

North Carolina Real Estate Commission NCREC-Broker-N測試引擎 & NCREC-Broker-N信息資訊



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North Carolina Real Estate Commission NCREC-Broker-N 考試大綱：

主題	簡介
主題 1	<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.
主題 2	<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.
主題 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.

主題 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 NCREC-Broker-N 測試引擎 <<

NCREC-Broker-N 信息資訊 & NCREC-Broker-N 資訊

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最新的 Real Estate Broker NCREC-Broker-N 免費考試真題 (Q32-Q37):

問題 #32

A contract in which one or both parties have not yet completed performance of their contractual obligations is referred to as:

- A. unenforceable
- B. executory
- C. voidable
- D. executed

答案: B

解題說明:

An executory contract is one in which terms have been agreed upon, but some or all of the obligations have yet to be performed. For example, a purchase contract where the closing has not yet occurred is executory. An executed contract is one where all parties have completed their obligations. A voidable contract is valid unless canceled by one party due to a legal defect. An unenforceable contract cannot be upheld in court. Therefore, the correct answer is B.

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問題 #33

In the government survey system of legal description, the north-south lines and east-west lines intersect to create what?

- A. Ranges
- B. Sections
- C. Townships
- D. Tiers

答案: C

解題說明:

In the rectangular (government) survey system, north-south lines (called principal meridians and range lines) and east-west lines (called base lines and township lines) intersect to form squares known as townships.

Townships are 6 miles by 6 miles and are further divided into 36 sections. Therefore, the correct answer is D - townships.

問題 #34

According to the North Carolina Real Estate Commission Rules, what must be included in a written agency agreement?

- A. The broker's license number
- B. The expiration date of the broker's license

- C. An automatic renewal clause
- D. A broker protection clause

答案： A

解題說明：

According to 21 NCAC 58A .0104(a), a written agency agreement in North Carolina must include the broker's license number and a definite expiration date. These are required by the Commission to ensure regulatory clarity and accountability. A broker protection clause is optional and negotiated between parties. Automatic renewal clauses are prohibited in listing agreements. Therefore, the correct and required component is the broker's license number.

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問題 #35

A Baptist charity runs a not-for-profit senior housing community for members of its faith. A 75-year-old Hindu woman applies to lease an apartment, and her application is denied. Does she have a case for illegal discrimination under the federal Fair Housing Act?

- A. Yes, this is illegal because there are no exemptions for protected classes.
- **B. No, this is legal because religious organizations can restrict tenancy based on religion only.**
- C. Yes, this is illegal because it involves religious discrimination.
- D. No, this is legal because the Fair Housing Act does not address religious discrimination.

答案： B

解題說明：

Under the federal Fair Housing Act, religious organizations may limit occupancy of their non-profit housing to persons of the same religion, provided the property is not operated commercially and there is no discrimination based on race, color, or national origin. Thus, option D is correct - the charity may lawfully restrict tenancy to members of its own faith.

問題 #36

The primary purpose of a comparative market analysis of real property is to provide a(n):

- A. lender with the appropriate market value of the collateral.
- B. insurer with the estimated cost to rebuild the property.
- C. appraiser with a thorough picture of the current economic market.
- **D. seller with a range of appropriate listing prices.**

答案： D

解題說明：

A Comparative Market Analysis (CMA) is a tool used by real estate brokers to estimate the probable selling price of a property based on recently sold, active, and expired listings of similar properties. The primary purpose is to assist a seller in determining a reasonable and competitive listing price. Unlike a formal appraisal, a CMA is not intended for use by appraisers, insurers, or lenders. Therefore, the correct answer is C.

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問題 #37

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