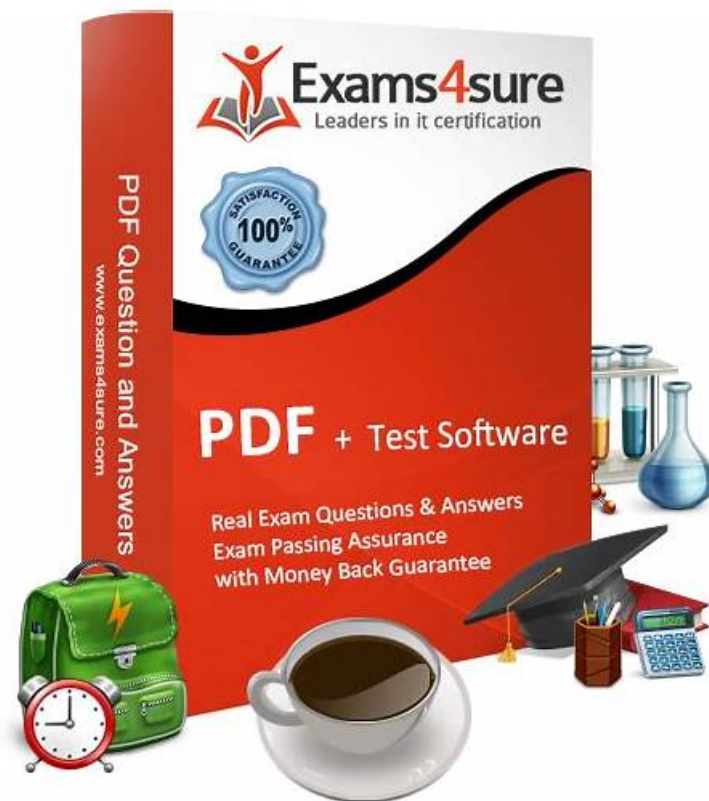


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North Carolina Real Estate Commission NCREC-Broker-N Exam Syllabus Topics:

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"> 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.
Topic 4	<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.

North Carolina Real Estate Commission NC Real Estate Broker National Sample Questions (Q77-Q82):

NEW QUESTION # 77

A seller lists his home with a brokerage firm, allowing the brokerage to put a sign in the yard, list the property in the multiple listing service, and advertise it on social media. During the listing period, the seller sells the home to a co-worker and is not obligated to pay the brokerage any commission. What type of listing did the seller have with the brokerage?

- A. Exclusive right to sell
- B. Exclusive agency
- C. Open listing
- D. Net listing

Answer: B

Explanation:

An exclusive agency listing agreement gives the listing brokerage the exclusive right to market the property, but if the seller personally finds the buyer (e.g., a co-worker), no commission is owed. In contrast, an exclusive right to sell agreement would entitle the brokerage to a commission regardless of who finds the buyer. Therefore, the correct answer is A.

NEW QUESTION # 78

An investor bought a small office building for \$500,000. They sold it 10 years later for \$480,000. What is their percentage of loss?

- A. 4.2%

- B. 4%
- C. 10.4%
- D. 9.6%

Answer: B

Explanation:

To calculate the percentage of loss:

Loss = Original Price # Sale Price = \$500,000 # \$480,000 = \$20,000

Percentage loss = $(\$20,000 \div \$500,000) \times 100 = 4\%$

Correct answer: A

-

NEW QUESTION # 79

Which situation would be an appropriate use of an expedited eviction process in North Carolina?

- A. A tenant has been arrested on a charge of domestic violence.
- B. A tenant in a two-week vacation rental has breached the rental agreement.
- C. A tenant has filed a false complaint with a local housing authority.
- D. A residential tenant has not paid the rent in more than two months.

Answer: B

Explanation:

Under NC General Statutes Chapter 42A (Vacation Rental Act), a landlord may employ the expedited eviction process (using magistrate and four-hour notice) when a tenant under a vacation rental agreement (30 days or fewer) breaches the contract—such as overstaying, failing to pay rent, or materially violating terms. A two-week vacation rental falls under this provision sog.unc.edu/fairhousingnc.org+14ncleg.gov+14ncclamp.gov+14fairhousingnc.org. Option A is standard eviction, not expedited; B and C don't qualify under expedited procedures.

NEW QUESTION # 80

A North Carolina broker has been practicing real estate for 10 years for a firm in Asheville. The broker just bought a home on Oak Island and would like to split their time between the mountains and the shore. Under what circumstances could the broker affiliate with two different brokers-in-charge?

- A. If the broker gets the express consent of both brokers-in-charge
- B. Under no circumstances
- C. If the broker limits their practice to commercial transactions
- D. If the broker operates as a sole proprietorship

Answer: A

Explanation:

NCREC rules allow a broker to be affiliated with more than one firm or broker-in-charge at the same time, but only with the express written consent of both BICs. This is often the case when brokers want to work in both commercial and residential markets or split their time between geographic locations. Therefore, the correct answer is A.

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NEW QUESTION # 81

Which situation would be considered a material fact that a listing broker in North Carolina would be required to disclose to a prospective buyer?

- A. A previous owner died on the property.
- B. The current owner believes the property is haunted.
- C. A previous occupant had a serious illness.
- D. A previous occupant manufactured methamphetamine on the property.

Answer: D

Explanation:

According to North Carolina law, brokers are not required to disclose psychological stigmas such as death, illness, or belief in haunting. However, the manufacture of methamphetamine is a material fact due to health and safety hazards and must be disclosed. Therefore, answer B is correct.

NEW QUESTION # 82

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