

How do I get my Real Estate License?

7 Easy Steps to Obtaining Your Texas Salesperson (Agent) License

1 Complete your required education
Before you can qualify to take the Texas Real Estate Salesperson Exam, you must complete 150 hours of specified education. These 150 hours must include: 30 hours in Real Estate Principles (#0111), 30 hours in Real Estate Principles and Practices (#0112), 30 hours in Law of Agency (#1111), 30 hours in Law of Contracts (#1200), and 30 hours of core real estate education. To qualify, we recommend Up and Running in 30 Days (Live Classroom Review or OnDemand) or Sales and Marketing 101 for Real Estate Professionals (Self-Study).

2 Complete your 60 additional hours of education
TREC requires that you complete 60 additional hours of education. These 60 hours can be completed in one of two ways:

- Complete 4 college credits with at least 60 hours of class time.
- Complete 60 hours of core elective real estate courses with Kaplan.

3 Consider Obtaining a Sponsoring Broker:
In order to practice as a real estate salesperson, you must be sponsored by a licensed Texas real estate broker. You and your sponsor will both need to complete and submit the Sponsorship Form. Once the form is accepted by TREC, your license will be issued and you may practice real estate under the sponsorship of the broker. However, you may take all of your education, apply for a license, and even receive an inactive real estate salesperson license without a sponsoring broker.

4 Submit forms and fees to TREC:

- Evaluation of Education form – After completing the required 210 hrs of licensing education, submit to TREC all education documents, including

copies of college transcripts and real estate school certificates with the Evaluation of Education form.

- Inactive Salesperson Application form – Submit this form with the Evaluation of Education form and documentation for approval to schedule your state exam.
- Active or Inactive Initial License? – You'll need to decide if you'd prefer an active or inactive license.
 - To apply for an active license to practice real estate, include with your initial mailing the Salesperson Sponsorship (SSF-2) form signed by a licensed Texas real estate broker.
 - To apply for an inactive license, submit just the Evaluation of Education and Inactive Salesperson Application forms at this time. Submit the SSF-2 form later to activate your license.

Note: These forms can all be downloaded at www.trec.state.tx.us

5 Schedule your license examination and fingerprinting

After you receive your response letter from TREC approving and directing you to the Candidate Information Brochure, you can schedule your exam with PSI. You will also receive direction on how to submit your fingerprints for review. You have six months from the date your application is filed to pass the examination. The telephone number for PSI is 800-733-9267.

6 Prepare for the exam

By taking our 2-day State Exam Prep course, you will have no surprises on exam day. State Exam Prep is available as a Live Class or OnDemand.

7 Take the state exam

Once you have passed the state exam and your fingerprints are on file, you will receive an Inactive Salesperson License from TREC.

