

## TEXAS REAL ESTATE AGENT LICENSE REQUIREMENTS

If you attempt to list, sell, auction, lease, rent or otherwise deal in someone else's Texas Real Estate for a fee or some form of remuneration, then the Texas Real Estate License Act probably requires you to have a current sales or broker's license.

In the State of Texas, in order to obtain a real estate license, you must:

- 1) Be at least 18 years of age
- 2) Have been a resident of Texas for at least 60 days immediately prior to application
- 3) Be a U.S. citizen or legally admitted alien
- 4) Complete a minimum of 14 semester hours (210 classroom hours) in real estate and related courses prior to receiving a license.

The 14 semester hours must include:

- 10 semester hours (150 classroom hours) of core real estate courses, \*4 semester hours (60 classroom hours) of which must be in *Principles of Real Estate*
- 2 semester hours (30 classroom hours) in the *Law of Agency* course
- 2 semester hours (30 classroom hours) in the *Law of Contracts* course.

\*The remaining 6 semester hours (90 classroom hours) may be in core courses or related courses acceptable to the Commission. (In order to determine the amount of previous college classroom or semester hours for which you may receive credit, it is necessary to send a copy of your college transcript to TREC for evaluation. Those courses typically approved by TREC include such related courses as Accounting, Advertising, Business, Computer, Economics, Education, English, Finance, Government, History, Marketing, Math, Psychology, Science, Speech and many other basic college courses.)

*Purchase of study materials and application for a Texas sales agent's license are made to:*

**Texas Real Estate Commission  
P.O. Box 12188  
Austin, Texas 78711-2188  
(512) 459-6544**

*Additional License and Application information can be obtained from the TREC website at:*

**[www.trec.state.tx.us/licenses/salesapp.asp](http://www.trec.state.tx.us/licenses/salesapp.asp)**