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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"> 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. |

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| Topic 2 | <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. |
| 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"> • 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. |

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NCREC-Broker-N Latest Cram Materials & Certification NCREC-Broker-N Test Answers

Pass4sures has one of the most comprehensive and top-notch North Carolina Real Estate Commission NCREC-Broker-N Exam Questions. We eliminated the filler and simplified the NC Real Estate Broker National exam preparation process so you can ace the North Carolina Real Estate Commission certification exam on your first try. Our North Carolina Real Estate Commission NCREC-Broker-N Questions include real-world examples to help you learn the fundamentals of the subject not only for the North Carolina Real Estate Commission exam but also for your future job.

North Carolina Real Estate Commission NC Real Estate Broker National Sample Questions (Q18-Q23):

NEW QUESTION # 18

A broker who solicits active clients of other brokers may be guilty of:

- A. negligent obstruction.
- B. tortious obstruction.
- C. negligent interference.
- **D. tortious interference.**

Answer: D

Explanation:

Tortious interference occurs when a person intentionally damages another party's contractual or business relationships. In real estate, this can happen if a broker actively tries to lure away a client who is currently under an exclusive agreement with another broker. It is an unethical and potentially illegal act. Therefore, the correct answer is A.

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NEW QUESTION # 19

A real estate broker has assisted an investor with the purchase of a number of commercial properties. The investor will be out of the country for part of the year and asks the broker to manage all aspects of those properties during that time, including advertising and leasing. The real estate broker will be considered a(n):

- A. special agent
- B. universal agent

- C. general agent
- D. ostensible agent

Answer: C

Explanation:

A general agent is authorized to handle a broad range of matters for a client, such as property management or handling day-to-day operations of a business or estate. In this case, the broker is managing all aspects of the investor's real estate portfolio, which qualifies as a general agency relationship. A special agent performs only specific tasks (like listing or selling a single property), and a universal agent has unlimited authority, which is rare. Therefore, the correct answer is B.

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NEW QUESTION # 20

Friends Jack, Jill, and Harold bought a warehouse property in North Carolina, and the deed simply stated, "as joint tenants." Assuming Harold had a will when he died, who got his share of the warehouse?

- A. Harold's heirs
- B. Jack and Jill
- C. Harold's spouse
- D. It's up to the court to decide

Answer: B

Explanation:

In North Carolina, joint tenancy includes the right of survivorship unless otherwise stated. If a deed says "as joint tenants," and right of survivorship is implied or established, then Harold's share automatically passes to the surviving joint tenants (Jack and Jill), regardless of Harold's will. Since nothing indicates the tenancy was anything other than traditional joint tenancy with survivorship, Jack and Jill receive Harold's share.

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NEW QUESTION # 21

Which of these activities is prohibited by federal antitrust laws?

- A. Price-fixing
- B. Providing legal advice
- C. Price gouging
- D. Racial discrimination

Answer: A

Explanation:

Federal antitrust laws, including the Sherman Antitrust Act, prohibit activities that restrict fair competition.

One of the key prohibited practices is price-fixing—an agreement among competitors to set commission rates or pricing, which violates the requirement for competitive, independent business conduct. Price gouging is related to consumer protection during emergencies, and racial discrimination falls under fair housing law, not antitrust. Providing legal advice is a separate licensing concern. Therefore, A is correct.

NEW QUESTION # 22

A loan is set up so that the borrower's loan payments are for the same amount each month. A portion of each payment goes to interest, and a portion goes to principal, and the loan balance will be zero at the end of the loan term. Which type of loan is this?

- A. Fully amortizing
- B. Partially amortizing
- C. Negatively amortizing
- D. Straight amortizing

Answer: A

Explanation:

A fully amortizing loan is one in which the borrower makes equal monthly payments over the loan term, with a portion of each payment applied to interest and the remainder to principal. By the end of the loan term, the entire balance is paid off. Therefore, the correct answer is A - fully amortizing.

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NEW QUESTION # 23

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Pass4sures NC Real Estate Broker National (NCREC-Broker-N) practice test material covers all the key topics and areas of knowledge necessary to master the North Carolina Real Estate Commission Certification Exam. Experienced industry professionals design the NCREC-Broker-N exam questions and are regularly updated to reflect the latest changes in the NC Real Estate Broker National (NCREC-Broker-N) exam. In addition, Pass4sures offers three different formats of practice material which are discussed below.

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