



GEORGIA REAL ESTATE EXAM GLOSSARY

Power of attorney

A power of attorney is a written instrument by which a principal grants an agent, called an attorney-in-fact, authority to act within the powers described in the document.

OFFICIAL AREA

Agency

KNOWLEDGE CLUSTER

Agency foundations

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 Power of attorney mean?

A power of attorney is a written instrument by which a principal grants an agent, called an attorney-in-fact, authority to act within the powers described in the document.

CLOSEST DISTINCTION

How do you separate the nearest exam answer?

An attorney-in-fact is an authorized agent and need not be a lawyer. A closing attorney is a Georgia-licensed lawyer performing legal closing work.

GEORGIA APPLICATION

What changes or stays the same in Georgia?

Georgia law and the specific document control execution, durability, recording, acceptance, and scope. Authority to sign a deed must be clear and the instrument may need recording with the conveyance.

WORKED EXAMPLE

An owner authorizes a trusted relative through a valid instrument to sign stated closing documents while the owner is overseas.

EXAM TRAP

The agent cannot exceed the document's authority or treat the principal's property as the agent's own.

Memory cue: The agent cannot exceed the document's authority or treat the principal's property as the agent's own.



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 Power of attorney?

- A** Agency is a legal relationship in which an agent is authorized to act for a principal and owes duties arising from the relationship, the agreement, and applicable law.
- B** 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.
- C** A closing attorney is the Georgia-licensed lawyer who conducts the legal closing, oversees execution and disbursement, and handles the conveyancing and title-related legal work that constitutes the practice of law.
- D** A power of attorney is a written instrument by which a principal grants an agent, called an attorney-in-fact, authority to act within the powers described in the document.

CORRECT ANSWER: D

Power of attorney is correct. A power of attorney is a written instrument by which a principal grants an agent, called an attorney-in-fact, authority to act within the powers described in the document. An attorney-in-fact is an authorized agent and need not be a lawyer. A closing attorney is a Georgia-licensed lawyer performing legal closing work. Georgia law and the specific document control execution, durability, recording, acceptance, and scope. Authority to sign a deed must be clear and the instrument may need recording with the conveyance.

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

Agency

Agency is a legal relationship in which an agent is authorized to act for a principal and owes duties arising from the relationship, the agreement, and applicable law.

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

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

Closing attorney

A closing attorney is the Georgia-licensed lawyer who conducts the legal closing, oversees execution and disbursement, and handles the conveyancing and title-related legal work that constitutes the practice of law.

<https://www.passgeorgiarealestate.com/glossary/closing-attorney>

RELATED TERM

Deed

A deed is a written instrument by which a grantor conveys an interest in real property to a grantee.

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

RECOMMENDED NEXT COMPLETE LESSON

Agency complete lesson

<https://www.passgeorgiarealestate.com/study-guide/agency/creation-and-types>

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. Official Code of Georgia Annotated, public access portal

State-authorized public access to current Georgia statutes, including Title 44 property law.

<https://www.lexisnexis.com/hottopics/gacode/Default.asp>

3. Georgia Superior Court Clerks' Cooperative Authority, Real Estate Index

Official statewide reference for Georgia real estate recording, indexing, and public land-record access.

<https://www.gsccca.org/learn/projects-programs/real-estate-index>