

# Texas Real Estate Exam Content Area Wallchart

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The 14 national and state areas to organize your prep around.

Use this with current TREC and Pearson VUE materials before you rely on it.

## National Portion: 80 Scored Questions

- Contracts - 16 questions: formation, performance, breach, remedies, and contract types.
- General principles of agency - 13 questions: fiduciary duties, representation, disclosure, and agency relationships.
- Practice of real estate - 10 questions: advertising, fair dealing, property management, and professional conduct.
- Real estate calculations - 7 questions: prorations, taxes, loans, commissions, area, and investment formulas.
- Financing - 7 questions: loan types, underwriting, finance instruments, and lending regulation.
- Ownership - 8 questions: estates, co-ownership, encumbrances, and transfer concepts.
- Property characteristics - 9 questions: land, improvements, legal descriptions, and environmental issues.
- Property value and appraisal - 7 questions: value principles and appraisal approaches.
- Transfer of title - 5 questions: deeds, title assurance, recording, and settlement concepts.
- Disclosures - 4 questions: required property and transaction disclosures.

## Texas State Portion: 40 Scored Questions

- Duties and powers of TREC - 3 questions: commission authority, rules, complaints, and discipline.
- Licensing - 3 questions: eligibility, sponsorship, license status, renewals, and education.
- Standards of conduct - 9 questions: TREL/TREC duties, advertising, trust money, and license-holder conduct.
- Special topics - 5 questions: Texas-specific property, community property, homestead, and other state concepts.
- Agency and brokerage - 11 questions: IABS, representation, intermediary, appointments, and broker supervision.
- Contracts and forms - 9 questions: promulgated forms, addenda, unauthorized practice, and contract completion limits.

**Study Rule**

- Use the content areas as a scorecard. Your plan is not complete until every area has been tested, reviewed, and retested.
- High-weight areas deserve more repetitions, but low-weight areas can still decide whether you pass a separate portion.