

New NCREC-Broker-N Exam Questions & NCREC-Broker-N Vce Download

NCCER TEST 150 QUESTIONS AND WELL ELABORATED ANSWERS ALREADY A GRADED 2023-2024 UPDATE|BRAND NEW{REVISED}

The standard unit for measuring the cross sectional area of wire is the - ANSWER- circular mil

the drawing scale is most likely to be found in the - ANSWER- drawing title block

what is the minimum number of overload sensing units required for all three phase motors - ANSWER- 3

what is the resultant distance between center bends for a 10-inch offset at 15 degrees - ANSWER- 38.7 inches

A UL listed rod type ground electrode must have minimum length of - ANSWER- 8"

in a circuit of pure capacitance, the current leads the voltage by - ANSWER- 90 degrees

What is the symbol for the secondary side of a transformer - ANSWER- x

P.S. Free 2025 North Carolina Real Estate Commission NCREC-Broker-N dumps are available on Google Drive shared by TestPassed: <https://drive.google.com/open?id=1zYfxGxCkVzEO9qSIIEpNjN-cUxEf5Bpz>

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North Carolina Real Estate Commission NC Real Estate Broker National Sample Questions (Q101-Q106):

NEW QUESTION # 101

The owner of a cooperative unit has which of the following rights in the property?

- A. A fee simple interest in the unit and an undivided common interest in common areas
- B. A fee simple interest in the unit and a proportional interest in common areas based on unit size
- C. A fee simple interest in the unit combined with occupancy rights for a specified recurring period annually
- D. A proprietary lease for the exclusive use of the unit and shares of stock in the corporation that owns the property

Answer: D

Explanation:

In a cooperative (co-op) ownership arrangement, the real estate is owned by a corporation. Individual residents do not own their units as real property. Instead, they own shares of stock in the corporation and receive a proprietary lease, which gives them the right to occupy a specific unit. This contrasts with condominium ownership, where unit owners hold fee simple title. Therefore, the correct answer is D.

NEW QUESTION # 102

In North Carolina, a buyer agent must disclose their agency status to the seller or the seller's agent:

- A. at the first substantial contact.
- B. no later than the first showing of the property.
- C. at the initial contact.
- D. no later than when presenting an offer.

Answer: C

Explanation:

North Carolina License Law and Rules state that a buyer's agent must disclose their agency status at initial contact with the seller or the seller's agent. The statute explicitly requires agency disclosure at the earliest interaction. Thus, option A is correct.

NEW QUESTION # 103

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

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

Answer: A

Explanation:

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.

NEW QUESTION # 104

To equalize each comparable property to the subject property when performing the sales comparison approach, the appraiser should make adjustments to:

- A. only the comparable properties.
- B. both the subject and comparable properties.
- C. the property being appraised.
- D. only the subject property.

Answer: A

Explanation:

In the sales comparison approach, appraisers always make adjustments to the comparable properties - never to the subject property - to reflect how they differ from the subject. This ensures that all comparables are on an equal footing with the subject being appraised. Thus, answer B is correct.

NEW QUESTION # 105

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

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

Answer: C

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.

NEW QUESTION # 106

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