



Rules of Department of Economic Development

Division 250—Missouri Real Estate Commission Chapter 6—Educational Requirements

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**Title 4—DEPARTMENT OF
ECONOMIC DEVELOPMENT**

**Division 250—Missouri Real
Estate Commission**

Chapter 6—Educational Requirements

4 CSR 250-6.010 Course of Study Required
(Rescinded September 30, 2006)

AUTHORITY: section 339.120, RSMo Supp. 1993. Original rule filed Feb. 7, 1979, effective May 11, 1979. Amended: Filed Oct. 2, 1985, effective Dec. 26, 1985. Amended: Filed Feb. 2, 1994, effective Aug. 28, 1994. Rescinded: Filed April 6, 2006, effective Sept. 30, 2006.

**4 CSR 250-6.020 Content of Prelicense
Courses**
(Rescinded September 30, 2006)

AUTHORITY: section 339.120, RSMo Supp. 1993. Original rule filed Nov. 14, 1978, effective March 11, 1979. Amended: Filed March 12, 1982, effective June 11, 1982. Amended: Filed Oct. 2, 1985, effective Dec. 26, 1985. Rescinded and readopted: Filed Feb. 2, 1994, effective Aug. 28, 1994. Rescinded: Filed April 6, 2006, effective Sept. 30, 2006.

4 CSR 250-6.030 Broker Course
(Rescinded August 28, 1994)

AUTHORITY: section 339.120, RSMo Supp. 1990. Original rule filed Nov. 14, 1978, effective March 11, 1979. Amended: Filed March 12, 1982, effective June 11, 1982. Amended: Filed Oct. 2, 1985, effective Dec. 26, 1985. Amended: Filed June 16, 1989, effective Sept. 28, 1989. Amended: Filed Nov. 15, 1991, effective June 25, 1992. Rescinded: Filed Feb. 2, 1994, effective Aug. 28, 1994.

4 CSR 250-6.040 General
(Rescinded September 30, 2006)

AUTHORITY: section 339.120, RSMo Supp. 1993. Original rule filed Nov. 14, 1978, effective March 11, 1979. Amended: Filed March 14, 1984, effective June 11, 1984. Amended: Filed Oct. 2, 1985, effective Dec. 26, 1985. Amended: Filed March 17, 1986, effective June 28, 1986. Amended: Filed June 16, 1989, effective Sept. 28, 1989. Amended: Filed Sept. 1, 1989, effective Dec. 28, 1989. Amended: Filed Feb. 2, 1994, effective Aug. 28, 1994. Rescinded: Filed April 6, 2006, effective Sept. 30, 2006.

4 CSR 250-6.050 Correspondence Courses
(Rescinded September 30, 2006)

AUTHORITY: section 339.120, RSMo Supp. 1993. Original rule filed Nov. 14, 1978, effective March 11, 1979. Amended: Filed Feb. 2, 1994, effective Aug. 28, 1994. Rescinded: Filed April 6, 2006, effective Sept. 30, 2006.

**4 CSR 250-6.060 Content of Salesperson
and Broker Pre-Examination Courses and
the Missouri Real Estate Practice Course**

PURPOSE: This rule establishes course content of the pre-examination courses and the Missouri Real Estate Practice Course.

(1) Schools accredited to teach the forty-eight (48)-hour Salesperson Pre-Examination Course and the forty-eight (48)-hour Broker Pre-Examination Course shall develop these courses based on the detailed content outline as provided by the professional testing service contracted to administer the examination for the Missouri Real Estate Commission. This detailed content outline shall be based on the testing service's most recent job analysis of real estate professionals.

(2) The twenty-four (24)-hour Missouri Real Estate Practice Course must address the following topics:

- (A) Broker Disclosure Form;
- (B) Listing a Property.
 - 1. Types of seller agency agreements.
 - 2. Elements of seller agency agreements;
- (C) Buyer Representation.
 - 1. Types of buyer agency agreements.
 - 2. Elements of buyer agency agreements;
- (D) Acting as a Dual Agent or Transaction Broker;
- (E) Termination of Brokerage Relationships;
- (F) Compensation;
- (G) Cooperating with Other Licensees;
- (H) Obligations of Agents to Clients and Customers;
- (I) Pricing Property;
- (J) Role of the Appraiser;
- (K) Types of Financing;
- (L) Estimating Closing Costs;
- (M) Contracts;
- (N) Earnest Money;
- (O) Avoiding Misrepresentation; and
- (P) Types of Construction.

AUTHORITY: sections 339.090 and 339.120, RSMo Supp. 2005. Original rule filed April 6, 2006, effective Sept. 30, 2006.*

**Original authority: 339.090, RSMo 1941, amended 1978, 2001 and 339.120, RSMo 1941, amended 1963, 1967, 1981, 1988, 1993, 1995, 1999, 2004.*