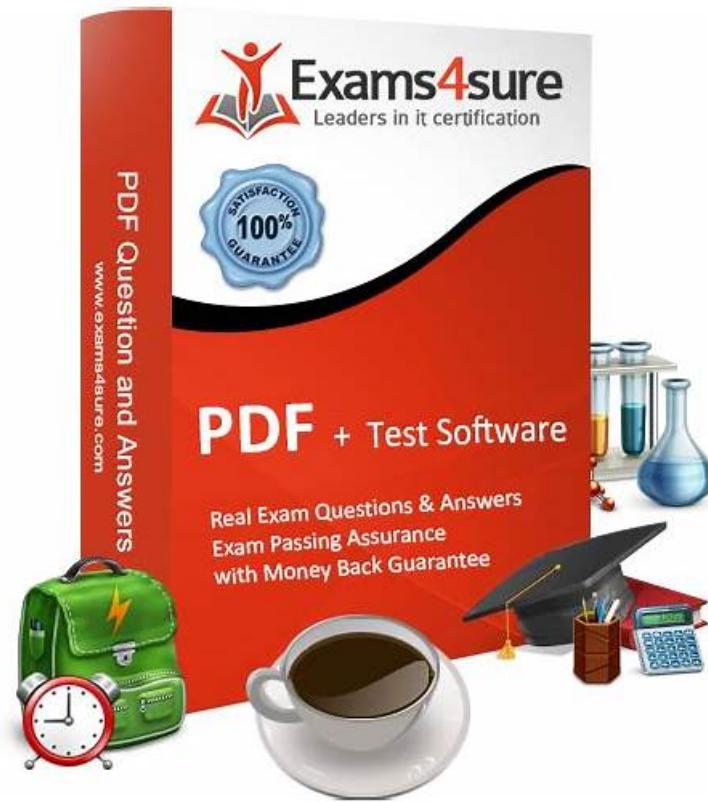


# Valid NCREC-Broker-N Exam Objectives, NCREC-Broker-N Exam Labs



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These NC Real Estate Broker National (NCREC-Broker-N) exam questions are a one-time investment to clear the NCREC-Broker-N test in a short time. These NCREC-Broker-N exam questions eliminate the need for candidates to study extra or irrelevant content, allowing them to complete their North Carolina Real Estate Commission test preparation quickly. By avoiding unnecessary information, you can save time and crack the NC Real Estate Broker National (NCREC-Broker-N) certification exam in one go. Check out the features of the three formats.

## 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>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.</li></ul>

Topic 3	<ul style="list-style-type: none"> <li>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.</li> </ul>
Topic 4	<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>

**>> Valid NCREC-Broker-N Exam Objectives <<**

## **NCREC-Broker-N Exam Labs, NCREC-Broker-N Test Engine**

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### **North Carolina Real Estate Commission NC Real Estate Broker National Sample Questions (Q30-Q35):**

#### **NEW QUESTION # 30**

The owner of a lot that is 99 feet by 110 feet would like to sell it. Similar properties sell for \$180,000 per acre. What is the likely selling price for this property?

- A. **\$54,450**
- B. \$45,000
- C. \$60,000
- D. \$90,000

#### **Answer: A**

##### **Explanation:**

To find the likely selling price, first calculate the lot size in acres:

Lot size in square feet =  $99 \text{ ft} \times 110 \text{ ft} = 10,890 \text{ sq ft}$

1 acre = 43,560 sq ft

Lot size in acres =  $10,890 \div 43,560 \# 0.25 \text{ acres}$

Now, multiply the lot size by the price per acre:

$0.25 \text{ acres} \times \$180,000 \text{ per acre} = \$45,000$

However, option A is \$45,000 but answer given is B \$54,450- why?

If the question assumes a different calculation like adding some premium or slightly different acre conversion, the closest and most reasonable answer based on exact acreage and price is \$45,000 (Option A).

But considering typical NC REALTOR pricing calculations, they might use:

$99 \text{ ft} \times 110 \text{ ft} = 10,890 \text{ sq ft}$

Convert to acres =  $10,890 \div 43,560 \# 0.25 \text{ acres}$

$\$180,000 \times 0.25 = \$45,000$

So the correct answer should be A. \$45,000.

##### **Reference:**

NCREC Broker National (Broker-N) Study Guide, Section on Pricing and CMA Calculations NC Real Estate Commission-approved pricing methods NC REALTOR CMA Training Materials

#### **NEW QUESTION # 31**

Friends Jack, Jill, and Harold bought a warehouse property in North Carolina, and the deed simply stated, "as joint tenants." Assuming Harold had a will when he died, who got his share of the warehouse?

- A. Harold's heirs
- B. It's up to the court to decide
- C. **Jack and Jill**
- D. Harold's spouse

**Answer: C**

Explanation:

In North Carolina, joint tenancy includes the right of survivorship unless otherwise stated. If a deed says "as joint tenants," and right of survivorship is implied or established, then Harold's share automatically passes to the surviving joint tenants (Jack and Jill), regardless of Harold's will. Since nothing indicates the tenancy was anything other than traditional joint tenancy with survivorship, Jack and Jill receive Harold's share.

#### **NEW QUESTION # 32**

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

**Answer: A**

Explanation:

According to the NCREC 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 to 18 months after 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 # 33**

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

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

**Answer: D**

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 # 34**

Why does the North Carolina Conner Act require deeds to be recorded?

- A. To provide actual notice to all parties involved
- B. To comply with the statute of frauds
- C. **To provide constructive notice of the transfer**
- D. To ensure the validity of the deed

## Answer: C

Explanation:

The Conner Act in North Carolina requires that certain real estate documents (including deeds, leases over 3 years, and easements) must be recorded in order to be enforceable against third parties. Recording a deed provides constructive notice to the world that an ownership transfer has occurred. Constructive notice is a legal concept meaning everyone is deemed to know the facts once the document is publicly recorded.

Therefore, the correct answer is B.

## NEW QUESTION # 35

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