PASS GEORGIA
REAL ESTATE EXAM PREP

GEORGIA REAL ESTATE EXAM GLOSSARY

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.

OFFICIAL AREA	KNOWLEDGE CLUSTER	LEARNING SYSTEM
State Laws and Rules	Georgia brokerage roles	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 Qualifying broker mean?

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.

CLOSEST DISTINCTION

How do you separate the nearest exam answer?

A qualifying broker is accountable for the firm. An associate broker may hold the same license level but works under the firm's qualifying broker.

GEORGIA APPLICATION

What changes or stays the same in Georgia?

Delegating daily tasks does not erase the qualifying broker's regulatory responsibility for adequate supervision and compliant systems.

WORKED EXAMPLE

A firm appoints office managers to review files, but the broker named to the Commission remains responsible for the firm's trust-account and supervision controls.

EXAM TRAP

Delegation of work is not delegation of ultimate legal responsibility.

Memory cue: Delegation of work is not delegation of ultimate legal responsibility.

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 Qualifying broker?

- **A** A Georgia broker is a person licensed at the broker level to perform brokerage activities and exercise the authority allowed to that license class.
- **B** An associate broker is an individual who holds a Georgia broker license but works on behalf of another broker or licensed firm rather than serving as the qualifying broker responsible for that brokerage.
- **C** 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.
- **D** A sponsoring broker is the Georgia broker with whom a salesperson or certain other licensee affiliates so the license can be active and the licensee can perform brokerage activity through that broker.

CORRECT ANSWER: C

Qualifying broker is correct. 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. A qualifying broker is accountable for the firm. An associate broker may hold the same license level but works under the firm's qualifying broker. Delegating daily tasks does not erase the qualifying broker's regulatory responsibility for adequate supervision and compliant systems.

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

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

Associate broker

An associate broker is an individual who holds a Georgia broker license but works on behalf of another broker or licensed firm rather than serving as the qualifying broker responsible for that brokerage.

https://www.passgeorgiarealestate.com/glossary/associate-broker

RELATED TERM

Sponsoring broker

A sponsoring broker is the Georgia broker with whom a salesperson or certain other licensee affiliates so the license can be active and the licensee can perform brokerage activity through that broker.

https://www.passgeorgiarealestate.com/glossary/sponsoring-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

RECOMMENDED NEXT COMPLETE LESSON

State Laws and Rules complete lesson

https://www.passgeorgiarealestate.com/study-guide/georgia-laws-and-rules/broker-supervision

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