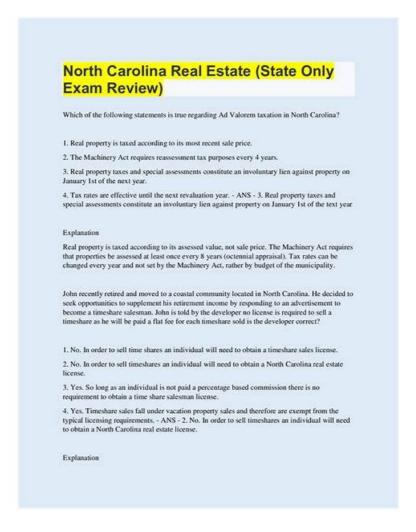
# Test North Carolina Real Estate Commission NCREC-Broker-N Passing Score, NCREC-Broker-N Hot Spot Questions



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

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	Topic	Details
for practicing in the state.	Торіс 1	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

Topic 2	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 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	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.

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### NCREC-Broker-N Hot Spot Questions - NCREC-Broker-N Vce Test **Simulator**

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## North Carolina Real Estate Commission NC Real Estate Broker National Sample Questions (Q41-Q46):

#### **NEW QUESTION #41**

A listing broker receives a signed offer from a buyer. Although the broker must present the offer to the seller as soon as possible, under the North Carolina Real Estate Commission Rules, the broker must present the offer:

- A. before the end of the next business day.
- B. within 24 hours.
- C. within 3 days.
- D. within 2 days.

#### Answer: A

#### Explanation:

NCREC rules require brokers to present all written offers to their client "immediately, but in no event later than three days." However, standard practice and Commission guidance emphasize that brokers must present offers no later than the end of the next business day after receipt. This ensures timely communication and allows the seller to respond promptly, especially in a competitive market. Therefore, the correct answer is B.

#### **NEW QUESTION #42**

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

A. servient tenement

- B. reserved tenement
- C. dominant tenement
- D. encroachment

#### Answer: A

#### 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.

#### **NEW OUESTION #43**

Which of the following actions by a listing broker is an example of willful misrepresentation?

- A. Accidentally providing incorrect square footage of a property
- B. Misunderstanding the zoning ordinance for a property
- C. Deliberately hiding structural damage from a buyer
- D. Forgetting to disclose a minor repair needed in the property

#### Answer: C

#### Explanation:

Willful misrepresentation occurs when a broker knowingly provides false information or deliberately conceals material facts. Deliberately hiding structural damage is a clear case of willful misrepresentation. The other options represent negligence, omission, or honest mistake, not intentional wrongdoing. Correct answer: B.

#### **NEW QUESTION #44**

Which statement about an option contract is TRUE?

- A. The seller is obligated to sell the property if the buyer chooses to exercise the option.
- B. The buyer is obligated to purchase the property within the indicated time frame.
- C. Any money paid with an option must be refunded if the option is not exercised.
- D. An option contract does not require consideration to be enforceable.

#### Answer: A

#### Explanation:

An option contract gives the buyer (optionee) the exclusive right, but not the obligation, to purchase a property at a predetermined price within a specified time. The seller (optionor), however, is bound by the terms of the contract and must sell if the buyer exercises the option. Consideration (often a non-refundable option fee) is required to make the option enforceable. Therefore, the seller is obligated to sell if the buyer chooses to exercise the option, making statement B true.

#### **NEW QUESTION #45**

A North Carolina resident who believes they were refused a lease in a new apartment building because of their sexual orientation can file a complaint with the North Carolina Human Relations Commission, but they must do so within \_\_\_\_\_ of the alleged discrimination.

- A. 6 months
- B. 2 years
- C. 1 year
- D. 3 months

#### Answer: C

#### Explanation:

Under both federal and North Carolina law, individuals who believe they have experienced housing discrimination must file a complaint within one year of the alleged act to seek administrative remedies through the North Carolina Human Relations Commission or HUD. Discrimination based on sexual orientation is protected under federal fair housing law via interpretation of "sex" as a protected class.

Therefore, the correct answer is C.

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#### **NEW QUESTION #46**

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