

Hottest North Carolina Real Estate Commission NCREC-Broker-N Certification - NCREC-Broker-N Online Lab Simulation



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

Topic	Details
Topic 1	<ul style="list-style-type: none">• 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 2	<ul style="list-style-type: none">• 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 3	<ul style="list-style-type: none"> • 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.
Topic 4	<ul style="list-style-type: none"> • 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.

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NCREC-Broker-N Online Lab Simulation & Valid Exam NCREC-Broker-N Registration

Don't waste your time with unhelpful study methods. There are plenty of options available, but not all of them are suitable to help you pass the NC Real Estate Broker National (NCREC-Broker-N) exam. Some resources out there may even do more harm than good by leading you astray. Our North Carolina Real Estate Commission NCREC-Broker-N Exam Dumps are available with a free demo and up to 1 year of free updates.

North Carolina Real Estate Commission NC Real Estate Broker National Sample Questions (Q67-Q72):

NEW QUESTION # 67

Which of the following is a key characteristic of an exclusive right to sell listing agreement?

- **A. The broker is guaranteed a commission if the property sells during the listing term.**
- B. The seller can list the property with multiple brokers.
- C. The broker must be the procuring cause of the sale to earn a commission.
- D. The seller does not owe a commission if they sell the property themselves.

Answer: A

Explanation:

An exclusive right to sell listing gives one broker the sole authority to market and sell a property. The broker is entitled to a commission no matter who procures the buyer, even if the seller finds the buyer independently during the listing period. Commission payment upon sale within the term. Matching option A.

Option B is false (that applies to exclusive agency); C applies to open or exclusive-agency; and D conflicts with the exclusivity provision.

NEW QUESTION # 68

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

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

Answer: A

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 # 69

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

Answer: C

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 # 70

In North Carolina, which lien has the highest priority when property is sold to recover a debt?

- A. Mortgage lien
- B. Ad valorem property tax lien
- C. Whichever lien was recorded first
- D. Judgment lien

Answer: B

Explanation:

In North Carolina, and in most states, ad valorem (real estate) property tax liens have "superior lien" status. They take precedence over all other liens, regardless of recording date. This includes mortgage liens and judgment liens. Therefore, even if a mortgage was recorded first, a property tax lien takes priority. Correct answer: A.

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NEW QUESTION # 71

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

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

Answer: D

Explanation:

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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NEW QUESTION # 72

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