EVERY EXAM PREP · CHEAT SHEET

Maine Real Estate Cheat Sheet 2026

The night-before summary, built like the exam.

— Scored questions	**—** Time limit	**75%** Passing score
$88 Exam fee	**Maine Real Estate Comm…** Governing body	**—** Pass rate

The numbers to remember

- National/general portion: 80 scored items + 5 pretest items, 2.5 hours
- Maine Law portion: 40 scored items + 5-15 pretest items, 1.5 hours
- Passing score: 75% (scaled 0-100, 75 passes)
- Exam fee: $88; License fee: $100; Criminal records check: $21 (combined application total: $121)
- Extension fee if you miss a deadline: $100
- Retake wait: 24 hours; retakes unlimited before certificate expires
- Test locations: Westbrook and Bangor, via Pearson VUE
- Pre-license course: minimum 55 hours, includes 3 quizzes and a final exam, 75% minimum final grade, certificate valid 1 year
- License term: 2 years, non-renewable; minimum age 18
- Governing body: Maine Real Estate Commission

Content domains and weights

- Maine Law portion (40 items total):
- Maine Laws and Rules Governing Activities of Licensees — 15 items
- Law of Agency/Brokerage — 10 items
- Maine-Specific Principles and Practices — 8 items
- Maine Land-Use Law — 5 items
- Maine Real Estate Commission — 2 items
- National portion (80 items total): Real Property Characteristics, Legal Descriptions, and Property Use — 11 items (6 knowledge, 3 application, 2 analysis)

High-yield review areas

- Licensee conduct rules and agency law together cover 25 of the 40 law-portion items — review these last, right before the exam.
- Real property characteristics and legal descriptions blend recall with applied scenarios, so don't just memorize definitions — practice the application-level questions too.
- Real estate math (proration, commission math, area calculations) recurs across several content areas rather than living in one section, so drill it broadly instead of in one sitting.
- Don't neglect the small-weight areas (Land-Use Law, Real Estate Commission) — they're still 7 combined items you can lock in quickly with a short focused pass.
- Run at least one full-length timed practice test that mirrors both sections' item counts and time limits before test day.

Top traps

- Treating the exam as one test: it's two separately timed sections (2.5 hours + 1.5 hours) with different clocks and different content — pace each section on its own.

- Forgetting the two one-year deadlines: pass the exam within a year of finishing the course, and apply for the license within a year of passing the exam.
- Assuming the license renews automatically — the Sales Agent license is a 2-year, non-renewable term, so plan your next step before it lapses.
- Confusing the $88 exam fee (paid to Pearson VUE) with the $100 license fee and $21 records check (paid to the Maine Real Estate Commission) — budget for all three separately.
- Waiting less than 24 hours to rebook after a failed attempt — the reservation system won't allow an earlier retake.
- Missing a deadline and assuming you have to restart the course — a $100 extension application may be the actual fix.

Official sources

- Maine Real Estate Commission — Maine Real Estate Candidate Handbook, #092000 (Pearson VUE, December 2025): https://home.pearsonvue.com/content/dam/VUE/vue/en/documents/publications/092000.pdf
- Maine Real Estate Commission — Real Estate Commission - Licensing - Individual Licenses (Maine PFR): https://www.maine.gov/pfr/professionallicensing/professions/real-estate-commission/licensing/individual-licenses
- Maine Real Estate Commission — Real Estate Commission FAQ - Sales Agent - Entry Level Licensing (Maine PFR): https://www.maine.gov/pfr/professionallicensing/professions/real-estate-commission/frequently-asked-questions/sales-agent-entry-level-licensing

Free practice questions for this exam: www.everyexamprep.com/practice/exams/real/maine-real-estate-sales-agent