



Texas Real Estate Special Topics Exam Cheat Sheet

Texas State Law | 5 scored items | about 4% of all scored items

STUDY RULE

Name the legal system before applying a rule. Texas homestead protection, homestead taxation, community property, and foreclosure each use different statutes and different triggers.

What Pearson Tests

- Community and separate property, homestead creditor protection, and property-tax exemptions
- DTPA, landlord-tenant issues, wills, estates, foreclosure, short sales, and recording statutes
- Mechanic's and materialman's liens, Veterans Land Board programs, HOAs, and equitable interests

Exam Traps

- The residence homestead tax exemption and constitutional creditor protection are separate concepts.
- Property acquired during marriage is generally presumed community property, but classification depends on the acquisition rule and evidence.
- Texas commonly uses non-judicial foreclosure under a deed of trust, but statutory notices and the security instrument still control the process.

Essential Vocabulary

- Community property: Property classified as belonging to the marital community under Texas law.
- Separate property: Property classified to one spouse, including qualifying premarital property and specified gifts or inheritances.
- Homestead protection: Texas constitutional and statutory protection against forced sale, subject to stated exceptions.
- Homestead exemption: A property-tax exemption that reduces taxable value for a qualifying residence homestead.
- DTPA: The Texas Deceptive Trade Practices-Consumer Protection Act.
- Non-judicial foreclosure: A foreclosure process conducted under a power of sale without a foreclosure judgment when legal requirements are met.
- Mechanic's and materialman's lien: A lien securing qualifying payment claims for labor or materials supplied to improve property.
- Veterans Land Board: A Texas General Land Office program offering qualifying land, home, and home-improvement financing benefits.

Recall Check

- Are homestead creditor protection and the homestead tax exemption the same rule? Answer: No. They are separate legal systems with different purposes and requirements.
- What security instrument commonly supports a Texas non-judicial foreclosure? Answer: A deed of trust containing a power of sale.
- Is all property owned by a married person community property? Answer: No. Texas law also recognizes separate property.

My Miss Log

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