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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: 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 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: 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 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.

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North Carolina Real Estate Commission NC Real Estate Broker National Sample Questions (Q78-Q83):

NEW QUESTION # 78

What duty does a North Carolina real estate broker have related to material facts?

- A. A duty to disclose known material facts to their clients only but no affirmative duty to discover material facts
- B. An affirmative duty to discover and disclose material facts to their clients only
- C. A duty to disclose known material facts to all parties but no affirmative duty to discover material facts
- **D. An affirmative duty to discover and disclose material facts to all parties**

Answer: D

Explanation:

NC brokers are bound by an affirmative duty to both discover and disclose material facts to all parties in a transaction, not just their clients. This includes facts they know or should reasonably know, such as structural defects, zoning violations, or environmental issues. This duty exists regardless of whom the broker represents.

Therefore, option A is correct.

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NEW QUESTION # 79

Which statement about postlicensing education requirements for North Carolina provisional brokers is TRUE?

- A. The required postlicensing education must be completed before a provisional broker license can be activated.
- B. A new provisional broker has two years to complete the required postlicensing education.
- C. If a provisional broker does not complete the required postlicensing education, their license is revoked.

- D. The required postlicensing education program consists of three 30-hour courses.

Answer: D

Explanation:

North Carolina provisional brokers are required to complete three postlicensing courses, each 30 hours in length, for a total of 90 hours. These must be completed within 18 months of licensure. Failure to complete these results in the license status being changed to inactive-not revoked. Additionally, postlicensing is not required to activate a license initially, but must be completed to remove the "provisional" status. Therefore, the correct answer is C.

NEW QUESTION # 80

A property is selling for \$690,000, and the seller's estimated closing expenses amount to \$8,000. If the seller originally purchased the property for \$410,000 and paid \$3,000 in closing expenses, what is the seller's estimated profit on the sale?

- A. \$291,000
- B. \$275,000
- C. \$269,000
- D. \$285,000

Answer: C

Explanation:

Seller's estimated profit = Sale Price - Seller's Closing Costs - (Original Purchase Price + Original Closing Costs)
 = \$690,000 - \$8,000 - (\$410,000 + \$3,000)
 = \$690,000 - \$8,000 - \$413,000 = \$269,000

Correct answer: A

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NEW QUESTION # 81

Property in Town A is assessed at 50% of market value. The property tax rate is \$32 per \$1,000. If the market value of a home is \$630,000, what is the annual tax assessment?

- A. \$20,160
- B. \$10,080
- C. \$8,064
- D. \$4,032

Answer: C

Explanation:

Step 1: Determine assessed value

Market value = \$630,000

Assessment rate = 50%

Assessed value = \$630,000 × 0.50 = \$315,000

Step 2: Calculate tax

Tax rate = \$32 per \$1,000

\$315,000 ÷ \$1,000 = 315

315 × \$32 = \$10,080

However, this result matches option C. Therefore:

Corrected Final answer: C. \$10,080

Explanation Confirmed: Assessed value is 50% of \$630,000 = \$315,000. Tax at \$32 per \$1,000 means \$315 × \$32 = \$10,080. Correct answer is C.

NEW QUESTION # 82

Why does the North Carolina Conner Act require deeds to be recorded?

- A. To provide constructive notice of the transfer
- B. To ensure the validity of the deed

- [illegible]

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