PASS GEORGIA
REAL ESTATE EXAM PREP

GEORGIA REAL ESTATE EXAM GLOSSARY

Trade fixture

A trade fixture is an item a commercial tenant installs for business use that generally remains the tenant's personal property and may be removed before the tenancy ends, subject to the lease and repair of damage.

OFFICIAL AREA	KNOWLEDGE CLUSTER	LEARNING SYSTEM
Property Ownership	**Property classification**	**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 Trade fixture mean?

A trade fixture is an item a commercial tenant installs for business use that generally remains the tenant's personal property and may be removed before the tenancy ends, subject to the lease and repair of damage.

CLOSEST DISTINCTION

How do you separate the nearest exam answer?

An ordinary fixture belongs with the real estate. A trade fixture receives special treatment because the tenant installed it for the tenant's trade or business.

GEORGIA APPLICATION

What changes or stays the same in Georgia?

The national rule applies in Georgia, but an actual lease can set removal deadlines, ownership terms, and restoration duties.

WORKED EXAMPLE

A salon tenant installs wash stations bolted to the floor and removes them before lease expiration while repairing the attachment points.

EXAM TRAP

Leaving a trade fixture past the permitted removal time can make it abandoned to the landlord even though it began as tenant property.

Memory cue: Leaving a trade fixture past the permitted removal time can make it abandoned to the landlord even though it began as tenant property.

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 Trade fixture?

- **A** A fixture is personal property that has become part of the real property through attachment, adaptation, intention, or agreement, so it normally transfers with the real estate unless the contract provides otherwise.
- **B** A property management agreement is a written contract authorizing a manager or brokerage to operate rental property for an owner within stated powers, duties, fees, term, reporting, leasing, maintenance, trust-fund, and termination provisions.
- **C** A license in real property is personal, revocable permission to enter or use another person's land for a stated purpose.
- **D** A trade fixture is an item a commercial tenant installs for business use that generally remains the tenant's personal property and may be removed before the tenancy ends, subject to the lease and repair of damage.

CORRECT ANSWER: D

Trade fixture is correct. A trade fixture is an item a commercial tenant installs for business use that generally remains the tenant's personal property and may be removed before the tenancy ends, subject to the lease and repair of damage. An ordinary fixture belongs with the real estate. A trade fixture receives special treatment because the tenant installed it for the tenant's trade or business. The national rule applies in Georgia, but an actual lease can set removal deadlines, ownership terms, and restoration duties.

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

Fixture

A fixture is personal property that has become part of the real property through attachment, adaptation, intention, or agreement, so it normally transfers with the real estate unless the contract provides otherwise.

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

RELATED TERM

Property management agreement

A property management agreement is a written contract authorizing a manager or brokerage to operate rental property for an owner within stated powers, duties, fees, term, reporting, leasing, maintenance, trust-fund, and termination provisions.

https://www.passgeorgiarealestate.com/glossary/property-management-agreement

RELATED TERM

License in real property

A license in real property is personal, revocable permission to enter or use another person's land for a stated purpose.

https://www.passgeorgiarealestate.com/glossary/property-license

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/real-vs-personal-property

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