

**WAC 308-124A-713 Application for managing broker license examination—Other qualification or related experience.** Applications for a managing broker license examination by persons who do not possess three years of actual experience as a full-time broker as required by RCW 18.85.111 who show qualification by reason of practical experience in a business allied with or related to real estate shall be submitted to the real estate program. The application shall be accompanied by a letter requesting approval of alternative qualifications or experience and indicating the basis for such approval. The letter must include a detailed personal history or work resume, with supporting documentation, ~~((and a letter from each of five business references describing from personal knowledge the qualifications and experience of the applicant))~~ which will include a certified license affidavit from the issuing agency as applicable. The following ~~((guidelines are provided as examples of))~~ are deemed alternative qualifications or experience which may qualify in lieu of three years of full-time broker experience:

(1) Postsecondary education with major study in real estate together with one year experience as a real estate broker ~~((or one year experience under the provisions of subsections (2) through (7) of this section))~~ actively licensed in good standing in Washington or another state, U.S. possession, or foreign jurisdiction with similar licensing standards.

(2) Full-time experience as ((an)) a licensed attorney at law, in good standing, with practice in real estate transactions for not less than one year.

(3) Five years' full-time experience ~~((, with decision-making responsibility, in closing real estate transactions for escrow companies, mortgage companies, or similar institutions))~~ as a licensed mortgage broker or loan originator in good standing.

(4) Five years' full-time experience ~~((with a commercial bank, savings and loan association, title company or mortgage company, involving all details of real estate transactions))~~ as a licensed limited practice officer or escrow agent in good standing.

(5) Five years' full-time experience as a licensed or certified real property ~~((fee appraiser or salaried))~~ appraiser in good standing.

(6) Five years' full-time experience ~~((in all phases of land development, construction, financing, selling and leasing of residences, apartments or commercial buildings.~~

~~((7) Five years' experience in real estate investment, property management, or analysis of investments or business opportunities))~~ managing, leasing, selling, or buying real property on behalf of a third-party corporation, limited liability company, or partnership.

All experience time periods referenced in WAC 308-124A-713 shall ~~((be within the last seven years prior to))~~ have been completed within the six years immediately preceding the date of application.

AMENDATORY SECTION (Amending WSR 10-06-078, filed 3/1/10, effective 7/1/10)

**WAC 308-124A-715 Unsuccessful managing broker applicants—Alternate qualifications.** The managing broker applicant who is approved to take the exam based upon alternate qualifications or experience pursuant to WAC 308-124A-713 and subsequently fails the exam is not permitted to repeat the exam (~~((unless they satisfy the requirements in RCW 18.85.111))~~) using alternative qualifications or experience.