



GEORGIA REAL ESTATE EXAM GLOSSARY

Transaction broker

A transaction broker is a Georgia broker who has not entered a client relationship with a party but performs permitted ministerial acts and the statutory duties owed without representing that party as an agent.

OFFICIAL AREA

Real Estate Practice in Georgia

KNOWLEDGE CLUSTER

Georgia relationships

LEARNING SYSTEM

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.

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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 Transaction broker mean?

A transaction broker is a Georgia broker who has not entered a client relationship with a party but performs permitted ministerial acts and the statutory duties owed without representing that party as an agent.

CLOSEST DISTINCTION

How do you separate the nearest exam answer?

A transaction broker facilitates without advocacy. A designated or single agent represents a client and owes representation duties under the engagement and BRRETA.

GEORGIA APPLICATION

What changes or stays the same in Georgia?

BRRETA permits a transaction broker to account for money, disclose specified actually known adverse material facts, and perform ministerial acts without creating agency.

WORKED EXAMPLE

An unrepresented buyer asks the listing brokerage to provide forms and communicate the buyer's written offer, but the brokerage does not advise the buyer on bargaining strategy.

EXAM TRAP

Neutral assistance is not dual agency. First determine whether the broker ever agreed to represent the customer.

Memory cue: Neutral assistance is not dual agency.



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 Transaction broker?

- A** A ministerial act is an administrative or clerical service that does not require the licensee to exercise professional judgment or discretion on behalf of a person, so it can be performed without creating a client relationship.
- B** A customer is a party in a real estate transaction whom a broker does not represent but may assist through ministerial acts.
- C** A client is a person who enters a brokerage engagement with a broker.
- D** A transaction broker is a Georgia broker who has not entered a client relationship with a party but performs permitted ministerial acts and the statutory duties owed without representing that party as an agent.

CORRECT ANSWER: D

Transaction broker is correct. A transaction broker is a Georgia broker who has not entered a client relationship with a party but performs permitted ministerial acts and the statutory duties owed without representing that party as an agent. A transaction broker facilitates without advocacy. A designated or single agent represents a client and owes representation duties under the engagement and BRRETA. BRRETA permits a transaction broker to account for money, disclose specified actually known adverse material facts, and perform ministerial acts without creating agency.

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

Ministerial act

A ministerial act is an administrative or clerical service that does not require the licensee to exercise professional judgment or discretion on behalf of a person, so it can be performed without creating a client relationship.

<https://www.passgeorgiarealestate.com/glossary/ministerial-act>

RELATED TERM

Customer

A customer is a party in a real estate transaction whom a broker does not represent but may assist through ministerial acts.

<https://www.passgeorgiarealestate.com/glossary/customer>

RELATED TERM

Client

A client is a person who enters a brokerage engagement with a broker.

<https://www.passgeorgiarealestate.com/glossary/client>

RELATED TERM

Brokerage engagement

A brokerage engagement is a written contract in which a seller, buyer, landlord, or tenant becomes a client of a Georgia broker and the parties state the brokerage services, duties, terms, and compensation arrangement.

<https://www.passgeorgiarealestate.com/glossary/brokerage-engagement>

RECOMMENDED NEXT COMPLETE LESSON

Real Estate Practice in Georgia complete lesson

<https://www.passgeorgiarealestate.com/study-guide/georgia-practice/transaction-brokers-and-ministerial-acts>

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 Brokerage Relationships in Real Estate Transactions Act

GREC's official law portal links to Title 10, Chapter 6A, the Georgia agency statute.

<https://grec.state.ga.us/information-research/license-law/>