

## How to get your TEXAS REAL ESTATE LICENSE

Getting licensed for your new career might seem a bit daunting, but we're here to guide you through the process. Read on to learn the six steps you'll need to take before starting your career in Texas real estate.



### Prerequisites

- You must be at least 18 years of age.
- You must be either a U.S. citizen or a lawfully admitted alien.
- Meet TREC's qualifications for honesty, trustworthiness, and integrity.
- Consider requesting a [Fitness Determination](#) before applying for the license.

## 1 Complete 180-hours of approved Pre-Licensing education.

You must take and pass 180 hours of Pre-Licensing education from an approved education provider such as The CE Shop. This 180 hours consists of the following six 30-hour courses: Principles of Real Estate I, Principles of Real Estate II, Law of Agency, Law of Contracts, Promulgated Contract Forms, and Real Estate Finance.

## 2 Pass the course final exams.

After you complete each course, there is a course final exam. The minimum passing score on each final is 70%. You must take each final in the presence of a proctor and you'll need to schedule an appointment with a proctor in advance. Find out more about our online proctoring [here](#).

## 3 Complete your license application.

Once you've passed your course final exams, you'll next complete a licensing application using [TREC Online Services](#).

## 4 Provide fingerprints.

Next, you'll provide fingerprints to MorphoTrust for the purpose of a background check.

## 5 Pass the Texas Real Estate Salesperson Exam.

Once your exam application is approved, you will receive instructions for scheduling your licensing exam and obtaining a copy of the Candidate Handbook. Pearson VUE administers the Texas Real Estate Salesperson Licensing Exam. The National portion of this exam consists of 85 questions with a 150-minute time allowance and the State portion consists of 40 questions and a 90-minute time allowance. For more information, see the [Pearson VUE Candidate Information Bulletin](#).

## 6 Choose a sponsoring broker.

To be licensed, you must first be associated with a current and active Texas sponsoring broker. It's important to find the right broker to work with, since this person will serve as your mentor as you start your new career in real estate. Here are some questions to consider during your search:

- What is their reputation, both locally and nationally?
- What kind of real estate agents are they looking for?
- Are they technologically advanced and up-to-date with the latest systems?
- How do they support their agents with education and training?
- What kind of commission structure do they offer?
- Do they offer benefits?
- Do they provide their agents with leads and marketing material?
- Is there room to grow with the brokerage?