PASS GEORGIA
REAL ESTATE EXAM PREP

GEORGIA REAL ESTATE EXAM GLOSSARY

Insurable title

Insurable title is title a title insurer is willing to cover under a policy, subject to the policy's terms, exclusions, exceptions, limits, and premium.

OFFICIAL AREA	KNOWLEDGE CLUSTER	LEARNING SYSTEM
Transfer of Title	Title and notice	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.

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 Insurable title mean?

Insurable title is title a title insurer is willing to cover under a policy, subject to the policy's terms, exclusions, exceptions, limits, and premium.

CLOSEST DISTINCTION

How do you separate the nearest exam answer?

Insurable asks whether an insurer will accept specified risk. Marketable asks whether title is reasonably free from serious doubt and litigation risk.

GEORGIA APPLICATION

What changes or stays the same in Georgia?

A Georgia closing may use title insurance to protect owner or lender interests, but the policy does not repair every defect or replace the deed's title covenants.

WORKED EXAMPLE

An insurer issues a policy while expressly excepting a recorded easement. The title is insurable on those terms even though the exception remains.

EXAM TRAP

Covered and clear are not synonyms. Read the policy exceptions.

Memory cue: Covered and clear are not synonyms.

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 Insurable title?

- **A** Insurable title is title a title insurer is willing to cover under a policy, subject to the policy's terms, exclusions, exceptions, limits, and premium.
- **B** Marketable title is title reasonably free from substantial doubt, material defects, and probable litigation, such that a prudent purchaser would accept it under the contract.
- **C** Title insurance is an indemnity contract protecting an owner or lender against covered loss from specified title defects that exist as of the policy date, subject to exclusions, exceptions, limits, and conditions.
- **D** A general warranty deed conveys the grantor's interest with broad title covenants protecting the grantee against covered title defects arising both during and before the grantor's ownership.

CORRECT ANSWER: A

Insurable title is correct. Insurable title is title a title insurer is willing to cover under a policy, subject to the policy's terms, exclusions, exceptions, limits, and premium. Insurable asks whether an insurer will accept specified risk. Marketable asks whether title is reasonably free from serious doubt and litigation risk. A Georgia closing may use title insurance to protect owner or lender interests, but the policy does not repair every defect or replace the deed's title covenants.

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

Marketable title

Marketable title is title reasonably free from substantial doubt, material defects, and probable litigation, such that a prudent purchaser would accept it under the contract.

https://www.passgeorgiarealestate.com/glossary/marketable-title

RELATED TERM

Title insurance

Title insurance is an indemnity contract protecting an owner or lender against covered loss from specified title defects that exist as of the policy date, subject to exclusions, exceptions, limits, and conditions.

https://www.passgeorgiarealestate.com/glossary/title-insurance

RELATED TERM

General warranty deed

A general warranty deed conveys the grantor's interest with broad title covenants protecting the grantee against covered title defects arising both during and before the grantor's ownership.

https://www.passgeorgiarealestate.com/glossary/general-warranty-deed

RELATED TERM

Lien

A lien is a nonpossessory legal claim or charge against property that secures payment of a debt or performance of an obligation.

https://www.passgeorgiarealestate.com/glossary/lien

RECOMMENDED NEXT COMPLETE LESSON

Transfer of Title complete lesson

https://www.passgeorgiarealestate.com/study-guide/transfer-of-title/title-quality

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. State Bar of Georgia Formal Advisory Opinion 10-R2

Georgia authority on lawyer-supervised real estate closings.

https://www.gabar.org/handbook?rule=part46