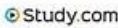


North Carolina Real Estate Commission NCREC-Broker-N Quiz - NCREC-Broker-N Studienanleitung & NCREC-Broker-N Trainingsmaterialien

<http://study.com/academy/practice/quiz-worksheet-nc-real-estate-commission.html> 

Quiz & Worksheet - NC Real Estate Commission

1. When was the North Carolina Real Estate Commission Formed?

- ☐ 1770
- ☐ 1775
- ☐ 1780
- ☐ 1785

2. What is the North Carolina Real Estate Commission?

- ☐ A government agency
- ☐ An independent state government agency
- ☐ A state government agency
- ☐ An independent government agency

3. The North Carolina Real Estate Commission is comprised of how many members?

- ☐ 5
- ☐ 7
- ☐ 9
- ☐ 12

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https://drive.google.com/open?id=1hPFnua9AMAR_wGlf2pH4FwsccQHkH44q

Die echten und originalen Prüfungsfragen und Antworten zu NCREC-Broker-N (NC Real Estate Broker National) bei ITZert wurden verfasst von unseren North Carolina Real Estate Commission-Experten mit den Informationen von NCREC-Broker-N (NC Real Estate Broker National) aus dem Testcenter wie PROMETRIC oder VUE.

Um die Bedürfnisse von den meisten IT-Fachleuten abzudecken, haben das Expertenteam die Prüfungsthemen in den letzten Jahren studiert. So kommen die zielgerichteten Fragen und Antworten zur North Carolina Real Estate Commission NCREC-Broker-N Zertifizierungsprüfung vor. Die Ähnlichkeit unserer Dumps mit den echten Prüfung beträgt 95%. ITZert wird Ihnen helfen, die North Carolina Real Estate Commission NCREC-Broker-N Prüfung 100% zu bestehen. Sonst erstatteten wir Ihnen die gesamte Summe zurück. Sie können im Internet die Demo zur North Carolina Real Estate Commission NCREC-Broker-N Zertifizierungsprüfung kostenlos herunterladen, so dass Sie die Zuverlässigkeit unserer Produkte testen können. Schicken Sie doch die Produkte von ITZert in den Warenkorb. ITZert wird Ihren Traum verwirklichen.

>> NCREC-Broker-N German <<

NCREC-Broker-N Echte Fragen - NCREC-Broker-N Deutsche

Die Zertifizierungsantworten zur North Carolina Real Estate Commission NCREC-Broker-N Zertifizierungsprüfung von ITZert werden von IT-Eliten seit mehr als 10 Jahre durch ihre Forschung und Praxis gesammelt. ITZert hat viele neueste und genaueste Prüfungsunterlagen. ITZert ist für Ihren Erfolg vorhanden. Es bedeutet, dass Sie Erfolg wählen, wenn Sie ITZert wählen. Wenn Sie North Carolina Real Estate Commission NCREC-Broker-N Zertifizierungsprüfungen leicht bestehen wollen, ist ITZert die einzige Wahl für Sie.

North Carolina Real Estate Commission NCREC-Broker-N Prüfungsplan:

Thema	Einzelheiten
Thema 1	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.
Thema 2	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.
Thema 3	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.
Thema 4	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.

North Carolina Real Estate Commission NC Real Estate Broker National NCREC-Broker-N Prüfungsfragen mit Lösungen (Q88-Q93):

88. Frage

If a seller whose property is currently listed with another company initiates a conversation with a broker about the possibility of the broker becoming their new listing agent, the broker:

- A. may suggest that the seller terminate the current listing agreement early.
- B. may not discuss the terms of any possible future listing agreement.
- **C. may discuss the terms of a possible listing agreement that would begin after the current listing ends.**
- D. must advise the seller to contact an attorney.

Antwort: C

Begründung:

Under the NCREC Rules and Code of Ethics, a broker may not interfere with another firm's existing exclusive listing agreement.

However, if a seller independently initiates a conversation, a broker is allowed to discuss the terms of a future agreement - but that agreement must begin only after the current listing expires.

The broker must not suggest early termination or breach of contract. Therefore, option A accurately reflects what is legally and ethically permissible.

89. Frage

A local bank refuses to make residential loans in a particular section of town because of the ethnic background of its residents. This is a discriminatory practice called:

- A. boycotting
- **B. redlining**
- C. steering
- D. blockbusting

Antwort: B

Begründung:

Redlining refers to the illegal practice by lenders of denying loans or altering loan terms based on the racial or ethnic composition of a neighborhood. This violates federal fair housing laws and is discriminatory in nature.

Blockbusting involves inducing sellers to sell by suggesting that a minority group is moving in; steering involves directing buyers to or from neighborhoods based on race; boycotting is an antitrust violation.

Therefore, C is the correct answer.

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90. Frage

A buyer signs a contract to purchase a 10-year-old unit in a condominium community. Under the provisions of the North Carolina Condominium Act, how many days does the buyer have to rescind the contract?

- A. 3 days
- **B. The buyer has no such right to cancel the contract.**
- C. 7 days
- D. 5 days

Antwort: B

Begründung:

Under the North Carolina Condominium Act (N.C.G.S. Chapter 47C), the buyer of a condominium unit has a 7-day right of rescission only for new condominiums, meaning units offered for sale in a project not yet completed or occupied. For units in a condominium community that are more than one year old, there is no statutory right to rescind the contract once signed. Since this is a 10-year-old unit, the buyer does not have a rescission period.

Reference:

N.C.G.S. § 47C-3-107 (Right of Rescission for New Condominiums)

NCREC Broker National (Broker-N) Compliance Guide, Section on Condominium Transactions and Buyer Protections NC Real Estate Commission Legal Bulletin: Condominium Rescission Rights, 2023 Therefore, the buyer has no right to cancel the contract based solely on the Condominium Act for this 10-year-old unit.

91. Frage

A homeowner has been trying to sell their house for some time, but buyers seem to be turned off by the odor from a nearby chicken farm. This is an example of:

- A. physical deterioration
- B. economic depreciation
- **C. external obsolescence**
- D. functional obsolescence

Antwort: C

Begründung:

External obsolescence refers to a loss in property value caused by external factors beyond the property owner's control. These could include undesirable neighboring properties, economic shifts, or environmental conditions. In this case, the unpleasant odor from the nearby chicken farm is an environmental factor reducing buyer interest. Therefore, the correct answer is B.

92. Frage

Which of the following is an example of encroachment?

- A. A utility company's easement in gross
- B. One party regularly deposits trash on the land of another without permission
- **C. A garage that extends over the boundary line between two adjoining lots**
- D. A prescriptive easement

Antwort: C

Begründung:

Encroachment is a physical intrusion by a structure onto neighboring property. A garage that crosses property lines without

93. Frage

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https://drive.google.com/open?id=1hPFnua9AMAR_wGl2pH4FwsccQHkH44q