



GEORGIA REAL ESTATE EXAM GLOSSARY

Community association manager (CAM)

A community association manager is a Georgia licensee authorized within the CAM license class to perform specified management services for condominium, cooperative, homeowner, and similar property-owner associations for compensation.

OFFICIAL AREA

Real Estate Practice in Georgia

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 Community association manager (CAM) mean?

A community association manager is a Georgia licensee authorized within the CAM license class to perform specified management services for condominium, cooperative, homeowner, and similar property-owner associations for compensation.

CLOSEST DISTINCTION

How do you separate the nearest exam answer?

CAM work concerns management of a community association. It is not the same as acting as a salesperson in the sale or lease of property, and the license scope matters.

GEORGIA APPLICATION

What changes or stays the same in Georgia?

Georgia separately licenses community association managers and includes CAM examination and licensing information in the state program.

WORKED EXAMPLE

A licensee manages association budgets, common-area vendors, and board-directed operations for a condominium association under a management agreement.

EXAM TRAP

Do not assume a CAM license grants every authority of a salesperson or broker.

Memory cue: Do not assume a CAM license grants every authority of a salesperson or broker.



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 Community association manager (CAM)?

- A** A community association manager is a Georgia licensee authorized within the CAM license class to perform specified management services for condominium, cooperative, homeowner, and similar property-owner associations for compensation.
- B** A property management agreement is a written contract authorizing a manager or brokerage to operate rental property for an owner within stated powers, duties, fees, term, reporting, leasing, maintenance, trust-fund, and termination provisions.
- C** A Georgia broker is a person licensed at the broker level to perform brokerage activities and exercise the authority allowed to that license class.
- D** A firm license is the Georgia license issued to a business entity conducting brokerage activity through a qualifying broker.

CORRECT ANSWER: A

Community association manager (CAM) is correct. A community association manager is a Georgia licensee authorized within the CAM license class to perform specified management services for condominium, cooperative, homeowner, and similar property-owner associations for compensation. CAM work concerns management of a community association. It is not the same as acting as a salesperson in the sale or lease of property, and the license scope matters. Georgia separately licenses community association managers and includes CAM examination and licensing information in the state program.

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

Property management agreement

A property management agreement is a written contract authorizing a manager or brokerage to operate rental property for an owner within stated powers, duties, fees, term, reporting, leasing, maintenance, trust-fund, and termination provisions.

<https://www.passgeorgiarealestate.com/glossary/property-management-agreement>

RELATED TERM

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.

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

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>

RECOMMENDED NEXT COMPLETE LESSON

Real Estate Practice in Georgia complete lesson

<https://www.passgeorgiarealestate.com/study-guide/georgia-practice/community-association-management>

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>