

Application Deadlines

Examination	Applications Accepted	First Deadline	Late Filing Deadline with \$100 late fee	Failed Previous LPO Exam Deadline With No Late Fee
Summer Exam	February 1	March 5	April 5	May 5
Winter Exam	September 1	October 5	November 5	October 5

Application Checklist

- Two Completed Applications** (one original & one copy) and any supplemental application forms and supporting documentation. Please keep a copy of your application for your own records.
- Application fee of \$200 (checks made payable to WSBA)
- Late filing fee of \$100 if filing after first deadline
- Please send your completed application and payment to:
 Washington State Bar Association
 Attn: Admissions
 1325 4th Ave, Suite 600
 Seattle, WA 98101-2539

Application

Carefully review the application and ensure that your answers are complete and accurate. You may need to seek records at the courts or produce documentation to complete the application. Answer each question completely. Attach additional sheets as necessary. We encourage you to complete and submit your application early in the registration period, particularly if there are disclosures to review.

Email and Address Changes

All official notices, including approval to sit for the LPO exam will go to the current email address on file with the WSBA; email is the primary communication method. It is your responsibility to be sure that emails with a wsba.org domain do not get filtered out by your junk or spam software. Any changes to your contact information must be submitted via email with the information that you are an LPO applicant along with your applicant ID number to admissions@wsba.org.

Character and Fitness Review

All applicants are subject to a character and fitness review prior to being licensed to practice law in Washington. The practice of law is a privilege, not a right. Licensure may be withheld pending a hearing before the Character and Fitness Board and a final determination regarding whether the applicants have met their burden of proving that they are of good moral character, fit to practice law and have met the Essential Eligibility Requirements. See [Washington Supreme Court Admission and Practice Rules \(APR\) 20-24.3](#). Factors considered by Admissions staff and Bar Counsel when determining whether an applicant should be referred to the Character and Fitness Board are set forth in **APR 21(a)**.

LPO Exam

The exam is four hours long. There are three sections: multiple choice, essay and problem.

Applicants should have a thorough understanding and knowledge of real property law, real estate law, [APR 12](#), and the [LPO Rules of Professional Conduct](#) before applying for the exam. We recommend that you review the



[Suggested Study Topics](#) approved by the Washington Supreme Court in preparation for the exam. One recommended technique is to have a Real Estate Law textbook available and assure you can respond to each question or statement, looking up any answer you don't know.

Applicants will also be tested on their selection, preparation and completion of the required forms for a closing transaction. The closing forms are on the [WSBA website](#).

You may wish to take a paralegal course in real estate law, real estate education courses, and additional seminars related to escrow and title to supplement your knowledge. Note that only taking an exam prep course within a month of the exam is generally not sufficient to prepare you to pass the exam. Please study multiple sources to prepare for the exam.

LPO Exam Results

The Limited Practice Board completes its grading of the exam approximately three weeks after the exam. To pass the exam, you must receive a score of 75% or higher on each section. Notification letters are sent as soon as possible after grading. A list of those who passed the exam will be posted on the WSBA website. See the [WSBA website](#) for specific dates.

If you pass the exam, you have one year from the date of the exam to be licensed. After one year, you must retake the exam in order to be eligible for admission. Your notification letter will contain information about final requirements for admission and licensing.

