



GEORGIA REAL ESTATE EXAM GLOSSARY

Dual agency

Dual agency occurs when one broker represents both buyer and seller 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.

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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 Dual agency mean?

Dual agency occurs when one broker represents both buyer and seller in the same transaction. Georgia permits it only with the informed written consent of all affected clients and the disclosures required by BRRETA.

CLOSEST DISTINCTION

How do you separate the nearest exam answer?

Dual agency involves one broker on both sides. Designated agency assigns separate affiliated licensees to the respective clients.

GEORGIA APPLICATION

What changes or stays the same in Georgia?

Georgia requires written consent from every client. A verbal acknowledgment or a disclosure signed by only one side is not enough.

WORKED EXAMPLE

The same broker has signed engagements with both parties and gives each the statutory written disclosure before they consent to the broker's limited role.

EXAM TRAP

Consent must be both informed and written. Do not accept an answer that relies only on the parties knowing the broker works with both sides.



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 Georgia broker has signed brokerage engagements with both the buyer and the seller of the same house. The seller signed the dual agency consent form. The buyer said out loud that the arrangement is fine but has not signed. What else is required?

- ☒ A The buyer's informed written consent as well
- ☐ B Nothing, since one signed consent is enough
- ☐ C Nothing, since both parties know the facts
- ☐ D Approval from GREC before any offer is made

CORRECT ANSWER: A

Georgia allows dual agency only with the informed written consent of every client involved. A verbal okay from the buyer does not meet that rule. Knowing about the arrangement is not the same as consenting to it in writing.

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

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.

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

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/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/>