

REAL ESTATE ADVANCED, LEVEL 2 CERTIFICATE



Information

The Level 2 Certificate allows the student to complete all the program specific courses in real estate. This would be beneficial for a student who is interested in pursuing a broker's license or possible management opportunities in real estate. This will also help satisfy some continuing education requirements as well as completing a broader study in real estate. Achieving this certificate and completing the 15 credit hours of prescribed general education courses will allow the student to earn the Real Estate, Associates of Applied Science (AAS) (<https://publications.sanjac.edu/areas-study/business/real-estate-aas/>) degree.

Real Estate Sales Agent Licensing Information

A sales agent is a person who is licensed by the Real Estate Commission to act as an agent on behalf of a real estate broker and their clients. A sales agent must be sponsored by a licensed Broker in order to perform any act of real estate services.

Qualifications

- Citizen of the United States or lawfully admitted alien
- 18 years of age or older
- Meet TREC's qualifications for honesty, trustworthiness, and integrity
- Consider requesting a Fitness Determination Form before applying for the license

File your Application Online or by Mail

Submit your application and fee to become a Sales Agent using our Online Services. If you don't already have a username and password for our Online Services, register now. If you prefer, you can also apply for your Sales Agent license using our paper application.

Fingerprints for Background Check

You are required by law to have fingerprints on file with the Texas Department of Public Safety (DPS) so a background check can be performed. Fingerprints on file for other agencies will not be accepted. A license will not be issued if the background check has not been passed. Expect a delay if you are notified of an investigation into your background history.

Submit your Qualifying Education

180 classroom hours of the following qualifying real estate courses:

- Principles of Real Estate I (30 classroom hours)
- Principles of Real Estate II (30 classroom hours)
- Law of Agency (30 classroom hours)
- Law of Contracts (30 classroom hours)
- Promulgated Contract Forms (30 classroom hours)
- Real Estate Finance (30 classroom hours)

Submit your course completion documents to TREC after applying online or with your paper application. After completing your course work, you are welcome to submit a course and instructor evaluation. If you completed any of the above qualifying real estate courses through an accredited college/university for academic credit, submit a transcript for evaluation.

Taking the Exam

License exams are administered by PearsonVUE, a testing service company. You will be sent a notice with instructions for scheduling the exam and obtaining a copy of the exam Candidate Handbook. If you fail the exam three times, additional education will be necessary.

Educational Requirements for Texas Real Estate Licensure: Requirements for licensure are subject to change by the Texas Real Estate Commission. Three semester credit hours (SCH) are the equivalent of 45 clock or classroom hours. A real estate salesperson is required to complete a total of 18 SCH (270 classroom hours) of education by the end of his or her first year of licensure. Courses acceptable toward sales educational requirements are also acceptable for broker educational requirements.

Real Estate Broker Licensing Information

A Licensed Real Estate Broker is a person who provides real estate services to another person in exchange for a commission. Brokers can also sponsor and supervise real estate sales agents.

Qualifications

- Citizen of the United States or lawfully admitted alien
- 18 years of age or older
- Meet TREC's qualifications for honesty, trustworthiness, and integrity
- Consider requesting a Fitness Determination before applying for the license

Submit your Qualifying Education

270 classroom hours of qualifying real estate courses, including the following mandatory courses:

- Principles of Real Estate I (30 classroom hours)
- Principles of Real Estate II (30 classroom hours)
- Law of Agency (30 classroom hours)
- Law of Contracts (30 classroom hours)
- Promulgated Contract Forms (30 classroom hours)
- Real Estate Finance (30 classroom hours)
- Real Estate Brokerage (30 classroom hours)

The Real Estate Brokerage course must be completed not more than two years before the application date.

An additional 630 classroom hours in related qualifying courses acceptable to the Commission or approved Continuing Education (CE) courses are also required.

TREC approved elective qualifying courses include:

- Real Estate Appraisal
- Real Estate Law
- Real Estate Marketing
- Real Estate Math
- Property Management
- Real Estate Investments
- Residential Inspections for Real Estate Agents

Following is a list of course topics acceptable for related qualifying course credit if completed for academic credit through a college or university.

- Accounting
- Principles/Intro
- Bookkeeping
- Income Tax
- Managerial
- Advertising
- Principles/Intro
- Public Relations
- Architecture
- Drawing
- Business
- Intro to Business
- Business Communications
- Business Math
- Business Principles
- Business Writing
- Business Ethics
- Construction
- Basic Design
- Building
- Electricity
- Environmental Design
- Framing
- Materials
- Roofing
- Structures
- Surveying
- Finance
- Business
- Corporation
- Entrepreneurship
- Financial Institutions
- Money and Banking
- Mortgage Lending/Loan Processing
- Investments
- Principles/Intro
- Investment Analysis
- Law
- Agency
- Agricultural

- Business
- Commercial
- Contracts
- Institutions and Management
- Legal Environment
- Oil and Gas
- Property
- Management
- Principles/Intro
- Business Organizations
- Farm and Ranch
- Office
- Personnel
- Public Administration
- Occupational Administration
- Marketing
- Principles/Intro
- Agricultural Marketing
- Marketing Management
- Real Estate
- Law, Finance, Contracts
- Farm and Ranch Properties
- Real Estate Trends
- Title and Closings
- Ethics
- Taxation
- Internship
- Staging (Interior Design)

A bachelor's degree or higher from an accredited college or university satisfies all of the related education requirements for a broker license. A copy of the college transcript awarding the degree must be submitted as evidence of completion of the degree.

Submit your course completion documents to TREC after applying online or with your paper application. After completing your course work, you are welcome to submit a course and instructor evaluation.

Meet the Experience Requirements

Candidates for a broker license must also meet the following experience requirements:

Have at least four years' active experience as a licensed real estate sales agent or broker during the 60-month period preceding the filing of the application. Your experience must total 3600 points and be reported on the Qualifying Experience Report for a Broker License. You must also include a transaction identification list for each transaction claimed on the experience report.

File your Application Online or by Mail

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For further information, students may call, write, or email:

The Texas Real Estate Commission
 PO Box 12188
 Capitol Station, Austin, TX 78711-2188
 Hours: Monday through Friday, 8 AM to 5 PM
 512-936-3000 (Call Center: 7:00 AM to 6:00 PM)
 Email TREC: General Questions and
 Information: information@trec.texas.gov

Code	Title	Credits
Core Real Estate Courses		
RELE 1201	Principles of Real Estate I	2
RELE 1211	Law of Contracts	2
RELE 1238	Principles of Real Estate II	2
RELE 1300	Contract Forms and Addenda	3
RELE 1303	Real Estate Appraisal	3
RELE 1307	Real Estate Investments	3
RELE 1315	Property Management	3
RELE 1319	Real Estate Finance	3
RELE 1321	Real Estate Marketing	3
RELE 1325	Real Estate Mathematics	3
RELE 2301	Law of Agency	3
RELE 2331	Real Estate Brokerage	3
Total Credits		33

Related Courses Acceptable Toward Broker Licensure can be found on the TREC website www.trec.texas.gov (<https://publications.sanjac.edu/areas-study/business/real-estate-advanced-level-2-certificate/> www.trec.texas.gov).