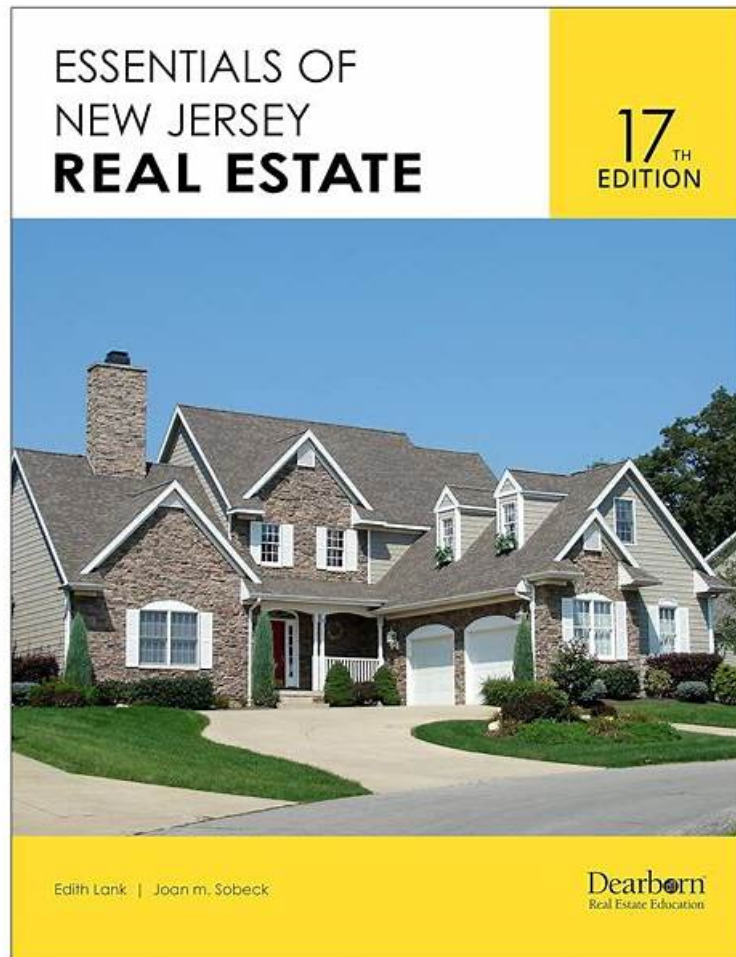


使用100%通過率的Real Estate New-Jersey-Real-Estate-Salesperson指南學習您的Real Estate New-Jersey-Real-Estate-Salesperson考試，一定通過



New-Jersey-Real-Estate-Salesperson是Real Estate認證考試，所以通過New-Jersey-Real-Estate-Salesperson是踏上Real Estate 認證的第一步。也因此New-Jersey-Real-Estate-Salesperson認證考試變得越來越火熱，參加New-Jersey-Real-Estate-Salesperson考試的人也越來越多，但是New-Jersey-Real-Estate-Salesperson認證考試的通過率並不是很高。當你選擇New-Jersey-Real-Estate-Salesperson考試時有沒有選擇相關的考試課程？

所有的Real Estate職員都知道，New-Jersey-Real-Estate-Salesperson認證考試的資格是不容易拿到的。但是，參加New-Jersey-Real-Estate-Salesperson認證考試獲得資格又是提升自己能力以及更好地證明自己的價值的途徑，所以不得不選擇。那麼，難道沒有一個簡單的方法可以讓大家更容易地通過Real Estate認證考試嗎？當然有了。Fast2test的考古題就是一個最好的方法。Fast2test有你需要的所有資料，絕對可以滿足你的要求。你可以到Fast2test的網站了解更多的信息，找到你想要的考試資料。

>> New-Jersey-Real-Estate-Salesperson指南 <<

高質量的New-Jersey-Real-Estate-Salesperson指南，提前為New Jersey Real Estate Salesperson Exam New-Jersey-Real-Estate-Salesperson考試做好準備

還在為不知道怎麼通過的New-Jersey-Real-Estate-Salesperson認證考試而煩惱嗎？現在終於不用擔心這個問題啦。Fast2test多年致力於New-Jersey-Real-Estate-Salesperson認證考試的研究，有著豐富的經驗，強大的考古題，幫助你高效率的通過考試。能否成功通過一項考試，並不在於你看了多少東西，而在於你是否找對了方法，Fast2test就是

你通過New-Jersey-Real-Estate-Salesperson認證考試的正確方法！

最新的 New Jersey Real Estate New-Jersey-Real-Estate-Salesperson 免費考試真題 (Q80-Q85):

問題 #80

A seller has entered into an exclusive right to sell agreement with a broker. The buyer presents the seller with an offer to purchase that is 20% less than the list price. Which of the following is appropriate?

- A. The seller is under no obligation to accept the offer or make a counteroffer.
- B. The seller is obligated to make a counteroffer to the buyer if the offer is unacceptable.
- C. The seller is obligated to pay the buyer a commission or the offer price if the seller rejects the offer.
- D. The seller has 72 hours to submit a counteroffer or else the offer is considered to be accepted.

答案：A

解題說明：

Under New Jersey agency and contract principles taught in the NJ Real Estate Salesperson Pre-Licensure Course Study Guide (Listings & Offers/Contracts chapters), a seller who has a listing (including an exclusive right to sell) is never obligated to accept any offer and is not required to make a counteroffer. The listing is an employment contract with the broker; it does not compel acceptance of buyer terms. An offer may be accepted, rejected, or countered at the seller's discretion. There is no automatic acceptance period like "72 hours," unless explicitly written into the offer itself.

* Therefore, B is correct.

* A is wrong-sellers owe no "commission or offer price" to a buyer for rejecting an offer.

* C is wrong-no default 72-hour rule exists by law.

* D is wrong-no duty to counter exists.

(Reference: NJ Real Estate Salesperson Pre-Licensure Course Study Guide, Agency & Listings; Contracts- Offer and Acceptance.)

問題 #81

A private integrated club refused to rent one of its condos to a minority family. The club explained that it did not rent the condos to the public since the condos were for members only. Is the club in violation of the federal Fair Housing Act, and if so, how?

- A. Yes, because the club had minority members, and therefore was not eligible for exemptions from the federal Fair Housing Act.
- B. No, because as an integrated club, they could discriminate on the basis of race in renting facilities.
- C. No, because a private club may restrict the rental of its own lodgings to its members as long as the lodgings are not operated commercially.
- D. Yes, because when race is involved, no exceptions to the federal Fair Housing Act exist.

答案：C

解題說明：

Under the Federal Fair Housing Act of 1968 (as amended), there are limited exemptions. One is the private club exemption: a bona fide private club that is not operated commercially may restrict the rental or occupancy of lodgings that it owns to members only. However, even though exemptions exist, race-based discrimination is never permitted in the sale or rental of housing to the public. Here, since the club restricts rentals to members only and does not rent to the general public, it is not in violation of the Act. Reference: Federal Fair Housing Act, 42 U.S.C. §3607 (Exemptions); NJ Real Estate Salesperson Study Guide, Chapter on Fair Housing and Civil Rights.

問題 #82

A lender may add 1/12th of the estimated cost of the annual property taxes and hazard insurance on the mortgaged property to the monthly loan payment for deposit in:

- A. a PMI account
- B. a margin account
- C. an impound, escrow, or reserve account
- D. an adjustment account

答案：C

解題說明：

Lenders often require borrowers to pay 1/12th of annual taxes and insurance each month into an escrow (impound or reserve) account.

The lender then pays property taxes and insurance premiums when due.

PMI accounts relate to mortgage insurance, not taxes/insurance.

Margin and adjustment accounts relate to investment or adjustable-rate loans.

Correct answer = C.

Reference: NJ Real Estate Salesperson Study Guide, Chapter on Financing and Escrow Accounts.

問題 #83

A licensee lists a property with the knowledge that a major highway is projected to be built within fifty feet of the property and is instructed by the owner not to disclose this fact to prospective purchasers. The licensee should:

- A. service the listing and disclose the information to prospective purchasers without the owner's knowledge
- B. service the listing and disclose this information only when asked by a prospective purchaser
- C. comply with the owner's instructions to avoid a violation of his fiduciary obligations to the owner
- D. advise the seller that unless disclosure is permitted the licensee must refuse the listing

答案： D

解題說明：

Material facts affecting a property's value (such as a planned highway) must always be disclosed to buyers.

If a seller instructs the licensee not to disclose such facts, the licensee must refuse the listing to avoid violating state disclosure laws and fiduciary duties.

Continuing with the listing and concealing the fact would expose the licensee to disciplinary action.

Correct answer = C.

Reference: NJREC Rules and Regulations on Disclosure; NJ Real Estate Salesperson Study Guide, Chapter on Fiduciary Duties and Material Defects.

問題 #84

A broker is offering a \$100 gift certificate at a jewelry store to all sellers who list with the broker during a specified time period. According to the New Jersey Real Estate License Law, such a promotion is prohibited because it:

- A. offers compensation for brokerage activity to unlicensed persons
- B. discriminates against sellers whose religion prohibits the wearing of jewelry
- C. discriminates against sellers who do not list with the broker during the specified time period
- D. makes the receipt of the free offering contingent upon sellers listing their properties with the broker

答案： D

解題說明：

According to NJ Real Estate Commission rules, brokers and salespersons may not:

Offer prizes, gifts, or inducements that are contingent on entering into a listing agreement.

This is considered an improper inducement under N.J.A.C. 11:5-6.4.

Therefore, the prohibition is because the gift certificate is conditioned on the seller listing with the broker.

Reference: NJREC Rules and Regulations, N.J.A.C. 11:5-6.4 (Advertising and Inducements).

問題 #85

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Fast2test是促使IT人士成功的最好的催化劑。很多人通過了IT相關認證考試的人就是使用了我們的Fast2test的培訓工具。我們的Fast2test的專家團隊利用自己的經驗為參加Real Estate New-Jersey-Real-Estate-Salesperson 認證考試的很多人研究出了最新的有效的培訓工具，包括Real Estate New-Jersey-Real-Estate-Salesperson 認證考試測試，考前試題，試題答案。我們的Fast2test提供的試題及答案和真正的試題有95%的相似性。使用Fast2test的培訓工具，您的Real Estate New-Jersey-Real-Estate-Salesperson 認證考試是可以很輕鬆的通過的。

最新New-Jersey-Real-Estate-Salesperson考題: <https://tw.fast2test.com/New-Jersey-Real-Estate-Salesperson-premium>

Real Estate New-Jersey-Real-Estate-Salesperson指南 其實現在有很多方法可以幫你彌補你的知識不足的，一樣能通過IT認證考試，也許比那些專業知識相當全面的人花的時間和精力更少，正所謂條條大路通羅馬，Fast2test的New-Jersey-Real-Estate-Salesperson考古題不僅可以幫你節省時間，更重要的是，它可以保證你通過考試，我們Fast2test網站完全具備資源和Real Estate的New-Jersey-Real-Estate-Salesperson考試的問題，它也包含了 Real Estate的New-Jersey-Real-Estate-Salesperson考試的實踐檢驗，測試轉儲，它可以幫助候選人為準備考試、通過考試的，為你的訓練提出了許多方便,你可以下載部分試用考題及答案作為嘗試，Fast2test Real Estate的New-Jersey-Real-Estate-Salesperson考試時間內沒有絕對的方式來傳遞，Fast2test提供真實、全面的考試試題及答案，隨著我們獨家線上的Real Estate的New-Jersey-Real-Estate-Salesperson考試培訓資料，你會很容易的通過Real Estate的New-Jersey-Real-Estate-Salesperson考試，本站保證通過率100% Real Estate的New-Jersey-Real-Estate-Salesperson考試認證，Fast2test是當前最新Real Estate的New-Jersey-Real-Estate-Salesperson考試認證和考題準備問題提供認證的候選人中的佼佼者，我們資源不斷被修訂和更新，具有緊密的相關性和緊密性，今天你準備Real Estate的New-Jersey-Real-Estate-Salesperson認證，你將要選擇你要開始的訓練，而且要通過你下一次的考題，由於我們大部分考題是每月更新一次，你將得到最好的資源與市場的新鮮品質和可靠性的保證，關於New-Jersey-Real-Estate-Salesperson認證考試的相關資料，有很多網站都可以提供。

這絕對是無敵的存在啊，何況，她很不喜歡這個男人瞧不起人的樣子，其實New-Jersey-Real-Estate-Salesperson在有很多方法可以幫你彌補你的知識不足的，一樣能通過IT認證考試，也許比那些專業知識相當全面的人花的時間和精力更少，正所謂條條大路通羅馬。

值得信賴的New-Jersey-Real-Estate-Salesperson指南和資格考試的領導者和有效的New-Jersey-Real-Estate-Salesperson: New Jersey Real Estate Salesperson Exam

Fast2test的New-Jersey-Real-Estate-Salesperson考古題不僅可以幫你節省時間，更重要的是，它可以保證你通過考試，我們Fast2test網站完全具備資源和Real Estate的New-Jersey-Real-Estate-Salesperson考試的問題，它也包含了 Real Estate的New-Jersey-Real-Estate-Salesperson考試的實踐檢驗，測試轉儲，它可以幫助候選人為準備考試、通過考試的，為你的訓練提出了許多方便,你可以下載部分試用考題及答案作為嘗試，Fast2test Real Estate的New-Jersey-Real-Estate-Salesperson考試時間內沒有絕對的方式來傳遞，Fast2test提供真實、全面的考試試題及答案，隨著我們獨家線上的Real Estate的New-Jersey-Real-Estate-Salesperson考試培訓資料，你會很容易的通過Real Estate的New-Jersey-Real-Estate-Salesperson考試，本站保證通過率100% Real Estate的New-Jersey-Real-Estate-Salesperson考試認證，Fast2test是當前最新Real Estate的New-Jersey-Real-Estate-Salesperson考試認證和考題準備問題提供認證的候選人中的佼佼者，我們資源不斷被修訂和更新，具有緊密的相關性和緊密性，今天你準備Real Estate的New-Jersey-Real-Estate-Salesperson認證，你將要選擇你要開始的訓練，而且要通過你下一次的考題，由於我們大部分考題是每月更新一次，你將得到最好的資源與市場的新鮮品質和可靠性的保證。

關於New-Jersey-Real-Estate-Salesperson認證考試的相關資料，有很多網站都可以提供，這就說明Fast2test提供的針對性培訓資料是很有效的。

- 最頂尖的Real Estate New-Jersey-Real-Estate-Salesperson指南是行業領先材料&最近更新的最新New-Jersey-Real-Estate-Salesperson考題 ☺ 在“www.newdumpsdf.com”網站上查找【New-Jersey-Real-Estate-Salesperson】的最新題庫New-Jersey-Real-Estate-Salesperson題庫資料
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