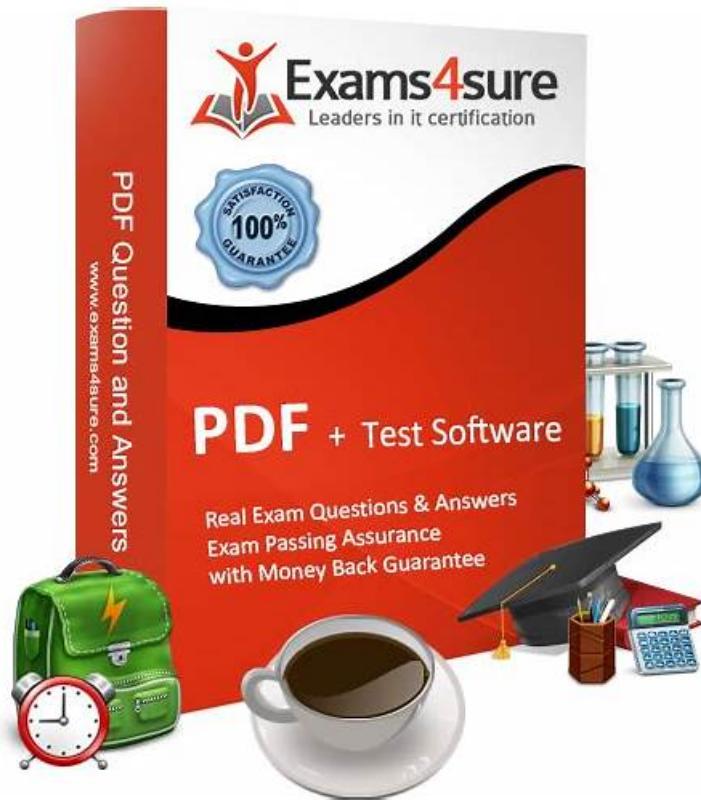


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North Carolina Real Estate Commission NCREC-Broker-N Exam Syllabus

Topics:

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

North Carolina Real Estate Commission NC Real Estate Broker National Sample Questions (Q50-Q55):

NEW QUESTION # 50

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

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

Answer: B

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.

NEW QUESTION # 51

In North Carolina, a buyer agent must disclose their agency status to the seller or the seller's agent:

- A. no later than the first showing of the property.
- B. at the first substantial contact.
- C. at the initial contact.**
- D. no later than when presenting an offer.

Answer: C

Explanation:

North Carolina License Law and Rules state that a buyer's agent must disclose their agency status at initial contact with the seller or the seller's agent. The statute explicitly requires agency disclosure at the earliest interaction. Thus, option A is correct.

NEW QUESTION # 52

A property owner gave a five-acre parcel of land to a church as long as the church does not build a parking lot on it. What kind of estate does the church have for this property?

- A. Fee simple absolute
- B. Conventional life estate
- **C. Defeasible fee estate**
- D. Life estate pur autre vie

Answer: C

Explanation:

A defeasible fee estate (specifically, a fee simple determinable or fee simple subject to a condition subsequent) is one that may be voided if a specific condition is violated or a required event does not occur. In this case, the condition is that the church cannot build a parking lot. If it does, ownership may revert to the grantor. Therefore, the correct answer is B.

NEW QUESTION # 53

In North Carolina, if a listing broker is tempted to disclose the terms of an offer to get another buyer to submit a higher offer, what must the broker do?

- A. Only disclose the highest or best offer
- B. Obtain permission to disclose the terms of the offer from the seller only
- **C. Obtain express authority to disclose the terms of the offer from the offering party**
- D. Disclose all offers to all competing buyers because the existence of multiple offers is a material fact

Answer: C

Explanation:

In North Carolina, a broker may not disclose the price or terms of one buyer's offer to another party without the express permission of the party who made the offer. This ensures fair dealing and prevents misuse of confidential offer terms. While a seller can instruct a broker to disclose that there are multiple offers, the details (like price, due diligence fee, etc.) require written consent from the offeror. Therefore, the correct answer is B.

NEW QUESTION # 54

In the government survey system of legal description, the north-south lines and east-west lines intersect to create what?

- A. Ranges
- B. Sections
- **C. Townships**
- D. Tiers

Answer: C

Explanation:

In the rectangular (government) survey system, north-south lines (called principal meridians and range lines) and east-west lines (called base lines and township lines) intersect to form squares known as townships.

Townships are 6 miles by 6 miles and are further divided into 36 sections. Therefore, the correct answer is D - townships.

NEW QUESTION # 55

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