

NCREC-Broker-N試験の準備方法 | 最高のNCREC-Broker-N問題例試験 | 信頼できるNC Real Estate Broker National日本語版試験勉強法

How to Become a Real Estate Agent in North Carolina



P.S.PassTestがGoogle Driveで共有している無料の2025 North Carolina Real Estate Commission NCREC-Broker-Nダンブ：<https://drive.google.com/open?id=1qGNFpTm-fG0Z6n6hjNXymFZxHgdK9HVm>

PassTestは成立して以来、最も完備な体系、最も豊かな問題集、最も安全な決済手段と最も行き届いたサービスを持っています。我々社のNorth Carolina Real Estate Commission NCREC-Broker-N問題集とサーブすが多くの人々に認められます。最近、North Carolina Real Estate Commission NCREC-Broker-N問題集は通過率が高いなので大人気になります。高品質のNorth Carolina Real Estate Commission NCREC-Broker-N練習問題はあなたが迅速に試験に合格させます。North Carolina Real Estate Commission NCREC-Broker-N資格認定を取得するのはそのような簡単なことです。

North Carolina Real Estate Commission NCREC-Broker-N 認定試験の出題範囲：

トピック	出題範囲
トピック 1	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.
トピック 2	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.

トピック 3	• 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.
トピック 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.

>> NCREC-Broker-N問題例 <<

North Carolina Real Estate Commission NCREC-Broker-N日本語版試験勉強法 & NCREC-Broker-N日本語認定対策

今日の社会では、能力を高めるために証明書を取得することを優先する人がますます増えています。まったく新しい観点から、NCREC-Broker-N学習資料は、NCREC-Broker-N認定の取得を目指すほとんどのオフィスワーカーに役立つように設計されています。当社のNCREC-Broker-Nテストガイドは、現代の人材開発に歩調を合わせ、すべての学習者を社会のニーズに適合させます。NCREC-Broker-Nの最新の質問が、関連する知識の蓄積と能力強化のための最初の選択肢になることは間違いありません。

North Carolina Real Estate Commission NC Real Estate Broker National 認定 NCREC-Broker-N 試験問題 (Q85-Q90):

質問 # 85

When a borrower obtains an FHA-insured loan, the source of the funds is MOST likely to be:

- A. the Department of Housing and Urban Development (HUD)
- B. an approved lender
- C. the Federal Housing Administration (FHA)
- D. Fannie Mae

正解: B

解説:

The FHA (Federal Housing Administration) does not lend money directly to borrowers. Instead, FHA-insured loans are funded by approved private lenders such as banks, mortgage companies, or credit unions. The FHA insures the loan to protect the lender from default risk. HUD oversees the FHA but does not provide the funds. Fannie Mae is part of the secondary market. Therefore, the correct answer is A.

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質問 # 86

Which of the following is an example of encroachment?

- A. A prescriptive easement
- 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 utility company's easement in gross

正解: C

解説:

Encroachment is a physical intrusion by a structure onto neighboring property. A garage that crosses property lines without permission is the textbook definition of encroachment, matching option D. Options A and B involve non-physical use rights

(easements), and C describes trespass or nuisance-but not an encroachment.
Thus, Dis accurate per NCREC definitions.

質問 # 87

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. Net listing
- C. Exclusive agency
- D. Open listing

正解: C

解説:

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.

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質問 # 88

In North Carolina, which lien has the highest priority when property is sold to recover a debt?

- A. Judgment lien
- B. Mortgage lien
- C. Whichever lien was recorded first
- D. Ad valorem property tax lien

正解: D

解説:

In North Carolina, and in most states, ad valorem (real estate) property tax liens have "superior lien" status. They take precedence over all other liens, regardless of recording date. This includes mortgage liens and judgment liens. Therefore, even if a mortgage was recorded first, a property tax lien takes priority. Correct answer: A.

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質問 # 89

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

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

正解: A

解説:

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 provisionsog.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.

質問 # 90

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NCREC-Broker-N日本語版試験勉強法: <https://www.passtest.jp/North-Carolina-Real-Estate-Commission/NCREC-Broker-N-shiken.html>

- さらに、PassTest NCREC-Broker-Nダンプの一部が現在無料で提供されています: <https://drive.google.com/open?id=1aGNFpTm-fG0Z6n6hiNXvmFZxHedK9HVm>