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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"> <li>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.</li> </ul>
Topic 2	<ul style="list-style-type: none"> <li>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.</li> </ul>
Topic 3	<ul style="list-style-type: none"> <li>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.</li> </ul>
Topic 4	<ul style="list-style-type: none"> <li>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.</li> </ul>

## North Carolina Real Estate Commission NC Real Estate Broker National Sample Questions (Q118-Q123):

### NEW QUESTION # 118

A seller tells their listing broker that the basement leaks in heavy rains but marks "No Representation" to the relevant question on the North Carolina Real Estate Commission's Residential Property and Owners' Association Disclosure Statement (RPOADS). The listing broker must:

- A. protect the interests of their client and keep the information confidential.
- B. inform the local building commission.
- C. complete a new property disclosure statement themselves.
- **D. inform the buyer that the basement leaks during heavy rains.**

**Answer: D**

Explanation:

According to NCREC rules, even when a seller selects "No Representation" on the RPOADS, the listing broker is obligated to disclose any material facts they know about the property to prospective buyers. A leaking basement is considered a material fact, and withholding that information would be a violation of license law and Commission rules. Therefore, the listing agent must disclose the leak to the buyer.

Reference:

NCREC Residential Property Disclosure Act Guidance

NCREC License Law and Rule Comments (Disclosure of Material Facts)

North Carolina General Statutes § 47E-4

#### NEW QUESTION # 119

According to the North Carolina Good Funds Settlement Act, when can a broker expect to receive their commission following completion of a real estate transaction?

- A. After the deed and deed of trust are recorded
- B. At the time of settlement
- C. Once the lender's funds are verified
- D. Before the deed is recorded

**Answer: A**

Explanation:

The North Carolina Good Funds Settlement Act requires that no disbursement of funds-including broker commissions-can be made until the deed and any deed of trust are recorded in the public records. Only once the documents are recorded can the closing attorney legally disburse funds. Thus, brokers should expect to be paid only after recording, making answer C correct.

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#### NEW QUESTION # 120

In residential construction, building a concrete foundation directly on the ground is called:

- A. pier and beam construction
- B. post and beam construction
- C. platform construction
- D. slab-on-grade construction

**Answer: D**

Explanation:

A slab-on-grade foundation is a flat concrete slab poured directly on the ground, often used in warmer climates where ground freezing is not an issue. It supports the building structure directly and does not include a crawl space or basement. Pier and beam and post and beam refer to elevated structures, while platform construction refers to framing, not the foundation. Therefore, the correct answer is D.

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#### NEW QUESTION # 121

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

**Answer: A**

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 # 122

The listing agent for Guy's ranch home is also Ginny's buyer agent. After a long day of showing the requested two-story homes to Ginny, they drive past Guy's home, and she excitedly asks to see it. Guy is out of town and has given the agent permission to show

the property in his absence, so the agent sees no harm in letting her in. Which statement is TRUE?

- A. The agent violated the duty of loyalty to Guy by letting them into his property when he wasn't there.
- B. The agent violated the duty of obedience to Ginny by showing her a ranch home instead of the requested two-story.
- C. The agent did nothing wrong, as they were simply looking out for the buyer client's best interests.
- **D. The agent may have created an undisclosed and illegal dual agency.**

**Answer: D**

Explanation:

When a broker represents both the buyer and the seller in the same transaction, dual agency arises. In North Carolina, dual agency must be disclosed and agreed to in writing by both parties before it can occur. If the agent is acting for both parties (listing and buyer agency) and this relationship has not been formally disclosed and agreed upon, it creates an undisclosed and therefore illegal dual agency. Correct answer: D.

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## NEW QUESTION # 123

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