

# North Carolina Real Estate Commission NCREC-Broker-N試験内容、NCREC-Broker-N問題サンプル

**North Carolina Real Estate (State Only Exam Review)**

Which of the following statements is true regarding Ad Valorem taxation in North Carolina?

1. Real property is taxed according to its most recent sale price.
2. The Machinery Act requires reassessment tax purposes every 4 years.
3. Real property taxes and special assessments constitute an involuntary lien against property on January 1st of the next year.
4. Tax rates are effective until the next revaluation year. - ANS - 3. Real property taxes and special assessments constitute an involuntary lien against property on January 1st of the text year

Explanation

Real property is taxed according to its assessed value, not sale price. The Machinery Act requires that properties be assessed at least once every 8 years (octennial appraisal). Tax rates can be changed every year and not set by the Machinery Act, rather by budget of the municipality.

John recently retired and moved to a coastal community located in North Carolina. He decided to seek opportunities to supplement his retirement income by responding to an advertisement to become a timeshare salesman. John is told by the developer no license is required to sell a timeshare as he will be paid a flat fee for each timeshare sold is the developer correct?

1. No. In order to sell time shares an individual will need to obtain a timeshare sales license.
2. No. In order to sell timeshares an individual will need to obtain a North Carolina real estate license.
3. Yes. So long as an individual is not paid a percentage based commission there is no requirement to obtain a time share salesman license.
4. Yes. Timeshare sales fall under vacation property sales and therefore are exempt from the typical licensing requirements. - ANS - 2. No. In order to sell timeshares an individual will need to obtain a North Carolina real estate license.

Explanation

我が社のXhs1991はいつまでもお客様の需要を重点に置いて、他のサイトに比べより完備のNorth Carolina Real Estate Commission試験資料を提供し、North Carolina Real Estate Commission試験に参加する人々の通過率を保障できます。お客様に高質のNCREC-Broker-N練習問題を入手させるには、我々は常に真題の質を改善し足り、最新の試験に応じて真題をアップデートしたいしています。我々NCREC-Broker-N試験真題を暗記すれば、あなたはこの試験にパスすることができます。

## North Carolina Real Estate Commission NCREC-Broker-N 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>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>
トピック 2	<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>

トピック 3	<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>
トピック 4	<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>

>> North Carolina Real Estate Commission NCREC-Broker-N試験内容 <<

## 最新-効率的なNCREC-Broker-N試験内容試験-試験の準備方法NCREC-Broker-N問題サンプル

NCREC-Broker-N資格は重要な認証科目です。人数は少なく需要は大きいため、この認証を持っている人は給料が一番高い人になっています。NCREC-Broker-N試験に合格したら、あなたの知識と能力を証明することができます。あなたはそれらの専門家の一員になれば、あなたはいい仕事を探せます。我々のNCREC-Broker-N問題集を利用して、試験に参加しましょう。

### North Carolina Real Estate Commission NC Real Estate Broker National 認定 NCREC-Broker-N 試験問題 (Q24-Q29):

#### 質問 # 24

According to the North Carolina Tenant Security Deposit Act, if a tenant signs a one-year lease to rent a single-family home for \$1,500 a month, what is the most the property owner can charge the tenant as a security deposit?

- A. \$2,250
- B. \$1,500
- C. \$750
- D. \$3,000

正解: A

解説:

Under the NC Tenant Security Deposit Act, for leases longer than month-to-month, landlords may charge a maximum security deposit equal to two months' rent. In this case:

$\$1,500 \times 2 = \$3,000$  maximum allowed.

However, the correct answer option closest to this is C: \$2,250. Let's re-check.

Upon review:

If the lease is longer than month-to-month (e.g., annual lease), the maximum deposit is 2 months' rent:

$\$1,500 \times 2 = \$3,000$  # Correct answer is D.

#### 質問 # 25

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

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

正解: C

解説:

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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#### 質問 # 26

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

- A. An automatic renewal clause
- B. A broker protection clause
- C. The expiration date of the broker's license
- **D. The broker's license number**

正解: D

解説:

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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#### 質問 # 27

Which of the following actions by a listing broker is an example of willful misrepresentation?

- A. Misunderstanding the zoning ordinance for a property
- **B. Deliberately hiding structural damage from a buyer**
- C. Accidentally providing incorrect square footage of a property
- D. Forgetting to disclose a minor repair needed in the property

正解: B

解説:

Willful misrepresentation occurs when a broker knowingly provides false information or deliberately conceals material facts. Deliberately hiding structural damage is a clear case of willful misrepresentation. The other options represent negligence, omission, or honest mistake, not intentional wrongdoing. Correct answer: B.

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#### 質問 # 28

A buyer's stable monthly income is \$6,800. Every month they pay a \$485 car payment, \$200 in a revolving credit payment, and \$1,500 in alimony. Using ratios of 31% and 43%, what is the maximum monthly mortgage payment they would qualify for on an FHA-insured mortgage loan?

- A. \$2,108
- B. \$1,972
- **C. \$1,763**
- D. \$739

正解: C

解説:

FHA mortgage qualification uses two ratios:

Housing ratio (Front-end): 31% of monthly gross income

Total debt ratio (Back-end): 43% of monthly gross income

Step 1: Calculate max housing (front-end)

$$31\% \times \$6,800 = \$2,108$$

Step 2: Calculate max total debts (back-end)

$$43\% \times \$6,800 = \$2,924$$

