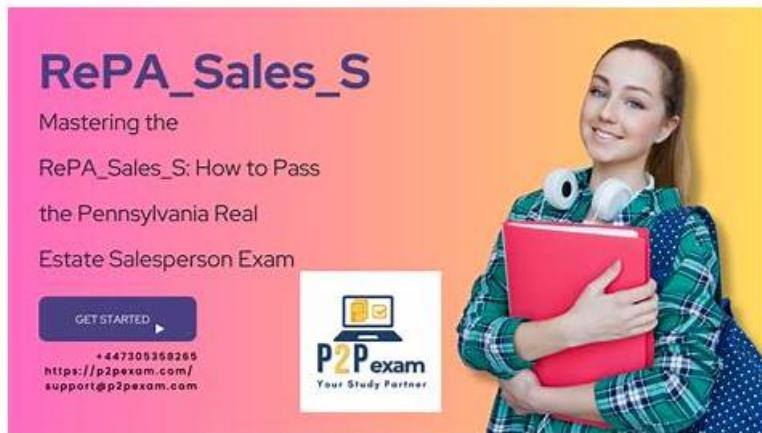


# RePA\_Sales\_S対応問題集 & RePA\_Sales\_S資格難易度



ちなみに、Jpexam RePA\_Sales\_Sの一部をクラウドストレージからダウンロードできます：[https://drive.google.com/open?id=11IQYChzglwbFtyI6sOdvfBMo\\_UAGyMK2](https://drive.google.com/open?id=11IQYChzglwbFtyI6sOdvfBMo_UAGyMK2)

お客様のさまざまなニーズにお応えするために、RePA\_Sales\_S試験資料の3つのバージョンを作成しました。もちろん、RePA\_Sales\_S試験資料の3つのバージョンの内容はまったく同じです。あなたが好きなバージョンを選択できます。RePA\_Sales\_S試験資料の3つのバージョンの違いがわからない場合は、弊社とご連絡いただきます。また、あなたは弊社のウェブサイトでRePA\_Sales\_S試験資料のデモを無料でダウンロードできます。

## Pennsylvania Real Estate Commission RePA\_Sales\_S 認定試験の出題範囲：

トピック	出題範囲
トピック 1	<ul style="list-style-type: none"><li>Miscellaneous: This section of the exam measures the skills of Real Estate Salespersons and includes several additional knowledge areas important for practice. Candidates are expected to understand property disclosures, the preparation and handling of contracts and forms, and the Pennsylvania Human Relations Act. It also covers the regulations relating to time-shares, as well as leasing and rental practices that are part of everyday real estate transactions.</li></ul>
トピック 2	<ul style="list-style-type: none"><li>Licensure: This section of the exam measures skills of Real Estate Brokers and focuses on licensure requirements. It emphasizes qualifications necessary for obtaining a license, the activities that legally require licensure, and the processes for license renewal or reactivation. Additionally, it includes the rules for changing employment as a licensee and outlines specific exemptions from licensure under Pennsylvania law.</li></ul>
トピック 3	<ul style="list-style-type: none"><li>Real Estate Commission: This section of the exam measures skills of Real Estate Salespersons and covers the fundamental duties and powers of the Real Estate Commission. It includes understanding how complaints are handled, how investigations and hearings are conducted, and the processes for appeals. Candidates are also expected to be familiar with the Real Estate Recovery Fund, which provides protection for consumers in certain cases.</li></ul>
トピック 4	<ul style="list-style-type: none"><li>Agency and Disclosure: This section of the exam measures the skills of Real Estate Salespersons and addresses the importance of proper agency and disclosure. It evaluates knowledge of agency disclosures, the duties of licensees, and how different agency relationships function in practice. It also covers compensation rules and the responsibilities that come with working under different types of agency agreements.</li></ul>
トピック 5	<ul style="list-style-type: none"><li>Regulations Governing the Activities of Licensees: This section of the exam measures the skills of Real Estate Brokers and centers on the professional standards and regulations that govern daily practice. It reviews rules regarding advertising, the working relationship between brokers and salespersons, and the proper handling of client funds and accounts. It also highlights prohibited conduct, as well as the conditions that can lead to suspension or revocation of a license.</li></ul>

## Pennsylvania Real Estate Commission RePA\_Sales\_S資格難易度 & RePA\_Sales\_S専門知識

Jpexam最高のRePA\_Sales\_Sテストトレントを提供する世界的なリーダーとして、私たちは大多数の消費者に包括的なサービスを提供し、統合サービスの構築に努めています。さらに、RePA\_Sales\_S認定トレーニングアブリケーションのほか、インターラクティブな共有およびアフターサービスでブレークスルーを達成しました。実際問題として、当社Pennsylvania Real Estate Commissionはすべてのクライアントの適切なソリューションの問題を考慮しています。ヘルプが必要な場合は、RePA\_Sales\_Sガイドトレントに関するPA Salesperson State Exam問題に対処するための即時サポートを提供し、RePA\_Sales\_S試験の合格を支援します。

### Pennsylvania Real Estate Commission PA Salesperson State Exam 認定 RePA\_Sales\_S 試験問題 (Q31-Q36):

#### 質問 #31

A licensee meets with a couple to discuss listing their home, and the couple ends the meeting by signing a listing agreement. State law REQUIRES that the couple receive a copy of the agreement:

- A. after the licensee obtains their employing broker's signature.
- **B. at the time their signatures are obtained.**
- C. after the cancellation period has expired.
- D. within 5 business days from the time the agreement was signed.

正解: **B**

#### 解説:

Under 49 Pa. Code § 35.331 (Written Agreements Generally), a copy of any written agreement (including listing agreements) must be provided to the parties at the time of signing.

\* This rule ensures transparency and protects clients from unauthorized changes to agreements.

\* Failure to provide an immediate copy is a violation of Pennsylvania real estate regulations.

Why the other answers are incorrect:

- \* Option B (Broker Signature First): The broker does not need to sign before providing a copy to the client.
- \* Option C (After Cancellation Period): There is no required waiting period before providing a copy.
- \* Option D (Within 5 Days): The law states it must be immediate, not within 5 days.

#### 質問 #32

What MAXIMUM length of time may a salesperson's real estate license be inactive before reactivation ceases to be possible without retaking and passing the licensing examination?

- A. 2 years
- B. 4 years
- C. 3 years
- **D. 5 years**

正解: **D**

#### 解説:

If a real estate license is inactive for more than 5 years, the licensee must retake and pass the licensing exam to reinstate their license.

\* 49 Pa. Code § 35.251 (Relicensure Following Revocation or Inactive Status) states that a licensee who has been inactive for over 5 years must complete all initial licensing requirements again, including the exam.

\* A licensee can keep their license in inactive status indefinitely, but after 5 years, it requires reexamination.

Why the other answers are incorrect:

- \* Option A (2 Years) & Option B (3 Years): Licensees may reactivate their license within this period without retaking the exam.
- \* Option C (4 Years): The limit is 5 years, not 4.

Reference:

49 Pa. Code § 35.251- Relicensure Following Revocation or Inactive Status

### 質問 #33

Which of the following is a REQUIRED general duty of a licensee?

- A. Accept liability and responsibility for acts of the consumer.
- B. Independently verify the accuracy of any representation on a property condition disclosure statement.
- C. Provide assistance with document preparation.
- D. Conduct an independent inspection of the property.

正解: B

解説:

Under 68 Pa. C.S. §§ 7301-7314 (Real Estate Seller Disclosure Law), a licensee has a duty to ensure that the property condition disclosure statement is complete and accurate as provided by the seller.

\* While the licensee does not conduct a formal property inspection, they must not ignore material defects that are apparent or known to them.

\* If a licensee knows of an issue that contradicts the seller's disclosure, they must disclose this to the buyer to prevent misrepresentation.

\* This protects consumers from fraudulent or misleading property conditions.

Why the other answers are incorrect:

\* Option A (Independent Inspection): A licensee is not a home inspector and is not required to perform a physical inspection.

\* Option C (Accept Consumer Liability): A licensee is not responsible for actions taken by a buyer or seller.

\* Option D (Document Preparation Assistance): A licensee can help explain documents but cannot prepare legal contracts without an attorney.

Reference:

68 Pa. C.S. §§ 7301-7314- Real Estate Seller Disclosure Law

### 質問 #34

A listing agreement must contain all of the following EXCEPT:

- A. The broker's license number.
- B. A description of the services to be provided.
- C. The duration of the listing.
- D. The broker's compensation.

正解: A

### 質問 #35

An exclusive listing MUST be in writing and it MUST:

- A. contain provisions regarding acceptable financing arrangements
- B. specify the duration of the listing
- C. be signed by the cooperating broker
- D. contain a provision allowing the owner to cancel all exclusive features within 24 hours' notice

正解: B

解説:

All exclusive listing agreements in Pennsylvania MUST specify their duration in writing.

\* 49 Pa. Code § 35.332 (Exclusive Listing Agreements) states that all exclusive listings must have a definite start and end date.

\* Listings without an expiration date are considered illegal and unenforceable in Pennsylvania.

Why the other answers are incorrect:

\* Option A (Cancellation in 24 Hours): There is no legal requirement for a 24-hour cancellation clause.

\* Option C (Signed by Cooperating Broker): Financing provisions are not a required part of a listing agreement.

\* Option D (Duration): A cooperating broker's signature is not required. Only the listing broker and seller need to sign the agreement.

Reference:

49 Pa. Code § 35.332- Exclusive Listing Agreements

## 質問 #36

RePA\_Sales\_S試験の厳密な分析と要約により、学習内容を把握しやすくし、受験者の理解を超えた部分を簡素化しました。さらに、インターフェイスをより直感的にするために、図と例を追加して説明を表示します。RePA\_Sales\_S試験の質問は学習のプレッシャーを軽減し、Q&Aを少なくしてより重要な情報を伝え、RePA\_Sales\_Sトレーニング資料で学習すれば最高の使用経験を提供します。また、99%から100%の高い合格率により、RePA Sales S試験は非常に簡単です。

RePA Sales S資格難易度:<https://www.jpexam.com/RePA Sales S exam.html>

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