



Texas Real Estate Commission
P.O. Box 12188
Austin, Texas 78711-2188
(512) 936-3000 www.trec.texas.gov

Application for a Real Estate Broker License

Supplement A-Qualifying Experience Report for a Broker License

Use this form to report all experience you have accumulated during the 5 years preceding the date the application is filed.

Applicant Name (ENTER NAME EXACTLY AS SHOWN ON APPLICATION)

Last First Middle License Number

- You must accumulate at least 720 points over a minimum period of 4 years during the 5 years preceding the date the application is filed to qualify for a broker's license based on experience as a real estate license holder. The experience period runs from the date the application is filed and should be listed in reverse chronological order beginning with the year the application is filed.
- Any experience over the minimum 720 points can be substituted for up to 300 hours of the 630 real estate related education hours required for a broker's license. For calculation purposes of experience over the minimum 720 points, two (2) points equals (1) real estate related education hour. For example, you would need an additional five (5) residential sales transactions per year over a period of four (4) years to accumulate enough points to substitute for 300 hours of real estate related education.
- Only experience gained during the period beginning 5 years before the date the broker application is filed may be used for this report. You must have performed at least one transaction per year for at least 4 of the last 5 years.
 - Multiply the number of transactions performed by the point value indicated to arrive at the points earned for that transaction type.
 - Add the points earned for each transaction type to arrive at your total points for that category.
 - Enter the total figure on the Total Qualifying Points line. You should have at least 360 qualifying points. File "Supplement B" to receive credit for experience claimed after the application is filed.
 - You must maintain documentation to support your claim for experience, which may include executed contracts, settlement statements, etc., that clearly demonstrate your active participation.
 - You must complete the entire experience report to document your qualifying experience including broker signature(s) and verification.

CATEGORY AND TRANSACTION TYPES		NUMBER OF TRANSACTIONS PER YEAR					TOTAL NUMBER OF TRANSACTIONS	POINTS EARNED PER TRANSACTION	TOTAL POINTS EARNED
Category: Residential <i>Single Family, Condo, Co-op Unit, Multi-family (1 to 4-unit), Apartment Unit Lease</i>		YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5			
1. Closed Purchase or Sale - improved property.....							=	x 30	=
2. Closed Purchase or Sale - unimproved residential lot.....							=	x 30	=
3. Executed Lease - Landlord or Tenant - new.....							=	x 5	=
4. Property Management - per property per year.....							=	x 2.5	=
Category Total									

CATEGORY AND TRANSACTION TYPES	NUMBER OF TRANSACTIONS PER YEAR					TOTAL NUMBER OF TRANSACTIONS	POINTS EARNED PER TRANSACTION	TOTAL POINTS EARNED
	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5			
Category: Commercial <i>Apartment (5+ units), Office, Retail, Industrial, Mixed Use, Hotel, Parking, Specialty, Other</i>								
5. Closed Purchase or Sale - improved property.....	_____	_____	_____	_____	_____	= _____	x 50	= _____
6. Closed Purchase or Sale - unimproved commercial lot.....	_____	_____	_____	_____	_____	= _____	x 50	= _____
7. Executed Lease - Landlord or Tenant - new, renewal, or extension..	_____	_____	_____	_____	_____	= _____	x 10	= _____
8. Property Management - per property per year	_____	_____	_____	_____	_____	= _____	x 15	= _____
Category Total								_____
Category: Farm and Ranch, Unimproved Land <i>Farm and Ranch (with residence, improved, or unimproved) or Unimproved Land</i>								
9. Closed Purchase or Sale - improved property.....	_____	_____	_____	_____	_____	= _____	x 30	= _____
10. Closed Purchase or Sale - unimproved property.....	_____	_____	_____	_____	_____	= _____	x 30	= _____
11. Executed Lease - Landlord or Tenant - new.....	_____	_____	_____	_____	_____	= _____	x 5	= _____
12. Property Management - per property per year	_____	_____	_____	_____	_____	= _____	x 5	= _____
Category Total								_____
Category: Brokerage Team Management, Delegated Supervision <i>Written delegation by broker required; at least 1 agent supervised</i>								
13. Transactions Supervised per Year as a Delegated Supervisor	_____	_____	_____	_____	_____	= _____	x 3	= _____
Category Total								_____
Total Number of Transactions Claimed Per Year _____ = _____ Total Transactions Claimed _____								
Sum of Total Points Earned for Each Category = Total Qualifying Experience Points Claimed 								
<i>If the total points above is more than 720, proceed to the next optional step.</i>								
Optional: Additional Experience Points Substitution <i>Up to 300 Real Estate Related Education Hours</i>								
Total Qualifying Experience Points Claimed - 720 = _____ Additional Experience Points Claimed								
<i>(from box in above section)</i>								

TRANSACTION IDENTIFICATION LIST

You must complete and attach a separate spreadsheet listing the following information for each transaction claimed in this experience report:

Transaction Date	Category	Transaction Type	Property Address or Description	MLS Number (if applicable)	Role in Transaction
					• Listing Agent • Buyer/Tenant Agent • Property Manager • Brokerage Manager/Supervisor

EXPERIENCE HISTORY

Sales Agent Experience - I was actively engaged as a licensed real estate sales agent as indicated below:

Broker's Name, Address and Telephone Number	License Number	From MM/YYYY	To MM/YYYY

The information given on this application is subject to verification. In order to prevent any unnecessary return of your application, please provide us with information that will help us contact you by telephone or email if needed.

Business Number _____

Home Number _____

Alternate Number _____

Email address _____

CERTIFICATIONS

All claimed transactions are subject to verification. In order to claim experience points, the applicant must be able to provide documentation, such as an executed contract, settlement statements, etc., which clearly demonstrates the active participation of the applicant in each transaction. If the applicant is unable to provide documentation and/or obtain the sponsoring broker's signature, the applicant must attest to that using a separate verification, Affidavit in Lieu of Documentation and/or Signature, TREC Form No. AFF-A. In addition, the applicant must submit two of the TREC forms entitled "Affidavit in Support of Applicants Claim of Experience", TREC Form No. AFF-B, each signed by a different individual familiar with the applicant's circumstances.

Failure to provide satisfactory supporting documentation when requested may result in denial of the application and/or disciplinary action initiated against the applicant and broker.

We, the undersigned, jointly certify that the named applicant has accumulated a total of _____ points as indicated in the preceding qualifying experience report. We further certify that the information given above is true to the best of our knowledge and belief. We understand that any material misstatement made may result in the revocation or suspension of the license, if issued, as well as any existing license of the applicant and/or the broker.

Applicant Signature/Date _____

Broker Signature/Date _____

Additional Affirmations if Necessary:

We, the undersigned, jointly certify that the named applicant has accumulated a total of _____ points as indicated in the preceding qualifying experience report. We further certify that the information given above is true to the best of our knowledge and belief. We understand that any material misstatement made may result in the revocation or suspension of the license, if issued, as well as any existing license of the applicant and/or the broker.

Applicant Signature/Date _____

Broker Signature/Date _____

Additional Affirmations if Necessary:

We, the undersigned, jointly certify that the named applicant has accumulated a total of _____ points as indicated in the preceding qualifying experience report. We further certify that the information given above is true to the best of our knowledge and belief. We understand that any material misstatement made may result in the revocation or suspension of the license, if issued, as well as any existing license of the applicant and/or the broker.

Applicant Signature/Date _____

Broker Signature/Date _____

The information and certifications on this page must be supplied for each broker who sponsored the applicant during the periods being reported on the experience report.