

2026 Illinois Real Estate Broker Exam Outline

A printable weight map for the 100-question national portion and 40-question Illinois portion

Current source	PSI Illinois Real Estate Candidate Information Bulletin, published June 24, 2026
Facts reviewed	August 1, 2026
Use	Broker examination study planning. The current PSI bulletin controls if it changes.

How to use this outline

Start with the largest tested areas, but do not abandon a smaller topic. Convert each percentage into a weekly study share, then use practice results to move time toward weak areas.

Exam snapshot

Portion	Scored items	Passing score	Time
National broker	100	70%	150 minutes
Illinois state	40	75%	90 minutes

PSI may add 5 to 10 unscored experimental questions. They still use examination time. Treat every item as scored because experimental items are not identified.

National portion: 100 scored questions

The estimated question counts below apply each official percentage to 100 scored items. The outline controls the tested content; an individual form may distribute questions within each area differently.

National content area	Weight	Approx. items	High-value review
Contracts	19%	19	Validity, performance, breach, contingencies, leases, offers
Agency	13%	13	Creation, duties, disclosure, conflicts, termination
Practice of real estate	12%	12	Fair housing, antitrust, Do Not Call, records, funds
Property ownership	10%	10	Property types, legal descriptions, encumbrances, estates
Financing	10%	10	Loan terms, loan types, federal lending rules, process
Valuation	8%	8	Approaches, economic principles, CMA and appraisal limits
Property disclosures	7%	7	Condition, environmental issues, material facts
Real estate calculations	7%	7	Closing math, prorations, LTV, points, cap rate
Transfer of title	6%	6	Deeds, title, recordation, closing, special transfers
Land use controls	5%	5	Government powers, zoning, private restrictions
Property management	3%	3	Tenant qualification, fair housing, rents, duties

First national pass: Contracts + Agency + Practice of Real Estate = 44%

Second national pass: Ownership + Financing + Valuation = 28%

Final integration: disclosures, math, title, land use, and management = 28%

Illinois portion: 40 scored questions

The broker column in the official outline gives four categories totaling 40 scored questions. Learn the rule, who owes the duty, the timing, the document or disclosure, and the consequence of getting it wrong.

Illinois content area	Weight	Items	What belongs here
Illinois Real Estate License Act	40%	16	Agency, advertising, sponsorship, agreements, compensation, money, discipline, CMA and BPO
Additional Illinois laws and regulations	25%	10	Ownership, scope limits, transfer, taxes, Human Rights Act, assistance animals, landlord-tenant, radon
Disclosures	25%	10	Agency, no agency, dual agency, offers, licensee interest, compensation, property and environmental disclosures
Licensing requirements	10%	4	Licensed activities, exemptions, credentials, eligibility, exam, renewal, education, information changes

A practical weekly allocation

If you have 10 Illinois-study hours	Planned time
License Act	4 hours
Additional Illinois laws	2.5 hours
Disclosures	2.5 hours
Licensing requirements	1 hour

Adjust by evidence

- Keep the official weights as the baseline.
- After each timed set, tag the missed topic and the reason: rule, distinction, reading, math setup, or timing.
- Move the next study block toward repeated weaknesses, then retest with unseen questions.
- Do not turn a high score from memorized questions into a readiness claim.

Primary source

PSI Illinois Real Estate Candidate Information Bulletin, published June 24, 2026: <https://test-takers.psiexams.com/api/content/bulletin/6251>

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