estate licensee sells their own property, they must disclose in all advertising that they are a licensed real estate professional to avoid misleading the public.

* While a non-licensee selling their own property is not covered under real estate licensing laws, a licensed salesperson must adhere to licensing and disclosure laws.

Why the other answers are incorrect:

* Option A (Trustee under Court Order): Court-appointed trustees are exempt from real estate licensing requirements.

* Option B (Attorney Representing Clients): Attorneys are permitted to handle real estate transactions as part of their legal practice without a real estate license.

* Option D (Licensed Auctioneer): Auctioneers selling real estate are regulated under separate auctioneer licensing laws, not real estate licensing laws.

Reference:

63 P.S. § 455.304- Exemptions from Licensing Requirements

43. Frage

What MUST a salesperson licensee convicted of a felony do?

- A. Discuss the matter with the employing broker to decide what to do
- B. Terminate all real estate activities
- C. Immediately turn in the real estate license to the Real Estate Commission
- D. Provide the Real Estate Commission with information about the conviction

Antwort: D

Begründung:

According to 49 Pa. Code § 35.288 under "Reporting of Crimes and Disciplinary Actions", all licensees in Pennsylvania are required to notify the Pennsylvania Real Estate Commission in writing within 30 days of any felony or misdemeanor conviction.

* A licensee does not automatically lose their license upon conviction, but the Commission will review the case and may take disciplinary actions such as suspension or revocation of the license.

* Failing to report the conviction within the required time may result in additional penalties.

* Immediate license surrender (Option A) is not required.

* Discussing with the broker (Option B) is not a sufficient step since the official duty is to inform the Commission.

* Terminating all activities (Option D) is not an automatic requirement unless the Commission suspends or revokes the license.

Reference:

49 Pa. Code § 35.288- Reporting of Crimes and Disciplinary Actions

Real Estate Licensing and Registration Act (RELRA) - 63 P.S. § 455.303 (Criminal Background)

44. Frage

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It-Prüfung zusammengestellt Pennsylvania Real Estate Commission RePA_Sales_S Fragen und Antworten mit originalen Prüfungsfragen und präzisen Antworten, wie sie in der eigentlichen Prüfung erscheinen. Wir aktualisieren regelmäßig diese qualitativ hochwertigen RePA_Sales_S Prüfung PA Salesperson State Exam. It-Prüfung ernannt nur die besten und kompetentesten Autoren für unsere Produkte, daher sind die RePA_Sales_S Prüfungsfragen und Antworten (PA Salesperson State Exam) aus It-Prüfung sicherlich perfekt.

RePA_Sales_S Prüfungssimulationen: https://www.it-pruefung.com/RePA_Sales_S.html

Pennsylvania Real Estate Commission RePA_Sales_S Fragen&Antworten Denn unsere Tech-Gruppe ist unglaublich kompetent,

- [illegible]

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