



Texas Real Estate Licensing Exam Cheat Sheet

Texas State Law | 3 scored items | about 3% of all scored items

STUDY RULE

Ask whether the activity is brokerage, whether an exemption applies, and whether the person has both the required license and authority to perform it.

What Pearson Tests

- Activities requiring a license, exemptions, business entities, inspectors, and appraisers
- Eligibility, education, fingerprints, background review, examination, denial, and appeal
- Sponsorship, active and inactive status, renewal, continuing education, and assumed names

Exam Traps

- Passing the exam does not authorize brokerage. A Texas sales agent must be actively sponsored to practice.
- An inactive sales agent remains licensed but may not perform brokerage activity.
- A title or role does not create an exemption. Apply the statutory activity and exemption rules.

Essential Vocabulary

- Sales agent: A person licensed by TREC to perform real estate brokerage on behalf of a sponsoring broker.
- Broker: A person or entity licensed to perform brokerage independently and to sponsor sales agents.
- Sponsoring broker: The active broker responsible for a sales agent's authorized brokerage activity.
- Inactive license: A license status that does not authorize the holder to perform brokerage.
- Qualifying education: Commission-approved education that counts toward initial or specified license requirements.
- SAE: Sales Agent Apprentice Education required before a new sales agent's first renewal.
- Continuing education: Education required for later active license renewals under the applicable TREC rules.
- Fitness Determination: A TREC process that lets a prospective applicant request an eligibility assessment before applying.

Recall Check

- Can an inactive sales agent perform brokerage?
Answer: No.
- How many classroom hours of qualifying education does a first-time sales-agent applicant complete?
Answer: 180 classroom hours.
- Does passing the exam make the license active?
Answer: No. Active authority requires the sponsorship step shown in TREC's licensing records.

My Miss Log

Write the rule you missed, then schedule the next rep.
