



## HOW MUCH DOES IT COST TO GET A REAL ESTATE LICENSE IN TEXAS?

**What's the total cost of becoming a real estate agent?** While it's not as expensive as other career options, there are still some costs along the way that a potential real estate agent should be aware of before diving in.



**Month 1:**  
**Moral Character Determination (if needed)**  
**\$50**

You are only required to request an MCD if you have something on your criminal record that the Texas Real Estate Commission (TREC) might see as conflicting with their standards (e.g., criminal history, unpaid judgements).



**Month 1:**  
**AceableAgent pre-license courses:**  
**\$500-\$1000**

Brick-and-mortar courses can run much higher than this and vary based on add-ons, but this is the typical going rate for an online real estate course (Tip: buy online versus the App Store to save in tax costs).



**Month 3-4:**  
**Texas real estate license application fee:**  
**\$205**

This includes your TREC license application fee, the real estate recovery fund fee, etc. There's an additional \$20 processing fee for anyone mailing a physical application.



**Month 5:**  
**TREC Broker Sponsorship Request Form:**  
**\$20.60**

This cost may be covered by your brokerage on a case-by-case basis. If you opt to file this request with a paper form, the cost will be \$40 instead.



**Month 5:**  
**Texas License Exam:**  
**\$54**

You'll need to pay this \$54 fee to Pearson VUE to schedule your final exam. If you end up needing to take the test again, this fee will need to be paid again each time you take the exam.



**Month 3-4:**  
**Fingerprint and Background Check:**  
**\$37**

In order to move forward in the licensing process, you'll need to get a fingerprint and background check completed. Once you pass these checks, you can officially move on to the schedule your final exam!



**Month 6-7:**  
**Promotional Materials (optional):**  
**Cost varies**

Your broker will likely give you a template to use for these materials, but you'll want some marketing materials ready to go that say, "I'm ready to sell your home!"



**Month 6-7:**  
**Association of REALTORS® Membership Dues:**  
**\$1000 - 1500**

These fees aren't required for every agent, but are recommended if you want access to your association's forms and the Multiple Listing Service (MLS). Your broker may have access to MLS, which means you could use it with some restrictions.



**Month 7-12**  
**3 Months of Living Expenses:**  
**Cost varies**

It can take a few months for an agent to close their first deal and get their first commission check. For this reason, it's important to have some money set aside to cover your expenses during that time.