



GEORGIA REAL ESTATE EXAM GLOSSARY

Broker

A Georgia broker is a person licensed at the broker level to perform brokerage activities and exercise the authority allowed to that license class.

OFFICIAL AREA

State Laws and Rules

KNOWLEDGE CLUSTER

Georgia brokerage roles

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 Broker mean?

A Georgia broker is a person licensed at the broker level to perform brokerage activities and exercise the authority allowed to that license class. The person's exact role depends on whether the broker is independent, qualifying, or affiliated as an associate broker.

CLOSEST DISTINCTION

How do you separate the nearest exam answer?

Broker is the license class. Qualifying broker and associate broker describe the broker's responsibility and affiliation within a particular firm.

GEORGIA APPLICATION

What changes or stays the same in Georgia?

Georgia law places supervision, trust-account, advertising, record, and firm-responsibility duties on the broker serving in the controlling role.

WORKED EXAMPLE

A broker owns a sole proprietorship, lists property, supervises affiliated salespersons, and is responsible for the brokerage's compliance systems.

EXAM TRAP

Identify both the license level and the firm role. The word broker alone does not answer who is the firm's qualifying broker.

Memory cue: Identify both the license level and the firm role.



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 Broker?

- A** An associate broker is an individual who holds a Georgia broker license but works on behalf of another broker or licensed firm rather than serving as the qualifying broker responsible for that brokerage.
- B** A Georgia broker is a person licensed at the broker level to perform brokerage activities and exercise the authority allowed to that license class.
- C** A qualifying broker is the broker designated to GREC as responsible for a licensed firm's brokerage activity, affiliated licensees, trust funds, records, advertising, and compliance with Georgia license law and Commission rules.
- D** A sponsoring broker is the Georgia broker with whom a salesperson or certain other licensee affiliates so the license can be active and the licensee can perform brokerage activity through that broker.

CORRECT ANSWER: B

Broker is correct. A Georgia broker is a person licensed at the broker level to perform brokerage activities and exercise the authority allowed to that license class. The person's exact role depends on whether the broker is independent, qualifying, or affiliated as an associate broker. Broker is the license class. Qualifying broker and associate broker describe the broker's responsibility and affiliation within a particular firm. Georgia law places supervision, trust-account, advertising, record, and firm-responsibility duties on the broker serving in the controlling role.

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

Associate broker

An associate broker is an individual who holds a Georgia broker license but works on behalf of another broker or licensed firm rather than serving as the qualifying broker responsible for that brokerage.

<https://www.passgeorgiarealestate.com/glossary/associate-broker>

RELATED TERM

Qualifying broker

A qualifying broker is the broker designated to GREC as responsible for a licensed firm's brokerage activity, affiliated licensees, trust funds, records, advertising, and compliance with Georgia license law and Commission rules.

<https://www.passgeorgiarealestate.com/glossary/qualifying-broker>

RELATED TERM

Sponsoring broker

A sponsoring broker is the Georgia broker with whom a salesperson or certain other licensee affiliates so the license can be active and the licensee can perform brokerage activity through that broker.

<https://www.passgeorgiarealestate.com/glossary/sponsoring-broker>

RELATED TERM

Firm license

A firm license is the Georgia license issued to a business entity conducting brokerage activity through a qualifying broker.

<https://www.passgeorgiarealestate.com/glossary/firm-license>

RECOMMENDED NEXT COMPLETE LESSON

State Laws and Rules complete lesson

<https://www.passgeorgiarealestate.com/study-guide/georgia-laws-and-rules/license-types>

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. Georgia Real Estate License Law, O.C.G.A. Title 43, Chapter 40

GREC's official portal to Title 43, Chapter 40 and related real estate laws.

<https://grec.state.ga.us/information-research/license-law/>

3. Georgia Real Estate Commission Rules, Chapter 520-1

Official Georgia Secretary of State publication of Commission rules governing licensure and brokerage.

<https://rules.sos.ga.gov/gac/520-1>