



Broker Candidates

To be eligible for the examination, broker candidates must have held an **ACTIVE** license that meets one of these criteria:

- Twenty-four (24) months actively licensed, if licensed as an affiliate broker on or before May 12, 1988
- Thirty-six (36) months actively licensed, if licensed as an affiliate broker after May 12, 1988
- Twenty-four (24) months actively licensed, if the candidate has a baccalaureate degree with a major in real estate.

In addition to experience, broker candidates must have successfully completed one hundred twenty (120) classroom hours of approved real estate education, thirty (30) hours of which must be an "Office/Broker Management" course taken at a school approved by the Tennessee Real Estate Commission.

Broker candidates must submit the completed [Broker Examination Application \[pdf\]](#) to the Tennessee Real Estate Commission. Commission approval is necessary before the broker candidate may make an examination appointment. After completing a review of education and experience documentation, the Tennessee Real Estate Commission will inform candidates of eligibility for examination. The approval process takes approximately four (4) weeks to complete. Candidates may make an examination reservation after they have been approved.

Documents required for a broker's license:

- Application with picture - this is obtained at the testing center upon successful completion of the Tennessee Broker's examination.
- Proof of errors and omissions insurance policy.
- Payment of all fees due. (\$110.00)
- Eligibility Verification

POST-LICENSING EDUCATION REQUIREMENT

Brokers licensed after January 1, 2001 must complete one hundred-twenty (120) additional hours of Commission approved education before the third anniversary of their broker license. Failure to comply with the post-broker education requirement will result in non-issuance of a license renewal.

Brokers licensed after January 1, 2005 must complete continuing education requirements after completing the 120- hour post license requirement.

Affiliate broker or Broker candidates that wish to retest and reapply must complete the following:

- Contact TREC to be set up with PSI to retake the real estate exam.
- TREC can be contacted at: 615-741-2273 or TREC.info@tn.gov
If emailing please provide the following information:
 - Name:
 - Date of Birth:
 - Current Address:
 - Previous license number:
- Once set up to take the exam the licensee will need to contact PSI at 1-800-733-9267. TREC does not offer exam study material.
- See more at: <http://www.tn.gov/commerce/article/rec-how-to-get-a-license#sthash.x9RcXdvi.dpuf>