

Texas Real Estate Sales Agent Cheat Sheet

2026

The night-before summary, built like the exam.

125 Questions	4h Time limit	56 national + 28 state (ra... Passing score
\$58 Exam fee	Texas Real Estate Comm... Governing body	

Texas Sales Agent Exam: Quick Reference

Scored questions and pretest questions

The national portion has 80 scored and 5 pretest questions; the state portion has 40 scored and 10 pretest questions. That is 120 scored and 15 pretest questions across both portions (135 displayed, derived from the outline).

The handbook's combined Sales item-count cell says 125, inconsistent with its own 85 and 50 portion rows. The counts above follow the separate official outline headings. Confirm appointment-specific instructions with Pearson VUE.

Passing and timing

Pass each portion separately: at least 56 of 80 scored national questions and 28 of 40 scored state questions. Both thresholds equal 70%; pretest questions do not affect the score.

The handbook lists 150 minutes for national and 90 minutes for state, 240 minutes total for both portions. Use the assigned portion limits rather than treating four hours as a freely transferable time budget.

The September 2026 handbook lists a \$58 Sales examination fee. License application, qualifying education and fingerprinting costs are separate.

Sources checked September 7, 2026: Pearson VUE Texas candidate handbook and official examination content outlines.

State-law distinction: intermediary

Texas does not permit dual agency. A broker representing both parties must satisfy the statutory intermediary provisions, including written consent from each party and the required compensation disclosure. Appointed associated license holders may advise their respective parties subject to those provisions.

Finance distinction

Loan Estimate and Closing Disclosure requirements are part of the TILA-RESPA Integrated Disclosure rules under Regulation Z for covered transactions. RESPA Section 8 separately prohibits specified settlement-service kickbacks and unearned fee splits involving federally related mortgage loans.

Study use

This sheet is for preparation, not permission to bring notes into the exam. Practice applying each rule to a new scenario. Review the actual response and explanation rather than assuming a familiar-looking question tests the same issue.

Official sources

- Pearson VUE / TREC — Texas Real Estate Candidate Handbook, September 2026:
<https://www.pearsonvue.com/content/dam/VUE/vue/en/documents/publications/094400.pdf>
- Colibri Real Estate — Colibri Texas Real Estate License Courses:

<https://www.colibri realestate.com/real-estate-license/texas/>

- AceableAgent — AceableAgent Texas Real Estate License Packages:
<https://www.aceableagent.com/real-estate-license/texas/>

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