PASS GEORGIA
REAL ESTATE EXAM PREP

GEORGIA REAL ESTATE EXAM GLOSSARY

Tenancy in common

Tenancy in common is concurrent ownership in which each co-owner holds a separate undivided interest, interests may be unequal, and no automatic right of survivorship exists.

OFFICIAL AREA	KNOWLEDGE CLUSTER	LEARNING SYSTEM
Property Ownership	**Concurrent ownership**	**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 Tenancy in common mean?

Tenancy in common is concurrent ownership in which each co-owner holds a separate undivided interest, interests may be unequal, and no automatic right of survivorship exists.

CLOSEST DISTINCTION

How do you separate the nearest exam answer?

A tenant in common's interest passes by deed, will, or intestacy. A joint tenancy with survivorship passes the deceased owner's interest to the surviving joint tenant or tenants.

GEORGIA APPLICATION

What changes or stays the same in Georgia?

Georgia presumes tenancy in common when an instrument names multiple owners unless it expressly creates joint tenancy with survivorship or uses equivalent language.

WORKED EXAMPLE

A deed names Ava with a 70 percent interest and Ben with 30 percent, without survivorship language. They own as tenants in common.

EXAM TRAP

Undivided does not mean equal. Each owner has a right to possess the whole, while economic shares can differ.

Memory cue: Undivided does not mean equal.

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 Tenancy in common?

- **A** 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.
- **B** Severalty is ownership of real property by one legal person or entity alone rather than by co-owners.
- **C** Tenancy in common is concurrent ownership in which each co-owner holds a separate undivided interest, interests may be unequal, and no automatic right of survivorship exists.
- **D** 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.

CORRECT ANSWER: C

Tenancy in common is correct. Tenancy in common is concurrent ownership in which each co-owner holds a separate undivided interest, interests may be unequal, and no automatic right of survivorship exists. A tenant in common's interest passes by deed, will, or intestacy. A joint tenancy with survivorship passes the deceased owner's interest to the surviving joint tenant or tenants. Georgia presumes tenancy in common when an instrument names multiple owners unless it expressly creates joint tenancy with survivorship or uses equivalent language.

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

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

RELATED TERM

Severalty

Severalty is ownership of real property by one legal person or entity alone rather than by co-owners.

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

RELATED TERM

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.

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

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

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