PASS GEORGIA
REAL ESTATE EXAM PREP

GEORGIA REAL ESTATE EXAM GLOSSARY

Remainder

A remainder is a future interest created in a third party that becomes possessory when a prior estate, such as a life estate, naturally ends.

OFFICIAL AREA	KNOWLEDGE CLUSTER	LEARNING SYSTEM
Property Ownership	**Freehold estates and future interests**	**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 Remainder mean?

A remainder is a future interest created in a third party that becomes possessory when a prior estate, such as a life estate, naturally ends.

CLOSEST DISTINCTION

How do you separate the nearest exam answer?

A remainder goes to someone other than the grantor. A reversion returns possession to the grantor or the grantor's successors.

GEORGIA APPLICATION

What changes or stays the same in Georgia?

Read the deed language. Georgia follows the instrument's grant to determine whether the future interest is a remainder or a reversion.

WORKED EXAMPLE

A deed conveys Blackacre to Dana for life, then to Priya. Priya holds the remainder.

EXAM TRAP

Do not call every future interest a reversion. Ask who receives possession after the life estate.

Memory cue: Do not call every future interest a reversion.

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 Remainder?

- **A** A life estate is a freehold interest that lasts for the lifetime of a named person.
- **B** A remainder is a future interest created in a third party that becomes possessory when a prior estate, such as a life estate, naturally ends.
- **C** A reversion is the future interest a grantor retains when the grantor transfers a smaller estate and has not given the remaining future interest to a third party.
- **D** A deed is a written instrument by which a grantor conveys an interest in real property to a grantee.

CORRECT ANSWER: B

Remainder is correct. A remainder is a future interest created in a third party that becomes possessory when a prior estate, such as a life estate, naturally ends. A remainder goes to someone other than the grantor. A reversion returns possession to the grantor or the grantor's successors. Read the deed language. Georgia follows the instrument's grant to determine whether the future interest is a remainder or a reversion.

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

Life estate

A life estate is a freehold interest that lasts for the lifetime of a named person.

https://www.passgeorgiarealestate.com/glossary/life-estate

RELATED TERM

Reversion

A reversion is the future interest a grantor retains when the grantor transfers a smaller estate and has not given the remaining future interest to a third party.

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

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

RELATED TERM

Joint tenancy

Joint tenancy is concurrent ownership created with the required language and characteristics, commonly including a right of survivorship under which a deceased joint tenant's interest passes to the surviving joint tenant or tenants.

https://www.passgeorgiarealestate.com/glossary/joint-tenancy

RECOMMENDED NEXT COMPLETE LESSON

Property Ownership complete lesson

https://www.passgeorgiarealestate.com/study-guide/property-ownership/forms-of-ownership

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