

試験の準備方法-効果的なRePA_Sales_S資格問題集試験-高品質なRePA_Sales_S模擬体験



無料でクラウドストレージから最新のTopexam RePA_Sales_S PDFダンプをダウンロードする: https://drive.google.com/open?id=1M_YOU5hPXZayQ5juo44mOQVD571xt_5W

Pennsylvania Real Estate CommissionのRePA_Sales_Sの初心者なので、悩んでいますか？ Topexamは君の困難を解決できます。Topexamの学習教材はいろいろな狙いを含まれていますし、カバー率が高いですから、初心者としても簡単に身に付けられます。それを利用したら、君はPennsylvania Real Estate CommissionのRePA_Sales_S試験に合格する鍵を持つことができますし、今まで持っていない自信を持つこともできます。まだ何を待っているのでしょうか？

当社Pennsylvania Real Estate Commissionでは、RePA_Sales_S試験問題についてより幅広い選択肢をお客様に提供することを常に重視しています。今、私たちは約束を実現しました。私たちのウェブサイトは、ほぼすべての種類の公式テストと一般的な証明書をカバーするRePA_Sales_S学習教材を提供します。したがって、TopexamのRePA_Sales_Sトレーニングガイドのウェブサイトで必要なものを簡単に見つけることができます。ウェブサイトのすべてのRePA_Sales_S学習資料は専門的かつ正確であり、学習のプレッシャーを大幅に軽減し、夢のPA Salesperson State ExamのRePA_Sales_S認定を取得するのに役立ちます。

>> RePA_Sales_S資格問題集 <<

信頼できるRePA_Sales_S資格問題集試験-試験の準備方法-素晴らしいRePA_Sales_S模擬体験

21世紀は情報の世紀です。そのため、Pennsylvania Real Estate CommissionのRePA_Sales_S試験問題のフィールドには多くの変更があります。彼らはまた、人々の生活と人間社会の運営方法を大きく変えていきます。RePA_Sales_S試験の準備をしている場合、弊社TopexamはこのWebサイトで最高の電子RePA_Sales_S試験トレントを提供できます。私たちのRePA_Sales_SのPA Salesperson State Examテストトレントの指導の下で、あなたはトラブルを回避し、すべてをあなたの歩みに乗せることができますと強く信じています。

Pennsylvania Real Estate Commission PA Salesperson State Exam 認定 RePA_Sales_S 試験問題 (Q47-Q52):

質問 #47

Can a licensed real estate broker prepare an appraisal for a new loan on property that the broker has listed for sale?

- A. Yes, if the appraisal is done before an offer to purchase is accepted by the seller.
- B. Yes, if the appraisal is identified as a comparative market analysis.
- C. No, real property appraisals are not within the scope of practice for a real estate broker.
- D. Yes, with proper disclosure to the lender about the broker's qualifications.

正解: C

解説:

Under The Pennsylvania Real Estate Appraisers Certification Act (63 P.S. § 457.1-457.19), only a state-certified or licensed appraiser can perform real estate appraisals for loan purposes.

* Real estate brokers and salespersons can perform Comparative Market Analyses (CMAs) but cannot legally perform an appraisal for a lender.

* This restriction ensures that appraisals used for lending purposes meet state and federal standards.

Why the other answers are incorrect:

* Option A (CMAs as Appraisals): CMAs are not appraisals.

* Option B (Before Offer Accepted): The timing of the appraisal does not change licensing requirements.

* Option C (Disclosure to Lender): Even with disclosure, brokers are not permitted to conduct appraisals for loans.

Reference:

Pennsylvania Real Estate Appraisers Certification Act (63 P.S. § 457.1-457.19)

質問 #48

When representing a seller, which of the following is a TRUE statement regarding the duties a licensee owes to the principal?

- A. A licensee is obligated to disclose to a consumer the minimum commission split between the licensee and the broker.
- B. A licensee is not obligated to disclose the existence of another offer during negotiations on a purchase contract.
- C. A licensee's obligation of confidentiality ends at the conclusion of the listing contract.
- D. A licensee is required to keep confidential the price the seller would accept if lower than the list price.

正解: D

解説:

A licensee has a fiduciary duty to keep the seller's pricing strategy confidential.

* 49 Pa. Code § 35.292 (Duties of Licensees Generally) states that a licensee must maintain confidentiality of information that could harm their client's negotiating position, including the minimum price the seller would accept.

* Confidentiality extends beyond the duration of the listing agreement unless the seller gives explicit permission to disclose information.

Why the other answers are incorrect:

* Option A (Confidentiality Ends After Listing): Confidentiality continues even after the contract ends

* Option B (Not Disclosing Another Offer): In multiple-offer situations, disclosure may be required based on seller instructions.

* Option D (Commission Disclosure): The broker's commission arrangement is not required to be disclosed to the public.

Reference:

49 Pa. Code § 35.292- Duties of Licensees Generally

質問 #49

A salesperson owns a residence and wishes to sell it without listing it. Under Pennsylvania license law, the salesperson MUST:

- A. disclose in all advertising that the owner of the property is a real estate licensee
- B. offer a sales commission or fee to cooperating brokers
- C. have an active license
- D. list the property with their firm

正解: A

解説:

Under 49 Pa. Code § 35.285 (Disclosure of Real Estate Affiliations), a licensee selling their own property MUST disclose that they are a real estate licensee in all advertisements and communications.

* The disclosure must be made in a clear and conspicuous manner to inform potential buyers that the seller has professional real estate expertise.

* This rule prevents deception and ensures fair dealings in real estate transactions.

Why the other answers are incorrect:

* Option A (List Property with Firm): Licensees are NOT required to list their own property with their firm.

* Option C (Offer Commission to Brokers): There is no requirement to offer compensation to other brokers.

* Option D (Have an Active License): A licensee can still sell their own property even if their license is inactive, but they must disclose their license status.

質問 #50

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

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

正解: **B**

解説:

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.

質問 #51

What MUST a salesperson licensee convicted of a felony do?

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

正解: **C**

解説:

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)

質問 #52

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多くの求職者は、労働市場で競争上の優位性を獲得し、Pennsylvania Real Estate Commission企業が急いで獲得する最もホットな人々になりたいと考えています。しかし、貴重なRePA_Sales_S証明書を増やす必要があることを理解したい場合。RePA_Sales_S証明書は、労働市場で高い評価を得ており、優秀な才能の証明として広く認識されており、その1つであり、RePA_Sales_Sテストにスムーズに合格したい場合は、RePA_Sales_Sプラクティスを選択できます質問。

RePA_Sales_S模擬体験: https://www.topexam.jp/RePA_Sales_S_shiken.html

TopexamのPennsylvania Real Estate CommissionのRePA_Sales_S試験トレーニング資料はPennsylvania Real Estate CommissionのRePA_Sales_S認定試験のリーダーです、私たちの最新のRePA_Sales_S試験リソースは、効率的かつ便利に準備する正しい方法を指示します、Pennsylvania Real Estate Commission RePA_Sales_S資格問題集私たちの社会はあらゆる種類の包括的な才能を必要としています、Pennsylvania Real Estate Commission RePA_Sales_S資格問題集実には、あなたの人生を改善するチャンスがないということを意味するものではありません、だから、Pennsylvania Real Estate Commission RePA_Sales_S試験に合格する必要があります、なぜならば、会社の職員にとって、RePA_Sales_S資格証明書があるのは肝心な指標であると言えます。

退かないと射殺（うちころ）すぐ遠藤はピストルを挙げました、そして縁を失ったことで僕の生活がどれほど味気のないものになってしまったかと思って、切ない気持になった、TopexamのPennsylvania Real Estate CommissionのRePA_Sales_S試験トレーニング資料はPennsylvania Real Estate CommissionのRePA_Sales_S認定試験のリーダーです。

スマホやタブレット端末で勉強できる、徹底攻略スマホ RePA_Sales_S 問題集

私たちの最新のRePA_Sales_S試験リソースは、効率的かつ便利に準備する正しい方法を指示します、私たちの社会はあらゆる種類の包括的な才能を必要としています、実には、あなたの人生を改善するチャンスがないということを意味するものではありません。

だから、Pennsylvania Real Estate Commission RePA_Sales_S試験に合格する必要があります。

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