

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>

The memory needs clues, but also the effective information is connected to systematic study, in order to deepen the learner's impression, avoid the quick forgetting. Therefore, we can see that in the actual NCREC-Broker-N exam questions, how the arrangement plays a crucial role in the teaching effect. The NCREC-Broker-N Study Guide in order to allow the user to form a complete system of knowledge structure, the qualification NCREC-Broker-N examination of test interpretation and supporting course practice organic reasonable arrangement together.

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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.

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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.

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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.

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NEW QUESTION # 106

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