TEXAS STATE LAW WORKBOOK

Texas Agency and Brokerage Texas Real Estate Exam Study Guide and Practice Workbook

This is the largest Texas state-law area. It tests IABS delivery, representation, intermediary practice, minimum services, broker supervision, and the proper use of unlicensed assistants.

11	27.5%	15	11
SCORED EXAM ITEMS	OF THE STATE PORTION	ORIGINAL QUESTIONS	ACTIVE RECALL CHECKS

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.

Reviewed September 24, 2026 | Version 3.0 | Original Pass Texas study material

START HERE

How to use this workbook

1. Read the blueprint and say the study rule aloud.
2. Learn the vocabulary as distinctions, not isolated definitions.
3. Work every recall check without looking at the answer.
4. Complete the 15-question checkpoint closed-book.
5. Turn every miss into one written rule and retest it after 24 hours.

Official blueprint	**Vocabulary**
Exam traps	**Recall drills**
Practice checkpoint	**Answer workshop**
Official sources	**Next actions**

Companion lesson · Free topic practice

Original, hypothetical practice questions. National questions teach general principles; a Texas example is not a nationwide rule. Follow the jurisdiction and facts stated in each question.

OFFICIAL BLUEPRINT

What Pearson VUE tests

This is the largest Texas state-law area. It tests IABS delivery, representation, intermediary practice, minimum services, broker supervision, and the proper use of unlicensed assistants.

- Agency disclosure, IABS timing and its three exceptions, and what the notice does not create
- Intermediary consent, the compensation-source requirement, appointments, and limits on advice
- Duties to clients, minimum services, and the confidential-information boundary
- Broker-sales-agent relationships, sponsorship, and compensation routing
- The broker's responsibility for a sales agent's acts, which delegation does not move
- Appropriate use of unlicensed assistants, and the 2026 showing and written-agreement rules

> **Practice target**
> Aim to explain the rule behind every answer, including correct guesses. An 80 percent practice target is Pass Texas study guidance, not an official booking requirement or a prediction of passing. This small question set is a checkpoint, not full coverage of the outline.

LANGUAGE OF THE EXAM

Essential vocabulary

TERM	EXAM-READY MEANING
IABS	The Information About Brokerage Services notice explaining Texas brokerage relationships.
First substantive communication	The point when IABS becomes due in a meaningful discussion with a party about a proposed transaction involving specific real property, unless an exception applies.
Intermediary	A broker representing both parties in the same transaction with the written consent required by Texas law.
Written consent	Consent from both parties that makes intermediary lawful, and that must state the source of any expected compensation.
Appointed license holder	A license holder appointed to communicate with and advise one party during an intermediary transaction.
Dual agency	The relationship Texas does not permit; the lawful path is intermediary with written consent.
Client	The party the broker represents, owed the duties that come with representation.
Customer	The party the broker does not represent, still owed honesty and material-defect disclosure.
Minimum services	The statutory floor of services owed to a represented party, including offer-related duties subject to the governing rules.
Confidential information	A party's negotiating position, which an intermediary may not disclose without written authorization.
Material defect	A known defect in the property's condition, which confidentiality does not cover.
Sponsorship	The broker relationship that authorizes and supervises a sales agent's brokerage work.
Broker responsibility	A broker's liability for conduct by a sales agent associated with or acting for the broker.
Unlicensed assistant	A person who may perform clerical support but not acts requiring a license.
Showing without representation	The limited 2026 showing a broker may conduct without representing the party.
Written buyer agreement	The written agreement required for specified brokerage performed for a residential buyer under Section 1101.563; representation and showing without representation have different terms.

DECISION QUALITY

Common traps and the rule that fixes each one

Trap 1
IABS is a notice, not a representation agreement.

Trap 2
Texas uses intermediary practice with written consent. Do not import another state's dual-agency rule.

Trap 3
An intermediary can exist without appointments. Without appointments, the intermediary does not give opinions or advice favoring either party.

Trap 4
Written consent alone is not enough: TRELA Sec. 1101.559(a)(2) requires the consent to state the source of any expected compensation.

Trap 5
Confidentiality protects a party's negotiating position, never the property's condition. Known material defects are still disclosed.

Trap 6
A broker cannot delegate away responsibility. Sec. 1101.803 has no knowledge requirement, so "the broker did not know" is a distractor.

Trap 7
A sales agent may accept compensation only from the sponsoring broker. Broker consent does not authorize a direct payment.

Trap 8
For a 2026 open house, identify the host's broker. A listing-side host discloses owner representation; an outside host who does not represent the owner provides IABS and obtains the required written agreement before showing.

ACTIVE RETRIEVAL

Recall drills

Cover each answer, respond in one sentence, then compare your rule with the model answer.

1. Does delivering IABS create representation?

No. IABS informs. Agreement and conduct create agency.

2. What consent makes intermediary lawful?

Both parties' written consent, naming the expected compensation source.

3. Must a broker present an offer the broker thinks is too low?

Generally yes. Do not withhold it based on price. Rule 535.156(a) permits a client already under contract to instruct the agent in writing not to present subsequent offers.

4. Who may pay a sales agent for a transaction?

The sponsoring broker, or the broker sponsoring the agent when it was earned.

5. Can a broker delegate away responsibility?

No. Tasks may be delegated; overall responsibility remains.

6. What may an unlicensed assistant confirm?

Advertised size, price, and terms after identifying as clerical staff. No opinions, showing, or negotiation.

7. What makes a brokerage compensation promise enforceable?

Use the controlling written agreement and the applicable Texas law. Do not assume a spoken promise or MLS entry replaces the required writing.

8. May the same associated license holder be appointed to both parties?

No. Sec. 1101.560(a) requires a different license holder for each party.

9. What must the broker do when appointments are made?

Provide written notice of the appointment to all parties.

10. Without intermediary appointments, may that brokerage advise either party in negotiations?

No. The intermediary broker and associated agents may not favor or give negotiation advice to either party. The parties can obtain independent professional advice.

11. What are the three IABS exceptions?

A residential lease under one year with no sale considered, a party known to be represented by another license holder, and a communication at a property held open concerning that property.

CLOSED-BOOK CHECKPOINT

15 original exam-style questions

Directions
Choose one answer for every question. Mark uncertain answers with a star. Score certainty and correctness separately.

QUESTION 1 | AGENCY & BROKERAGE

1. A broker agrees to represent both the seller and the buyer in the same transaction. Which requirement must be met for the broker to act as intermediary?

A. Oral consent from both parties, with compensation disclosed at closing
B. Written consent from each party stating the source of expected compensation
C. Written consent from the party paying the broker, with notice to the other
D. Separate IABS acknowledgments from both parties, with no additional consent

QUESTION 2 | AGENCY & BROKERAGE

2. Both parties have given compliant written intermediary consent authorizing appointments. The broker selects a different associated license holder for each party. What must the broker also provide?

A. A revised IABS signed only by the two appointed license holders
B. An oral introduction to the appointees when negotiations begin
C. A notice to the buyer only because the seller signed the listing
D. Written notice of the appointments to all parties in the transaction

QUESTION 3 | AGENCY & BROKERAGE

3. At an office meeting, an unrepresented buyer and a Texas license holder begin their first substantive discussion about purchasing a particular house. No IABS exception applies. When is IABS due?

A. At this first substantive communication about the specific property
B. When the buyer later signs a written representation agreement
C. When the buyer makes an offer on the house under discussion
D. At the first contact, even if it was only a general introduction

QUESTION 4 | AGENCY & BROKERAGE

4. A Texas sales agent has an issued, active license and is sponsored by an active broker. The agent wants to handle a brokerage transaction independently, outside that sponsorship. Which statement is correct?

A. The issued license permits independent brokerage once the exam is passed

B. Independent-contractor status removes the need to act for the broker

C. The agent must perform brokerage for and under the sponsoring broker

D. The client can replace sponsorship by signing a direct service agreement

QUESTION 5 | AGENCY & BROKERAGE

5. For a residential buyer in 2026, a license holder proposes a showing-only agreement under Section 1101.562 with no representation. It is exclusive and lasts 30 days. Assuming the other required terms are present, what must change?

A. Keep exclusivity but shorten the term to no more than 14 days

B. Make it non-exclusive and limit the term to no more than 14 days

C. Keep the 30-day term but remove the exclusivity provision

D. Keep both terms if the buyer separately initials those provisions

QUESTION 6 | AGENCY & BROKERAGE

6. In an intermediary transaction, a seller privately says, 'You may tell the buyer I would take $440,000,' below the $460,000 asking price. The seller gives no separate written instruction. What should the intermediary do?

A. Keep that lower price confidential unless separately instructed in writing

B. Tell the buyer because the seller expressly authorized disclosure orally

C. Disclose it once the buyer submits any written offer on the property

D. Disclose it if the seller is the source of the broker's compensation

QUESTION 7 | AGENCY & BROKERAGE

7. A broker authorizes a sponsored agent to handle sales only, in writing, but then permits that agent to perform licensed property-management work for a client. Which statement fits TREC Rule 535.2?

A. The broker has no responsibility because management was not in the letter

B. The client assumes the broker's responsibility by accepting the service

C. Responsibility transfers entirely to the agent once work exceeds the letter

D. The broker is responsible for the permitted work beyond the written scope

QUESTION 8 | AGENCY & BROKERAGE

8. A brokerage's unlicensed clerical assistant has no statutory license exemption. A sales agent asks the assistant to unlock a listed house and let a prospective buyer look inside while the agent stays elsewhere. May the assistant do that?

A. Yes, if the buyer promises not to ask the assistant any questions

B. Yes, if the licensed agent gives written permission for that visit

C. No, providing buyer access is showing and requires a license here

D. No, but only because the assistant would be alone at the property

QUESTION 9 | AGENCY & BROKERAGE

9. In 2026, an agent outside the listing brokerage hosts a residential open house and does not represent the owner. A visiting prospective buyer already has a written agreement with another broker. What must this host do before showing the property?

A. Provide IABS and enter the written agreement required by Section 1101.563

B. Rely on the visitor's existing agreement and provide only a business card

C. Require the visitor to terminate the other broker's agreement immediately

D. Give IABS after the tour, then decide whether any agreement is needed

QUESTION 10 | AGENCY & BROKERAGE

10. A license holder represents the seller only. The buyer is unrepresented. Which statement correctly describes the license holder's obligations?

A. The buyer receives the same duty of fidelity as the seller receives

B. The seller's instructions can authorize misleading statements to the buyer

C. The buyer must sign representation before receiving accurate information

D. The buyer is owed honest and fair dealing; fidelity is owed to the seller

QUESTION 11 | AGENCY & BROKERAGE

11. A listing-brokerage agent hosts the seller's residential open house in 2026. The conversation concerns only that property, and the agent continues to represent only the seller. What does TREC's guidance require for visitors viewing that open house?

A. IABS and a new buyer-representation agreement for every visitor

B. A showing-only agreement and no disclosure of the seller relationship

C. Disclosure that the agent represents the owner, orally or in writing

D. No relationship disclosure because the open house advertises the seller

QUESTION 12 | AGENCY & BROKERAGE

12. An intermediary knows of a significant latent foundation defect that would matter to a reasonable buyer. The seller instructs the intermediary in writing not to disclose it. What should the intermediary do?

A. Withhold it because the seller expressly requested confidentiality in writing

B. Disclose the known significant defect despite the seller's instruction

C. Withhold it until the buyer appoints an inspector to discover it independently

D. Disclose it only after the seller signs a second, separate written permission

QUESTION 13 | AGENCY & BROKERAGE

13. A broker has compliant consent to act as intermediary but makes no appointments. The buyer asks the broker, 'What price should I offer to beat the seller's bottom line?' Which response is appropriate?

A. Recommend an offer because the buyer is already one of the broker's clients

B. Recommend an offer only if the broker gives the seller comparable advice

C. Recommend an offer after reminding both parties of the intermediary status

D. Explain that the broker cannot give either party negotiation opinions or advice

QUESTION 14 | AGENCY & BROKERAGE

14. A broker represents a buyer only, not as an intermediary, under a written agreement. The broker calls the service 'limited' and proposes not to answer transaction questions or convey material information. Is that consistent with the minimum duties?

A. No; representation carries minimum duties despite the limited-service label

B. Yes; any client duty can be removed if the agreement calls services limited

C. Yes; only full-service brokers must answer questions and relay information

D. No; the law requires every broker to offer an identical full-service package

QUESTION 15 | AGENCY & BROKERAGE

15. An agent earned the right to a commission while sponsored by Broker A, then moved to Broker B. Broker A gives written consent to pay that earned commission to the agent. Which statement is correct?

A. Only Broker B may pay because the agent is no longer sponsored by A

B. The agent must reactivate sponsorship with A before accepting payment

C. Broker A may pay compensation earned during A's sponsorship

D. The agent may now arrange unrelated client payments without broker consent

ANSWER WORKSHOP

Reasoning, traps and source cues

Read the explanation even when your answer was correct. A correct guess is not yet a mastered rule.

1 B. Written consent from each party stating the source of expected compensation

Section 1101.559(a) requires each party's written consent and identification of the source of any expected broker compensation. Consent is not supplied just by delivering IABS. If the broker represents both sides, Texas requires the intermediary framework rather than ordinary dual agency.

> **Common trap:** Written consent, source of compensation and impartial conduct are separate requirements. Consent does not authorize the broker to favor either party.

Rule: TRELA 1101.559(a)-(c); 1101.561(b)

Check the source: TRELA 1101.559: intermediary consent and impartiality; TRELA 1101.561: intermediary duties prevail

2 D. Written notice of the appointments to all parties in the transaction

The parties' written consent must authorize appointments, and the broker must give written notice of the appointments to all parties. Those are distinct steps. Each properly appointed license holder may advise the party to whom that person is appointed; the broker remains the intermediary.

> **Common trap:** An agent cannot appoint themself, and notifying only the appointees does not satisfy notice to all parties.

Rule: TRELA 1101.560(a)-(c)

Check the source: TRELA 1101.560: appointment authority and written notice

3 A. At this first substantive communication about the specific property

Section 1101.558(b-1) ties IABS delivery to the first substantive communication about a proposed transaction involving specific property. The question rules out the exceptions in subsection (c). First-contact disclosure of whom an agent represents is a different obligation, and the 2026 showing rules can require IABS before a showing.

> **Common trap:** Do not turn the ordinary IABS timing rule into an exception-free rule for every conversation.

Rule: TRELA 1101.558(b), (b-1), (c); 1101.562(b)

Check the source: TRELA 1101.558: first-contact disclosure, IABS and exceptions; TRELA 1101.562: showing without representation; TREC IABS 1-2: effective January 1, 2026

4 **C. The agent must perform brokerage for and under the sponsoring broker**

An active sales agent license does not authorize independent brokerage. Section 1101.351(c) requires sponsorship and acting for the sponsoring broker. Independent-contractor status concerns the work relationship; it does not turn a sales agent into a broker.

> **Common trap:** Client permission does not replace the statutory sponsorship requirement.

Rule: TRELA 1101.351(b)-(c); TREC Rule 535.2(a), (m)

Check the source: TRELA 1101.351: license and sponsorship requirements; TREC Rule 535.2: scope, supervision and compensation controls

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5 **B. Make it non-exclusive and limit the term to no more than 14 days**

Section 1101.563(e) imposes both limits on this non-representation showing agreement. Additional brokerage after the showing requires a separate agreement under subsection (d). A representation agreement that limits services to showings is different; this 14-day limit does not govern every buyer-representation agreement.

> **Common trap:** The question expressly says no representation. Limited services and no representation are not interchangeable.

Rule: TRELA 1101.562(a); 1101.563(c)-(e)

Check the source: TRELA 1101.562: showing without representation; TRELA 1101.563: residential-buyer written agreements; TREC: 2026 showing agreements and open-house distinctions

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6 **A. Keep that lower price confidential unless separately instructed in writing**

Section 1101.651(d)(1) requires the seller's separate written instruction before the intermediary discloses willingness to accept less than the asking price. Oral permission does not satisfy that requirement. The source of compensation does not change the confidentiality rule.

> **Common trap:** Do not confuse authority to transmit an actual offer with permission to reveal a party's private price limit.

Rule: TRELA 1101.651(d)(1); 1101.559(c)

Check the source: TRELA 1101.651: compensation and protected intermediary information; TRELA 1101.559: intermediary consent and impartiality

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7 **D. The broker is responsible for the permitted work beyond the written scope**

Rule 535.2(a) covers both authorized acts and acts outside the written scope that the broker permits. Subsection (d) also addresses licensed property-management activity by sponsored agents. The rule does not require direct supervision of every act, but that is not permission to abandon the broker's overall responsibilities.

> **Common trap:** A written scope is a control, not a shield for other brokerage activities the broker permits.

Rule: TREC Rule 535.2(a), (d), (e)

Check the source: TREC Rule 535.2: scope, supervision and compensation controls

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8 **C. No, providing buyer access is showing and requires a license here**

Rule 535.4(c) expressly includes unlocking or providing access for a prospective buyer or tenant in showing property. A clerical job title and an agent's permission do not authorize this assistant to perform a licensed act. The stem excludes statutory exemptions.

> **Common trap:** The clerical exception is not an open-house or property-access exception.

Rule: TREC Rules 535.4(c), 535.5(g)

Check the source: TREC Rule 535.4: showing and other licensed acts; TREC Rule 535.5: clerical employee exception

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9 **A. Provide IABS and enter the written agreement required by Section 1101.563**

TREC's current guidance expressly addresses this situation: the outside host must provide IABS and enter the required written agreement before the showing, even when the visitor already has a buyer-representation agreement elsewhere. The host is not automatically entitled to an exclusive representation relationship.

> **Common trap:** The open-house exception in the ordinary IABS rule does not erase these separate 2026 duties for the non-owner-representing host.

Rule: TRELA 1101.562(b), 1101.563(b)-(c)

Check the source: TRELA 1101.562: showing without representation; TRELA 1101.563: residential-buyer written agreements; TREC: 2026 showing agreements and open-house distinctions

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10 **D. The buyer is owed honest and fair dealing; fidelity is owed to the seller**

Rule 535.156(b) distinguishes dealing honestly and fairly with all parties from fidelity to the principal. The rule also requires accurate information to the public. Known significant defects must be disclosed to a potential buyer under Section 1101.652(b)(3)-(4), whether that buyer is a client or not.

> **Common trap:** Representing the seller does not authorize misleading the buyer, but it does not make the agent the buyer's advocate either.

Rule: TREC Rule 535.156(b), (d); TRELA 1101.652(b)(3)-(4)

Check the source: TREC Rule 535.156: fidelity, fair dealing and offer exception; TRELA 1101.652: known defects and disciplinary grounds

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11 **C. Disclosure that the agent represents the owner, orally or in writing**

For this listing-brokerage scenario, TREC says the host need not provide IABS or enter a written agreement with prospective buyers just to view the open house. The host must still disclose owner representation. If the relationship or services change, reassess the applicable duties rather than extending this exception to unrelated showings.

> **Common trap:** The host's relationship to the owner changes the answer. Do not apply the outside-host rule to the listing agent.

Rule: TRELA 1101.558(b), (c)(3); 1101.562(b)(1)

Check the source: TRELA 1101.558: first-contact disclosure, IABS and exceptions; TRELA 1101.562: showing without representation; TREC: 2026 showing agreements and open-house distinctions

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12 B. Disclose the known significant defect despite the seller's instruction

Section 1101.651(d)(3) does not protect information that materially relates to the property's condition, or information that TRELA or a court order requires to be disclosed. Section 1101.652(b)(3)-(4) separately addresses known significant defects. The seller's confidentiality instruction does not override that duty.

> **Common trap:** Do not generalize this to every private fact. Confidential negotiation information and significant property-condition facts receive different treatment.

Rule: TRELA 1101.651(d)(3)(B)-(C); 1101.652(b)(3)-(4)

Check the source: TRELA 1101.651: compensation and protected intermediary information; TRELA 1101.652: known defects and disciplinary grounds

13 D. Explain that the broker cannot give either party negotiation opinions or advice

Without appointments, TREC says the intermediary broker and associated agents may not offer transaction opinions or advice to either party or favor one principal. They may still communicate and carry out instructions within their role. When authorized appointments are properly made, the appointees may advise their respective parties.

> **Common trap:** Intermediary consent is not permission for one person to advise both sides.

Rule: TRELA 1101.559(c), 1101.560(c), 1101.561

Check the source: TRELA 1101.559: intermediary consent and impartiality; TRELA 1101.560: appointment authority and written notice; TRELA 1101.561: intermediary duties prevail; TREC: advice with and without intermediary appointments

14 A. No; representation carries minimum duties despite the limited-service label

Section 1101.557(b) requires material-information disclosure, answers to the client's questions and presentation of offers. Rules 535.2(b) and 535.156 govern fiduciary obligations. Services can be limited, but the label does not eliminate minimum duties. The stem excludes intermediary because its statutory duties take precedence.

> **Common trap:** A showing-only agreement without representation is a different arrangement, not an excuse to deny duties to an existing client.

Rule: TRELA 1101.557(a)-(b), 1101.561(a); TREC Rules 535.2(b), 535.156(a)-(c)

Check the source: TRELA 1101.557: agency and minimum services; TREC Rule 535.2: scope, supervision and compensation controls; TREC Rule 535.156: fidelity, fair dealing and offer exception; TRELA 1101.561: intermediary duties prevail; TREC: 2026 showing agreements and open-house distinctions

15 C. Broker A may pay compensation earned during A's sponsorship

Section 1101.651(b) and Rule 535.3 recognize the broker who sponsored the agent when the compensation was earned. TREC confirms that a former sponsoring broker may pay that compensation. This does not authorize independent side payments for other transactions.

> **Common trap:** Separate when the right to compensation was earned from when the money is paid.

Rule: TRELA 1101.651(b); TREC Rule 535.3

Check the source: TRELA 1101.651: compensation and protected intermediary information; TREC Rule 535.3: written consent for compensation; TREC: payment from a former sponsoring broker

BUILD RETENTION

Your miss log and next actions

QUESTION	RULE I MISSED	WHY I MISSED IT	RETEST DATE

LEARN THE CONCEPT

www.passtexasrealestate.com/study-guide/texas-agency-brokerage/cheat-sheet

PRACTICE THIS TOPIC

www.passtexasrealestate.com/practice-questions/texas-agency-brokerage

SOURCE REGISTER

Sources and edition notes

Edition reviewed September 24, 2026 against the exam outline and rules effective September 23, 2026. References include controlling authorities and supporting explanations. For a changing rule, form or appointment policy, check the current official source.

SOURCE	DIRECT LINK
Pearson VUE Texas Real Estate Content Outlines	www.pearsonvue.com/content/dam/VUE/vue/en/documents/publications/094401.pdf
TRELA, Intermediary and Representation Provisions	statutes.capitol.texas.gov/Docs/OC/htm/OC.1101.htm
TREC, Information About Brokerage Services	www.trec.texas.gov/forms/information-about-brokerage-services
TRELA 1101.559: intermediary consent and impartiality	tcss.legis.texas.gov/resources/OC/htm/OC.1101.htm#1101.559
TRELA 1101.560: appointment authority and written notice	tcss.legis.texas.gov/resources/OC/htm/OC.1101.htm#1101.560
TRELA 1101.561: intermediary duties prevail	tcss.legis.texas.gov/resources/OC/htm/OC.1101.htm#1101.561
TRELA 1101.558: first-contact disclosure, IABS and exceptions	tcss.legis.texas.gov/resources/OC/htm/OC.1101.htm#1101.558
TRELA 1101.562: showing without representation	tcss.legis.texas.gov/resources/OC/htm/OC.1101.htm#1101.562
TRELA 1101.563: residential-buyer written agreements	tcss.legis.texas.gov/resources/OC/htm/OC.1101.htm#1101.563
TRELA 1101.651: compensation and protected intermediary information	tcss.legis.texas.gov/resources/OC/htm/OC.1101.htm#1101.651
TRELA 1101.557: agency and minimum services	tcss.legis.texas.gov/resources/OC/htm/OC.1101.htm#1101.557
TRELA 1101.652: known defects and disciplinary grounds	tcss.legis.texas.gov/resources/OC/htm/OC.1101.htm#1101.652
TRELA 1101.351: license and sponsorship requirements	tcss.legis.texas.gov/resources/OC/htm/OC.1101.htm#1101.351
TRELA 1101.367: sponsorship termination	tcss.legis.texas.gov/resources/OC/htm/OC.1101.htm#1101.367
TRELA 1101.803: broker responsibility under TRELA	tcss.legis.texas.gov/resources/OC/htm/OC.1101.htm#1101.803
TREC Rule 535.2: scope, supervision and compensation controls	www.trec.texas.gov/agency-information/rules-and-laws/trec-rules#section535.2
TREC Rule 535.3: written consent for compensation	www.trec.texas.gov/agency-information/rules-and-laws/trec-rules#section535.3
TREC Rule 535.4: showing and other licensed acts	www.trec.texas.gov/agency-information/rules-and-laws/trec-rules#section535.4
TREC Rule 535.5: clerical employee exception	www.trec.texas.gov/agency-information/rules-and-laws/trec-rules#section535.5

SOURCE	DIRECT LINK
TREC Rule 535.156: fidelity, fair dealing and offer exception	www.trec.texas.gov/agency-information/rules-and-laws/trec-rules#section535.156
TREC: 2026 showing agreements and open-house distinctions	www.trec.texas.gov/node/2997
TREC: advice with and without intermediary appointments	www.trec.texas.gov/what-difference-if-broker-appoint-sales-agents-represent-buyer-and-seller-or-if-broker-makes-no
TREC: payment from a former sponsoring broker	www.trec.texas.gov/i-have-moved-my-sponsorship-new-broker-can-my-prior-sponsoring-broker-pay-me-commission-directly
Pearson VUE Texas Real Estate Candidate Handbook #094400, September 2026, revision 08/2026	www.pearsonvue.com/content/dam/VUE/vue/en/documents/publications/094400.pdf
Texas Real Estate Commission rules and laws	www.trec.texas.gov/agency-information/rules-and-laws

Maintenance record

Pass Texas, version 3.0. Reviewed September 24, 2026. Independent exam preparation, not an official Pearson VUE or TREC publication. Original practice questions are not actual exam items. Share the complete guide and use passtexasrealestate.com/study-pdfs for the latest edition.

PUT ONE RULE INTO PRACTICE

Make your next study session count

Choose a rule you missed, explain it without notes, then try a different question. Use the free topic links in this guide, or continue in Pass Texas.

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