



Texas Agency and Brokerage Exam Cheat Sheet

Texas State Law | 11 scored items | about 9% of all scored items

STUDY RULE

Draw the relationships. Identify the broker, the represented party, any appointed license holder, and the written consent before deciding who may advise whom.

What Pearson Tests

- Agency disclosure, IABS timing, representation agreements, and duties to clients
- Intermediary consent, appointments, confidentiality, and limits on advice
- Broker-sales-agent relationships, supervision, minimum services, and unlicensed assistants

Exam Traps

- IABS is a notice, not a representation agreement.
- Texas uses intermediary practice with written consent. Do not import another state's dual-agency rule.
- An intermediary can exist without appointments. Without appointments, the intermediary does not give opinions or advice favoring either party.

Essential Vocabulary

- IABS: The Information About Brokerage Services notice explaining Texas brokerage relationships.
- Intermediary: A broker representing both parties in the same transaction with the written consent required by Texas law.
- Appointed license holder: A license holder appointed to communicate with and advise one party during an intermediary transaction.
- Client: A party represented by the broker under the brokerage relationship.
- Customer: A party receiving services or information without client representation.
- Minimum services: Statutory services a broker representing a party must provide and may not contract away.
- Sponsorship: The broker relationship that authorizes and supervises a sales agent's brokerage work.
- Unlicensed assistant: A person who may perform administrative tasks but may not perform activity requiring a license.

Recall Check

- Does delivering IABS create representation? Answer: No.
- What consent is required for intermediary practice? Answer: Written consent from both parties.
- May the same associated license holder be appointed to both parties? Answer: No.

My Miss Log

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