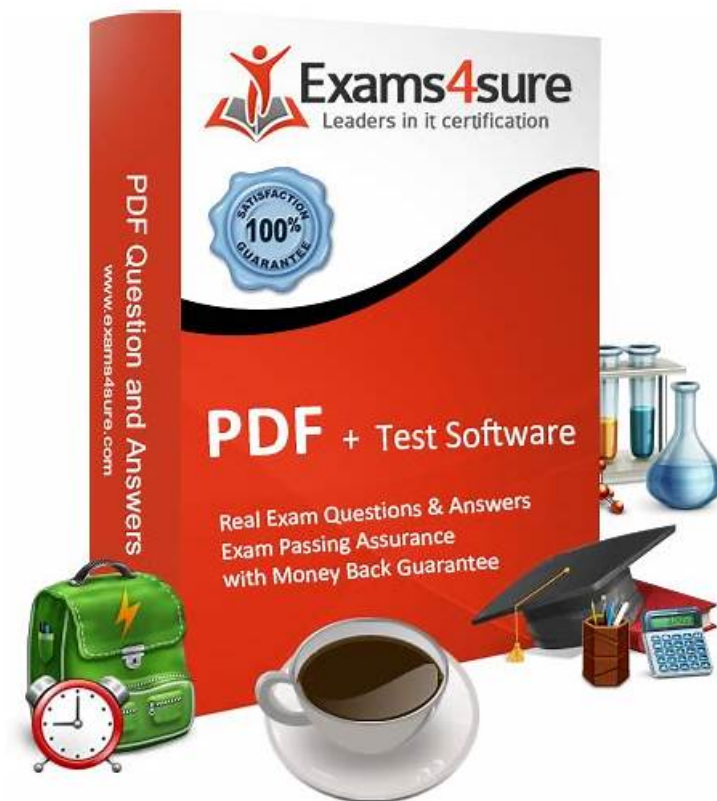


# NCREC-Broker-N Exam Discount, NCREC-Broker-N Latest Exam Cram



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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"> <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>                               |
| Topic 2 | <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> |

|         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Topic 3 | <ul style="list-style-type: none"> <li>• <b>National Portion: Applied Knowledge:</b> 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>                |
| Topic 4 | <ul style="list-style-type: none"> <li>• <b>State Portion: Practice and Procedures:</b> 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> |

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## NCREC-Broker-N Latest Exam Cram & Latest NCREC-Broker-N Exam Vce

Actual4Exams online digital North Carolina Real Estate Commission NCREC-Broker-N exam questions are the best way to prepare. Using our North Carolina Real Estate Commission NCREC-Broker-N exam dumps, you will not have to worry about whatever topics you need to master. To practice for a North Carolina Real Estate Commission NCREC-Broker-N Certification Exam in the Actual4Exams (free test), you should perform a self-assessment. The NCREC-Broker-N practice test Actual4Exams keeps track of each previous attempt and highlights the improvements with each attempt.

### North Carolina Real Estate Commission NC Real Estate Broker National Sample Questions (Q19-Q24):

#### NEW QUESTION # 19

A property owner gave a five-acre parcel of land to a church as long as the church does not build a parking lot on it. What kind of estate does the church have for this property?

- **A. Defeasible fee estate**
- B. Fee simple absolute
- C. Life estate pur autre vie
- D. Conventional life estate

**Answer: A**

Explanation:

A defeasible fee estate (specifically, a fee simple determinable or fee simple subject to a condition subsequent) is one that may be voided if a specific condition is violated or a required event does not occur. In this case, the condition is that the church cannot build a parking lot. If it does, ownership may revert to the grantor. Therefore, the correct answer is B.

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#### NEW QUESTION # 20

Which of the following BEST describes a seller's market?

- A. Home prices are generally falling.
- **B. Sellers often receive multiple offers on their property.**
- C. Buyers have more negotiating power.
- D. There are more sellers than buyers.

**Answer: B**

Explanation:

A "seller's market" occurs when demand exceeds supply, resulting in strong buyer competition. The most common real-world effect is multiple offers on listed properties, intensifying competition and giving sellers leverage. This matches option B. The definitions in NCREC study guides, textbooks, and appraisal resources all align with this scenario.

### NEW QUESTION # 21

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

**Answer: D**

Explanation:

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.

### NEW QUESTION # 22

By what right could a county acquire private land necessary to build a new highway ramp?

- A. Eminent domain
- B. Escheat
- C. Police power
- D. Condemnation

**Answer: A**

Explanation:

Eminent domain is the government's right to take private property for public use, with just compensation to the owner. The legal process used to exercise this right is called condemnation. Therefore, while condemnation is the procedure, the actual right exercised is eminent domain. Escheat involves reverting property to the state when there is no heir, and police power involves regulations like zoning. Correct answer: B.

### NEW QUESTION # 23

A contract in which one or both parties have not yet completed performance of their contractual obligations is referred to as:

- A. unenforceable
- B. voidable
- C. executed
- D. executory

**Answer: D**

Explanation:

An executory contract is one in which terms have been agreed upon, but some or all of the obligations have yet to be performed.

For example, a purchase contract where the closing has not yet occurred is executory. An executed contract is one where all parties have completed their obligations. A voidable contract is valid unless canceled by one party due to a legal defect. An unenforceable contract cannot be upheld in court. Therefore, the correct answer is B.

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### NEW QUESTION # 24

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