PASS GEORGIA
REAL ESTATE EXAM PREP

GEORGIA REAL ESTATE EXAM GLOSSARY

Statute of Frauds

The Statute of Frauds is the legal rule requiring specified agreements, including contracts for the sale of land, to be evidenced by a sufficient writing signed by the party against whom enforcement is sought.

OFFICIAL AREA	KNOWLEDGE CLUSTER	LEARNING SYSTEM
Contracts	Contract enforceability	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 Statute of Frauds mean?

The Statute of Frauds is the legal rule requiring specified agreements, including contracts for the sale of land, to be evidenced by a sufficient writing signed by the party against whom enforcement is sought.

CLOSEST DISTINCTION

How do you separate the nearest exam answer?

The rule concerns enforceability and form. It does not mean every oral agreement is criminal fraud or that every missing term can be supplied later.

GEORGIA APPLICATION

What changes or stays the same in Georgia?

Georgia's Statute of Frauds applies to covered real estate agreements. Electronic records and signatures may satisfy writing requirements when applicable law permits.

WORKED EXAMPLE

A buyer seeks to enforce an oral agreement for the sale of a parcel, but no sufficient signed writing identifies the essential bargain.

EXAM TRAP

A contract within the statute is generally described as unenforceable, not automatically void.

Memory cue: A contract within the statute is generally described as unenforceable, not automatically void.

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 Statute of Frauds?

- **A** An unenforceable contract is an agreement that may otherwise be valid but cannot be enforced in court because of a legal defense such as failure to satisfy the Statute of Frauds or expiration of a limitation period.
- **B** A void contract has no legal effect from the outset because an essential legal requirement is absent or the agreement is for an unlawful purpose.
- **C** A voidable contract is a valid contract that one protected party may affirm or avoid because of a legal condition such as fraud, duress, misrepresentation, incapacity, or another recognized defense.
- **D** The Statute of Frauds is the legal rule requiring specified agreements, including contracts for the sale of land, to be evidenced by a sufficient writing signed by the party against whom enforcement is sought.

CORRECT ANSWER: D

Statute of Frauds is correct. The Statute of Frauds is the legal rule requiring specified agreements, including contracts for the sale of land, to be evidenced by a sufficient writing signed by the party against whom enforcement is sought. The rule concerns enforceability and form. It does not mean every oral agreement is criminal fraud or that every missing term can be supplied later. Georgia's Statute of Frauds applies to covered real estate agreements. Electronic records and signatures may satisfy writing requirements when applicable law permits.

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

Unenforceable contract

An unenforceable contract is an agreement that may otherwise be valid but cannot be enforced in court because of a legal defense such as failure to satisfy the Statute of Frauds or expiration of a limitation period.

https://www.passgeorgiarealestate.com/glossary/unenforceable-contract

RELATED TERM

Void contract

A void contract has no legal effect from the outset because an essential legal requirement is absent or the agreement is for an unlawful purpose.

https://www.passgeorgiarealestate.com/glossary/void-contract

RELATED TERM

Voidable contract

A voidable contract is a valid contract that one protected party may affirm or avoid because of a legal condition such as fraud, duress, misrepresentation, incapacity, or another recognized defense.

https://www.passgeorgiarealestate.com/glossary/voidable-contract

RELATED TERM

Listing agreement

A listing agreement is a written brokerage engagement in which an owner authorizes a broker to market property and perform stated services under defined terms, duration, duties, and compensation provisions.

https://www.passgeorgiarealestate.com/glossary/listing-agreement

RECOMMENDED NEXT COMPLETE LESSON

Contracts complete lesson

https://www.passgeorgiarealestate.com/study-guide/contracts/validity-and-enforceability

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