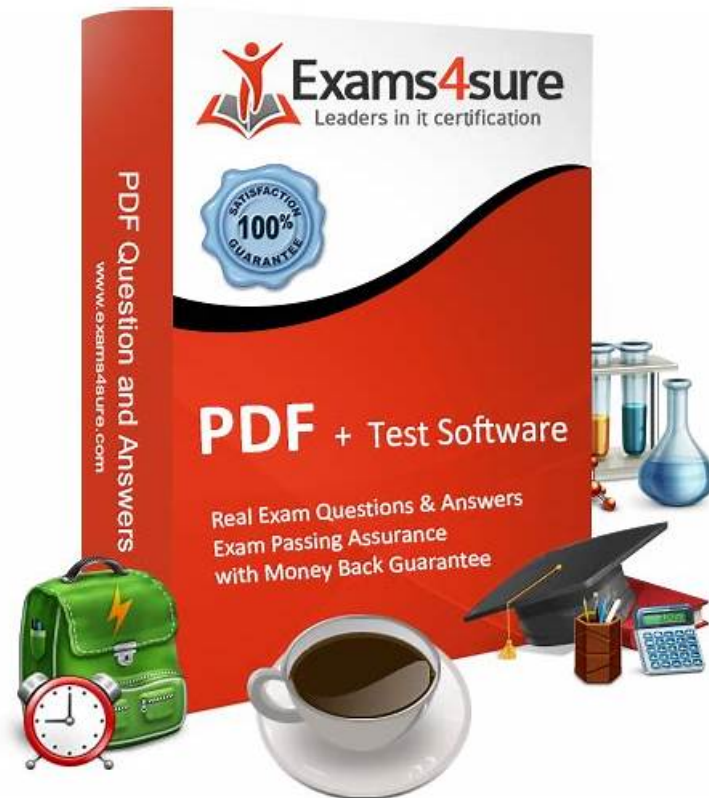


# North Carolina Real Estate Commission NCREC-Broker-N Exam Dumps - Secret Hacks To Crack NCREC-Broker-N Exam



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

Topic	Details
Topic 1	<ul style="list-style-type: none"><li>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.</li></ul>
Topic 2	<ul style="list-style-type: none"><li>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.</li></ul>
Topic 3	<ul style="list-style-type: none"><li>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.</li></ul>
Topic 4	<ul style="list-style-type: none"><li>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.</li></ul>

## North Carolina Real Estate Commission NC Real Estate Broker National Sample Questions (Q105-Q110):

### NEW QUESTION # 105

Which of these activities is prohibited by federal antitrust laws?

- A. Providing legal advice
- B. Racial discrimination
- C. Price gouging
- D. Price-fixing

**Answer: D**

Explanation:

Federal antitrust laws, including the Sherman Antitrust Act, prohibit activities that restrict fair competition.

One of the key prohibited practices is price-fixing-an agreement among competitors to set commission rates or pricing, which violates the requirement for competitive, independent business conduct. Price gouging is related to consumer protection during emergencies, and racial discrimination falls under fair housing law, not antitrust. Providing legal advice is a separate licensing concern. Therefore, A is correct.

### NEW QUESTION # 106

According to the North Carolina Real Estate Commission Rules, what must be included in a written agency agreement?

- A. A broker protection clause
- B. The expiration date of the broker's license
- C. An automatic renewal clause
- D. The broker's license number

**Answer: D**

Explanation:

According to 21 NCAC 58A .0104(a), a written agency agreement in North Carolina must include the broker's license number and a definite expiration date. These are required by the Commission to ensure regulatory clarity and accountability. A broker protection clause is optional and negotiated between parties. Automatic renewal clauses are prohibited in listing agreements. Therefore, the correct and required component is the broker's license number.

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#### **NEW QUESTION # 107**

Under the North Carolina Timeshare Act, a timeshare developer must allow a buyer to cancel a purchase contract without penalty for how long after signing the contract?

- A. 10 days
- B. Under the law, there is no right of cancellation
- C. 5 days
- D. 3 days

**Answer: C**

Explanation:

According to the North Carolina Timeshare Act, a purchaser of a timeshare has the right to cancel the purchase without penalty within five (5) calendar days after execution of the contract. This right of rescission is non-waivable and must be disclosed in the contract. The cancellation does not require a reason and must be honored fully. Therefore, the correct answer is B.

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#### **NEW QUESTION # 108**

What is the EPA's recommended action level for radon in the air, measured in picocuries per liter (pCi/L)?

- A. 5.0 pCi/L
- B. 4.0 pCi/L
- C. 3.0 pCi/L
- D. 2.0 pCi/L

**Answer: B**

Explanation:

The U.S. Environmental Protection Agency (EPA) has established a recommended action level of 4.0 picocuries per liter (pCi/L) for radon gas in indoor air. If a home's radon level is at or above this threshold, mitigation is recommended to reduce exposure. Radon is a naturally occurring radioactive gas that can pose serious health risks, particularly lung cancer. Therefore, the correct answer is C.

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#### **NEW QUESTION # 109**

A buyer and a seller have both signed the NCAR/NCBA Offer to Purchase and Contract (Standard Form 2-T), creating a binding sales agreement. The buyer's loan is denied during the due diligence period, and they provide the proper notice to terminate the transaction. In this scenario, the buyer can receive:

- A. a refund of the due diligence fee only.
- B. no refund because the buyer terminated a valid contract.
- C. a refund of the earnest money deposit only.
- D. a refund of both the due diligence fee and the earnest money deposit.

**Answer: C**

Explanation:

Under the NCAR/NCBA Standard Form 2-T, if the buyer terminates the contract during the due diligence period and provides written notice, they are entitled to a full refund of the earnest money deposit. However, the due diligence fee is non-refundable unless the seller breaches the contract. Therefore, the correct answer is B.

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