



GEORGIA REAL ESTATE EXAM GLOSSARY

Designated agency

Designated agency is a Georgia arrangement in which a broker assigns one affiliated licensee to represent one client and another affiliated licensee to represent the opposing client in the same transaction.

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.

PASS GEORGIA APP

Continue from definition to exam-ready recall.

1,300+ Georgia and national questions, detailed explanations, spaced review, readiness tracking, Math Coach, and offline study. \$59.99 once with no subscription.

DOWNLOAD

passgeorgiarealestate.com/download



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 Designated agency mean?

Designated agency is a Georgia arrangement in which a broker assigns one affiliated licensee to represent one client and another affiliated licensee to represent the opposing client in the same transaction.

CLOSEST DISTINCTION

How do you separate the nearest exam answer?

In designated agency, different licensees advocate for different clients. In dual agency, one broker represents both sides and has sharply limited advocacy.

GEORGIA APPLICATION

What changes or stays the same in Georgia?

A compliant designation under BRRETA does not automatically make the broker, firm, or other affiliated licensees dual agents. Confidentiality and actual-knowledge rules still apply.

WORKED EXAMPLE

One agent in a firm represents the seller, and the qualifying broker designates another agent in the same firm to represent the buyer. Each designated agent protects that client's confidences.

EXAM TRAP

Same firm does not always mean dual agency. Identify whether separate agents were properly designated.



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

In one Georgia firm, agent Rosa represents the seller and the qualifying broker properly designates agent Ken to represent the buyer. Rosa knows the seller will accept less than list. Which statement is correct?

- ☒ A The firm has become a dual agent for both parties
- ☐ B Each agent represents only that agent's own client
- ☐ C Ken is presumed to know what Rosa's seller told her
- ☐ D Both agents must now act only as transaction brokers

CORRECT ANSWER: B

With a proper designation, each designated agent represents only that agent's own client, and knowledge is not imputed between them. Ken is not treated as knowing the seller's confidences. The dual agency option reflects the common assumption that same firm always means dual agency, which BRRETA rejects for designated agency.

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

Dual agency

Dual agency occurs when one broker represents both buyer and seller in the same transaction.

<https://www.passgeorgiarealestate.com/glossary/dual-agency>

RELATED TERM

Client

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

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

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

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/blog/brreta-dual-agency-designated-agency-georgia>

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/>