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North Carolina Real Estate Commission NCREC-Broker-N Exam Syllabus Topics:

Topic	Details
Topic 1	• 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.
Topic 2	• 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.
Topic 3	• 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.
Topic 4	• 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.

North Carolina Real Estate Commission NC Real Estate Broker National Sample Questions (Q43-Q48):

NEW QUESTION # 43
Under the North Carolina Timeshare Act, a timeshare developer must allow a buyer to cancel a purchase contract without penalty for how long after signing the contract?

- A. 5 days
- B. 10 days
- C. 3 days
- D. Under the law, there is no right of cancellation

Answer: A

Explanation:
According to the North Carolina Timeshare Act, a purchaser of a timeshare has the right to cancel the purchase without penalty within five (5) calendar days after execution of the contract. This right of rescission is non-waivable and must be disclosed in the contract. The cancellation does not require a reason and must be honored fully. Therefore, the correct answer is B.
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NEW QUESTION # 44
A business may contact a former client for up to _______ after a transaction closes, even if that client is on the National Do Not Call Registry?

- A. 24 months
- B. 9 months
- C. 12 months
- D. 18 months

Answer: D

Explanation:
According to theNCREC Broker National (Broker-N)guidelines and the Federal Telephone Consumer Protection Act (TCPA), a real estate business may continue to contact a former client for up to18 monthsafter the conclusion of a transaction under the established business relationship exception, even if the client is on the National Do Not Call Registry. The NCREC's official materials affirm this 18-month contact window.
Reference:
NCREC Broker National (Broker-N) Compliance Guide, Section on Telemarketing and Client Communications Federal TCPA Rules, 47 C.F.R. § 64.1200(f)(5) NCREC Legal Update Bulletin, "Do Not Call and Client Relationships," 2023

NEW QUESTION # 45
A North Carolina broker may be subject to disciplinary action for failing to deliver to their client a detailed and accurate closing statement. What obligation does the broker have if the settlement statement will be prepared by a settlement agent and provided at closing?

- A. Ensure that the statement is signed by both the buyer and the seller
- B. Review the statement for accuracy and notify all parties to the closing of any errors
- C. Ensure that the statement is delivered to the client at least three days before closing
- D. Have the statement notarized and recorded at the office of the register of deeds

Answer: B

Explanation:
North Carolina license law requires brokers to ensure their client receives a detailed closing statement. Even if the attorney or settlement agent prepares the statement, the broker must review it for accuracy and notify all parties of any errors. Failure to do so may result in disciplinary action.

NEW QUESTION # 46
Which statement about postlicensing education requirements for North Carolina provisional brokers is TRUE?

- A. A new provisional broker has two years to complete the required postlicensing education.
- B. If a provisional broker does not complete the required postlicensing education, their license is revoked.
- C. The required postlicensing education must be completed before a provisional broker license can be activated.
- D. The required postlicensing education program consists of three 30-hour courses.

Answer: D

Explanation:
North Carolina provisional brokers are required to complete three postlicensing courses, each 30 hours in length, for a total of 90 hours. These must be completed within 18 months of licensure. Failure to complete these results in the license status being changed to inactive-not revoked. Additionally, postlicensing is not required to activate a license initially, but must be completed to remove the "provisional" status. Therefore, the correct answer is C.

NEW QUESTION # 47
When submitting an offer, a buyer handed their broker an earnest money deposit in cash. To comply with the North Carolina Real Estate Commission Rules, what must the broker do?

- A. Not accept the cash and ask the buyer to write a check instead
- B. Deposit the cash into the brokerage trust account within three banking days of receipt
- C. Ensure the cash is locked in a safe place until the offer is accepted
- D. Turn the money over to the listing broker within 24 hours of receipt

Answer: B

Explanation:
Under NCREC rules, a broker must deposit any earnest money received (including cash) into the firm's trust account within three banking days of receipt if the offer has been accepted. If the offer has not yet been accepted, the funds must be safeguarded and

then deposited within three banking days following acceptance.
Cash must be treated with particular care, and a detailed receipt should be provided. Therefore, the correct answer is C.
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NEW QUESTION # 48
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Nowadays the competition in the society is fiercer and if you don't have a specialty you can't occupy an advantageous position in the competition and may be weeded out. Passing the NC Real Estate Broker National test certification can help you be competent in some area and gain the competition advantages in the labor market. If you buy our NCREC-Broker-N Study Materials you will pass the test smoothly. With a high pass rate as 98% to 100%, you will know that our NCREC-Broker-N practice engine can provide you with the best pass percentage.