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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: 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 2	<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 3	<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 4	<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.

North Carolina Real Estate Commission NC Real Estate Broker National Sample Questions (Q27-Q32):

NEW QUESTION # 27

In North Carolina, an earnest money deposit that is paid by check must be deposited into a trust account no later than:

- A. 5 banking days after acceptance of the offer.
- B. 3 banking days after receipt.
- C. 5 banking days after receipt.
- **D. 3 banking days after acceptance of the offer.**

Answer: D

Explanation:

According to North Carolina Real Estate Commission rules, if an earnest money deposit is received with an offer and held by the broker, it must be deposited in the trust account no later than 3 banking days after the broker has received notice of contract acceptance (i.e., when the offer becomes a binding contract). Therefore, the correct answer is B.

NEW QUESTION # 28

A prospective buyer, who just moved to town from Venezuela, asks their buyer agent to show them houses only in Latino neighborhoods. If the buyer agent complies with the buyer's directions, the agent could be guilty of:

- A. redlining
- **B. steering**
- C. blockbusting
- D. pandering

Answer: B

Explanation:

Steering is the illegal practice of guiding prospective buyers toward or away from certain neighborhoods based on race, ethnicity, religion, or other protected characteristics. Even if the request comes from the buyer, complying with such directions violates the Fair Housing Act. The correct answer is D - steering.

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NEW QUESTION # 29

Morgan has an appurtenant easement to cross Julie's land to get to his cornfield. Julie's land is the:

- A. reserved tenement
- B. dominant tenement
- C. encroachment
- **D. servient tenement**

Answer: D

Explanation:

An appurtenant easement involves two properties: the dominant tenement (the one that benefits from the easement) and the servient tenement (the one that is burdened by the easement). In this case, Morgan benefits from the easement (dominant tenement), and Julie's land must allow access (servient tenement). Therefore, Julie's land is correctly identified as the servient tenement.

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NEW QUESTION # 30

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

Answer: C

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 # 31

A prospective buyer offers to buy a house for \$415,000, with an earnest money deposit of \$1,000. The seller crosses out the earnest money amount, changes it to \$4,000, initials and dates the change, signs the offer, and returns it to the buyer. Which of the following statements is TRUE?

- A. Because the seller changed only the earnest money amount and not the price, the offer was accepted when the seller notified the buyer.
- B. Because the seller changed only the earnest money amount and not the price, the offer was accepted as soon as the seller signed it.
- C. If the buyer rejects the change, the seller can accept the buyer's original offer.
- **D. The seller has rejected the original offer and made a counteroffer.**

Answer: D

Explanation:

Any change to the terms of an offer-regardless of how small-constitutes a rejection of the original offer and the creation of a counteroffer. In this case, the seller changed the earnest money amount, which is a material term of the offer. Therefore, the original offer is void and the seller has made a counteroffer that the buyer can now accept or reject. Correct answer: D.

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NEW QUESTION # 32

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