

Mississippi Real Estate Cheat Sheet 2026

The night-before summary, built like the exam.

120 Questions	4h Time limit	General portion 70% (56 ... Passing score
\$75 Exam fee	Mississippi Real Estate ... Governing body	

The numbers to remember

- Combined exam: 120 questions, 4 hours total.
- General (national) portion: 80 questions, 2.5 hours, pass at 70% (56 of 80 points).
- State-law portion: 40 questions, 1.5 hours, pass at 75% (30 of 40 points).
- Exam fee: \$75 for one or both portions; retake fee is also \$75.
- 5-10 unscored experimental questions may appear; a 15-minute tutorial doesn't count against your time.
- Eligibility window to pass both portions: 2 months after application approval; up to 2 attempts at the state portion in that window; a failed pair means a 3-month wait to re-apply.
- Pre-license education: 60 classroom hours. Minimum age: 18. Application fee: \$100. Background check fee: \$25.
- Salesperson renewal fee: \$100 now, rising to \$120 on October 1, 2026; late renewals carry a 100% penalty.

Content domains and weights (general portion)

- Contracts 19% · Agency 13% · Practice of Real Estate 12%
- Financing 10% · Property Ownership 10% · Valuation 8%
- Property Disclosures 7% · Real Estate Calculations 7%
- Transfer of Title 6% · Land Use Controls 5% · Property Management 3%

State-law items (salesperson)

- Agency Disclosure and Duties to Parties — 8 items
- Broker Responsibilities/Supervision — 6 items
- Licensing Requirements, Out-of-State Brokers, Commission Powers, Property Condition Disclosures, Trust Accounts — 4 items each
- Advertising/Marketing/Internet, Records and Documents — 3 items each

High-yield review areas

- Contracts and Agency drive nearly a third of the general portion — know contract elements, contingencies, and fiduciary/agency duties cold.
- Real Estate Calculations is small in weight but high in missed points; don't skip math practice the night before.
- Agency Disclosure and Duties to Parties is the single biggest state-law topic — review exactly when and how disclosure is required under Mississippi rules.

Top traps

- Confusing the two passing thresholds: the general portion needs 70%, the state portion needs a tougher 75%. A strong general-portion score does not offset a weak state score.
- Forgetting the two portions are timed separately — 2.5 hours and 1.5 hours — not one shared 4-hour pool to split however you like.

- Letting an odd-seeming question rattle you — a handful of unscored experimental items are mixed in and don't count toward your score.
- Missing the 2-month window to pass both portions, or the 60-day notary-to-receipt deadline on application paperwork.

Official sources

- Mississippi Real Estate Commission — Mississippi Real Estate Commission — Real Estate Salesperson and Broker Examination Candidate Information Bulletin (PSI Services LLC, Updated 10/1/2023):
https://www.mrec.ms.gov/wp-content/uploads/2024/12/MREC_PSI_Candidate_Information_Bulletin_10-01-2023.pdf
- Mississippi Real Estate Commission — Mississippi Real Estate Commission — Home: <https://www.mrec.ms.gov/>
- Mississippi Real Estate Commission — Mississippi Real Estate Commission — Application for Resident Salesperson License (Rev. 12-2023):
https://www.mrec.ms.gov/wp-content/uploads/2023/12/mrec_forms_RESIDENT_SALESPERSON_LICENSE_APPLICATION-Rev-12-20-2023.pdf

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