Minnesota Real Estate Cheat Sheet 2026

The night-before summary, built like the exam.

130 Questions	**4h** Time limit	**75%** Passing score
$68 Exam fee	**Minnesota Department o…** Governing body	

The numbers to remember

- Combined exam: 130 questions in 4 hours
- General portion alone: 80 questions in 2.5 hours
- State-law portion alone: 50 questions in 1.5 hours
- Passing score: 75% correct on each portion
- Combined exam fee: $68 (each portion alone: $45)
- Prelicense education: 90 hours total across Course I, II, and III (30 hours each)
- Exam vendor: PSI Services LLC, contracted by the Minnesota Department of Commerce
- Passing results are valid for 1 year
- Fees are not refundable/transferable and are forfeited if unused after 1 year
- 5 to 10 unscored experimental questions may appear, unlabeled, mixed into the real ones
- A candidate who fails can typically arrange a retest within a few days, space permitting

Content domains and weights

- Real Estate Brokerage License Law — 20 items (largest domain by far)
- Conveyance Procedures and Protection of Parties — 8 items
- Interests in Real Property — 8 items
- Financial Instruments: Obligations, Rights, Remedies — 4 items

Licensing path essentials

- Minimum age: 18
- Course I required before the exam; Courses II and III required before filing the license application
- Application must include completion certificates for Courses 1, 2, and 3
- Path: education -> exam -> broker association -> state approval
- Initial license fee: $100 total (includes $30 to the education/research/recovery fund)
- Renewal fee: $60; reactivation fee: $20

High-yield review areas

- License law: agency duties, broker supervision, disciplinary grounds — the single biggest scoring opportunity given its 20-item weight
- Conveyance: deeds, closing mechanics, disclosure obligations
- Property interests: estates, easements, encumbrances — watch for near-identical terminology
- Financial instruments: mortgage types, remedies on default, rights of parties — smallest domain, still worth mastering

Top traps

- Treating the combined score as one average — each portion is evaluated against the same 75% bar separately

- Assuming a refund or fee transfer is possible — it is not, and unused fees expire after a year
- Trying to spot the 5-10 experimental questions — you can't, so answer everything with full effort
- Scheduling the exam before finishing Course I, or applying for the license before finishing Courses II and III
- Letting one under-studied domain (often the smaller ones like financial instruments) quietly cost you enough points to slip below the 75% passing bar
- Forgetting the licensing fees that come after the exam — the $100 initial fee and its $30 recovery-fund component are separate from exam fees

Official sources

- Minnesota Department of Commerce — Real Estate Salesperson, Broker and Abstracter Examination — Candidate Information Bulletin (PSI Services LLC, for the Minnesota Department of Commerce): https://test-takers.psiexams.com/api/content/bulletin/10954
- Minnesota Department of Commerce — Guide to Real Estate Licensing (Minnesota Department of Commerce): https://mn.gov/commerce-stat/pdfs/re-license-guide.pdf
- Minnesota Department of Commerce — Study Guide for Section VIII of the Real Estate License, Minnesota 2024-2025 Required Module (Minnesota Department of Commerce): https://mn.gov/commerce-stat/pdfs/Study-Guide-Sec-VIII-24-25-RE-Module-FinalAc.pdf

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Free practice questions for this exam: www.everyexamprep.com/exams/minnesota-real-estate-salesperson/practice-test