



GEORGIA REAL ESTATE EXAM GLOSSARY

Acceleration clause

An acceleration clause permits the lender, after a defined default and required process, to declare the entire unpaid loan balance immediately due rather than collect only the missed installment.

OFFICIAL AREA

Financing

KNOWLEDGE CLUSTER

Mortgage documents and clauses

LEARNING SYSTEM

Define, distinguish, apply, retrieve

SOURCE STANDARD

Official exam outline plus authoritative Georgia or federal references where the topic has a controlling rule. Independent educational resource, not affiliated with GREC or PSI.

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01 / COMPLETE LESSON

Build the complete exam definition

Learn the rule, separate it from the nearest distractor, then apply it to a Georgia fact pattern.

CORE DEFINITION

What does Acceleration clause mean?

An acceleration clause permits the lender, after a defined default and required process, to declare the entire unpaid loan balance immediately due rather than collect only the missed installment.

CLOSEST DISTINCTION

How do you separate the nearest exam answer?

Acceleration responds to default. An alienation or due-on-sale clause responds to an unauthorized transfer of the secured property.

GEORGIA APPLICATION

What changes or stays the same in Georgia?

In a Georgia security-deed transaction, acceleration can precede exercise of a power of sale, but statutory and contractual notice requirements still matter.

WORKED EXAMPLE

After uncured payment default, the lender invokes the loan clause making all remaining principal and accrued amounts due.

EXAM TRAP

Acceleration does not itself transfer ownership or complete foreclosure.

Memory cue: Acceleration does not itself transfer ownership or complete foreclosure.



02 / PRACTICE AND MASTERY

Retrieve the rule under exam conditions

Answer before reading the explanation. Then explain why every distractor belongs to a different term.

ORIGINAL PRACTICE CHECK

Which statement correctly explains Acceleration clause?

- A** An acceleration clause permits the lender, after a defined default and required process, to declare the entire unpaid loan balance immediately due rather than collect only the missed installment.
- B** An alienation clause, often called a due-on-sale clause, allows a lender to require repayment of the outstanding loan when the borrower transfers the secured property without the lender's permitted assumption or consent.
- C** A power-of-sale clause authorizes the secured creditor to sell the collateral after default through the contractually authorized nonjudicial foreclosure process, provided Georgia's notice, advertisement, time, place, and sale requirements are met.
- D** A promissory note is the borrower's written promise to repay a debt under stated principal, interest, payment, maturity, and default terms.

CORRECT ANSWER: A

Acceleration clause is correct. An acceleration clause permits the lender, after a defined default and required process, to declare the entire unpaid loan balance immediately due rather than collect only the missed installment. Acceleration responds to default. An alienation or due-on-sale clause responds to an unauthorized transfer of the secured property. In a Georgia security-deed transaction, acceleration can precede exercise of a power of sale, but statutory and contractual notice requirements still matter.

MASTERY TRACKER

Mark each box only when you can perform the skill without looking.

- ☐ I can define the term in one precise sentence.
- ☐ I can separate it from the closest look-alike.
- ☐ I can explain the Georgia rule or confirm that the national rule applies.
- ☐ I can answer the practice check and explain every option.



03 / CONNECTIONS AND AUTHORITY

Connect the term to the wider exam

Use these relationships to move from isolated recall to a connected exam model.

RELATED TERM

Alienation clause

An alienation clause, often called a due-on-sale clause, allows a lender to require repayment of the outstanding loan when the borrower transfers the secured property without the lender's permitted assumption or consent.

<https://www.passgeorgiarealestate.com/glossary/alienation-clause>

RELATED TERM

Power of sale

A power-of-sale clause authorizes the secured creditor to sell the collateral after default through the contractually authorized nonjudicial foreclosure process, provided Georgia's notice, advertisement, time, place, and sale requirements are met.

<https://www.passgeorgiarealestate.com/glossary/power-of-sale>

RELATED TERM

Promissory note

A promissory note is the borrower's written promise to repay a debt under stated principal, interest, payment, maturity, and default terms.

<https://www.passgeorgiarealestate.com/glossary/promissory-note>

RELATED TERM

Security deed

A security deed, also called a deed to secure debt, is Georgia's customary instrument for securing a real estate loan.

<https://www.passgeorgiarealestate.com/glossary/security-deed>

RECOMMENDED NEXT COMPLETE LESSON

Financing complete lesson

<https://www.passgeorgiarealestate.com/study-guide/financing/mortgage-clauses>

EXAM SOURCES AND AUTHORITY NOTES

1. PSI Georgia Candidate Information Bulletin, 7/1/2026

Official exam administration and content-outline source.

<https://test-takers.psiexams.com/api/content/bulletin/4672>

2. O.C.G.A. Title 44, Chapter 14, Mortgages, Conveyances to Secure Debt, and Liens

Current Georgia security-deed, cancellation, lien, and power-of-sale authority through the state-authorized code portal.

<https://www.lexisnexis.com/hottopics/gacode/Default.asp>