



GEORGIA REAL ESTATE EXAM GLOSSARY

BRRETA

BRRETA is Georgia's Brokerage Relationships in Real Estate Transactions Act.

OFFICIAL AREA

Real Estate Practice in Georgia

KNOWLEDGE CLUSTER

Georgia relationships

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 BRRETA mean?

BRRETA is Georgia's Brokerage Relationships in Real Estate Transactions Act. It defines brokerage engagements, clients, customers, agency duties, transaction brokerage, designated agency, dual agency, and required disclosures.

CLOSEST DISTINCTION

How do you separate the nearest exam answer?

BRRETA is the statute governing brokerage relationships. A brokerage engagement is the written agreement that creates a client relationship under that statute.

GEORGIA APPLICATION

What changes or stays the same in Georgia?

Georgia questions often begin with whether a written brokerage engagement exists. That fact determines whether the person is a client or a customer and which duties follow.

WORKED EXAMPLE

A salesperson shows five homes to a buyer but never signs a buyer brokerage agreement. The buyer remains a customer, even though the salesperson has provided substantial assistance.

EXAM TRAP

Time, effort, advice, and repeated contact do not replace the written engagement required to create a client relationship.



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

Over three weeks, a salesperson shows a buyer eight homes, prices neighborhoods, and texts advice almost daily. No brokerage agreement has been signed. Under BRRETA, what is the buyer's status with the salesperson's firm?

- ☒ A A client, because the salesperson gave substantial advice
- ☐ B A customer, because no written brokerage engagement exists
- ☐ C A client, because repeated showings create implied agency
- ☐ D A client, but only once the buyer signs an offer

CORRECT ANSWER: B

Under BRRETA, client status comes from a written brokerage engagement. With no signed agreement, the buyer is a customer no matter how much help the salesperson gave. The tempting wrong answer treats effort and advice as if they create representation, and they do not.

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

Brokerage engagement

A brokerage engagement is a written contract in which a seller, buyer, landlord, or tenant becomes a client of a Georgia broker and the parties state the brokerage services, duties, terms, and compensation arrangement.

<https://www.passgeorgiarealestate.com/glossary/brokerage-engagement>

RELATED TERM

Client

A client is a person who enters a brokerage engagement with a broker.

<https://www.passgeorgiarealestate.com/glossary/client>

RELATED TERM

Customer

A customer is a party in a real estate transaction whom a broker does not represent but may assist through ministerial acts.

<https://www.passgeorgiarealestate.com/glossary/customer>

RELATED TERM

Transaction broker

A transaction broker is a Georgia broker who has not entered a client relationship with a party but performs permitted ministerial acts and the statutory duties owed without representing that party as an agent.

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

RECOMMENDED NEXT COMPLETE LESSON

Real Estate Practice in Georgia complete lesson

<https://www.passgeorgiarealestate.com/brreta>

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 Brokerage Relationships in Real Estate Transactions Act

GREC's official law portal links to Title 10, Chapter 6A, the Georgia agency statute.

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