



GEORGIA REAL ESTATE EXAM GLOSSARY

Client

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

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 Client mean?

A client is a person who enters a brokerage engagement with a broker. The broker represents that person and owes the duties stated by BRRETA and the written engagement.

CLOSEST DISTINCTION

How do you separate the nearest exam answer?

A client has representation. A customer may receive ministerial assistance but is not represented by the broker.

GEORGIA APPLICATION

What changes or stays the same in Georgia?

Under BRRETA, the written brokerage engagement is the decisive fact. Conduct alone does not silently convert a Georgia customer into a client.

WORKED EXAMPLE

A seller signs an exclusive listing agreement with a brokerage. The seller is the brokerage's client even if the property has not yet been marketed.

EXAM TRAP

Do not infer client status from loyalty, advice, or the number of showings. Find the written engagement first.



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

A seller signs an exclusive listing agreement with a brokerage on Monday, before any marketing begins. A buyer who has toured many homes with the same agent, without signing anything, asks that agent for pricing advice. Whom does the brokerage represent?

- ☒ A Both of them, since each has worked with the same agent
- ☐ B The buyer only, because of the many showings together
- ☐ C The seller only, because of the signed listing agreement
- ☐ D Neither of them, until the listing is actively marketed

CORRECT ANSWER: C

A client relationship in Georgia rests on a written brokerage engagement. The seller signed one, so the seller is a client even before marketing starts. The buyer's many showings feel like representation, but without a written agreement the buyer stays a customer.

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

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

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

Fiduciary duty

Fiduciary duty is the heightened obligation of loyalty, obedience within lawful authority, disclosure, confidentiality, accounting, and reasonable care that an agent owes the principal, as shaped by statute and agreement.

<https://www.passgeorgiarealestate.com/glossary/fiduciary-duty>

RELATED TERM

BRRETA

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

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

RECOMMENDED NEXT COMPLETE LESSON

Real Estate Practice in Georgia complete lesson

<https://www.passgeorgiarealestate.com/study-guide/georgia-practice/client-vs-customer>

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/>