

Georgia Real Estate License Law Practice Exam (Sample)

Study Guide



Everything you need from our exam experts!

This is a sample study guide. To access the full version with hundreds of questions,

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Introduction

Preparing for a certification exam can feel overwhelming, but with the right tools, it becomes an opportunity to build confidence, sharpen your skills, and move one step closer to your goals. At Examzify, we believe that effective exam preparation isn't just about memorization, it's about understanding the material, identifying knowledge gaps, and building the test-taking strategies that lead to success.

This guide was designed to help you do exactly that.

Whether you're preparing for a licensing exam, professional certification, or entry-level qualification, this book offers structured practice to reinforce key concepts. You'll find a wide range of multiple-choice questions, each followed by clear explanations to help you understand not just the right answer, but why it's correct.

The content in this guide is based on real-world exam objectives and aligned with the types of questions and topics commonly found on official tests. It's ideal for learners who want to:

- Practice answering questions under realistic conditions,
- Improve accuracy and speed,
- Review explanations to strengthen weak areas, and
- Approach the exam with greater confidence.

We recommend using this book not as a stand-alone study tool, but alongside other resources like flashcards, textbooks, or hands-on training. For best results, we recommend working through each question, reflecting on the explanation provided, and revisiting the topics that challenge you most.

Remember: successful test preparation isn't about getting every question right the first time, it's about learning from your mistakes and improving over time. Stay focused, trust the process, and know that every page you turn brings you closer to success.

Let's begin.

How to Use This Guide

This guide is designed to help you study more effectively and approach your exam with confidence. Whether you're reviewing for the first time or doing a final refresh, here's how to get the most out of your Examzify study guide:

1. Start with a Diagnostic Review

Skim through the questions to get a sense of what you know and what you need to focus on. Don't worry about getting everything right, your goal is to identify knowledge gaps early.

2. Study in Short, Focused Sessions

Break your study time into manageable blocks (e.g. 30 - 45 minutes). Review a handful of questions, reflect on the explanations, and take breaks to retain information better.

3. Learn from the Explanations

After answering a question, always read the explanation, even if you got it right. It reinforces key points, corrects misunderstandings, and teaches subtle distinctions between similar answers.

4. Track Your Progress

Use bookmarks or notes (if reading digitally) to mark difficult questions. Revisit these regularly and track improvements over time.

5. Simulate the Real Exam

Once you're comfortable, try taking a full set of questions without pausing. Set a timer and simulate test-day conditions to build confidence and time management skills.

6. Repeat and Review

Don't just study once, repetition builds retention. Re-attempt questions after a few days and revisit explanations to reinforce learning.

7. Use Other Tools

Pair this guide with other Examzify tools like flashcards, and digital practice tests to strengthen your preparation across formats.

There's no single right way to study, but consistent, thoughtful effort always wins. Use this guide flexibly — adapt the tips above to fit your pace and learning style. You've got this!

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Questions

- 1. Which of the following actions could lead to GREC suspending or revoking a real estate license?**
 - A. Failing to respond to a commission inquiry**
 - B. Changing the address without notification**
 - C. Negotiating a commission with a non-licensee**
 - D. Advertising on social media**
- 2. True or False: Members of GREC receive a per diem for attending meetings.**
 - A. True**
 - B. False**
 - C. Only if approved**
 - D. Only before their term ends**
- 3. Must the community association name be specified in the management agreement?**
 - A. Yes, it must be clearly specified.**
 - B. No, it can be implied.**
 - C. Yes, but only in a separate document.**
 - D. No, if the agreement states the broker's role.**
- 4. What document typically outlines the responsibilities and commission agreements between a broker and the client?**
 - A. Listing agreement**
 - B. Purchase agreement**
 - C. Property disclosure statement**
 - D. Closing statement**
- 5. What is the significance of the Georgia License Law?**
 - A. It outlines tax regulations for real estate**
 - B. It sets the legal framework for real estate transactions and the conduct of licensees**
 - C. It defines the roles of real estate investors**
 - D. It specifies building code requirements**

- 6. What is "misrepresentation" in real estate?**
- A. Accurate presentation of property details**
 - B. Providing false or misleading information**
 - C. A failure to disclose minor defects**
 - D. Misunderstanding between parties involved**
- 7. What might be a consequence of multiple citations?**
- A. A commendation for good behavior**
 - B. Minimal penalties on subsequent offenses**
 - C. Increased scrutiny and potential sanctions**
 - D. No consequences as they are minor violations**
- 8. Which penalty is considered the lesser of the two in the eyes of the law?**
- A. Citation**
 - B. Sanction**
 - C. Warning**
 - D. Reprimand**
- 9. In deciding sanctions, what does the commission consider?**
- A. Only the most recent violation**
 - B. The severity of the current violation only**
 - C. Prior offenses of the licensee**
 - D. Recommendations from public opinion**
- 10. How can a licensee lose their real estate license in Georgia?**
- A. By successfully completing the necessary continuing education**
 - B. Through violations of the License Law, ethical breaches, or failing to meet renewal requirements**
 - C. By choosing to work under multiple brokers simultaneously**
 - D. By changing the focus of their practice to commercial real estate**

Answers

1. A
2. A
3. A
4. A
5. B
6. B
7. C
8. A
9. C
10. B

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Explanations

1. Which of the following actions could lead to GREC suspending or revoking a real estate license?

- A. Failing to respond to a commission inquiry**
- B. Changing the address without notification**
- C. Negotiating a commission with a non-licensee**
- D. Advertising on social media**

The action of failing to respond to a commission inquiry is significant within Georgia's real estate regulations because it demonstrates a licensee's lack of cooperation with the Georgia Real Estate Commission (GREC). This agency is responsible for overseeing the professional conduct of real estate agents and ensuring compliance with applicable laws and regulations. When GREC inquiries are made, it is essential for licensees to provide timely and accurate responses, as this is part of their obligation to maintain transparency and accountability in their professional dealings. Noncompliance or neglect in responding to an inquiry can be perceived as unprofessional conduct and may suggest that the licensee is not adhering to the expectations of the regulatory body. As a result, such behavior could lead to disciplinary actions, including suspension or revocation of the real estate license, as these punitive measures are in place to uphold the integrity of the profession. In contrast, changing an address without notification could be seen as a minor infraction, provided it does not impede the licensee's ability to conduct business. Negotiating a commission with a non-licensee is generally permissible under certain conditions, as long as it doesn't violate any specific regulations governing commission agreements. Lastly, advertising on social media does not inherently violate any rules, provided the advertising follows GREC guidelines.

2. True or False: Members of GREC receive a per diem for attending meetings.

- A. True**
- B. False**
- C. Only if approved**
- D. Only before their term ends**

Members of the Georgia Real Estate Commission (GREC) do receive a per diem for attending meetings. This practice is in place to compensate commissioners for their time and expenses incurred while fulfilling their responsibilities related to overseeing the real estate industry in Georgia. It ensures that members can participate in meetings and functions without incurring a financial burden, acknowledging the importance of their work in regulating and promoting reliable real estate practices within the state. Understanding this aspect of GREC operations highlights the value placed on the commission's oversight role and the commitment to ensuring responsible governance in real estate matters.

3. Must the community association name be specified in the management agreement?

- A. Yes, it must be clearly specified.**
- B. No, it can be implied.**
- C. Yes, but only in a separate document.**
- D. No, if the agreement states the broker's role.**

The requirement for the community association name to be clearly specified in the management agreement stems from the necessity for clarity and specificity in legal documents. In real estate and property management, a management agreement outlines the responsibilities and services provided by the property manager to the community association. Having the community association name explicitly stated prevents misunderstandings regarding which entity the manager is contracted to serve. This specification ensures that all parties are aware of their rights and obligations concerning the specific community association involved, facilitating better communication and accountability. This clarity is vital not only for the broker and the management team but also for residents and other stakeholders within the community. Clear identification helps to avoid disputes or confusion that could arise if the name were only implied or referenced in a vague manner, ensuring that the management agreement is legally enforceable and understood by all parties involved. Therefore, including the community association's name in the management agreement is essential for the integrity and functionality of the contract, making it a fundamental requirement in real estate practice in Georgia.

4. What document typically outlines the responsibilities and commission agreements between a broker and the client?

- A. Listing agreement**
- B. Purchase agreement**
- C. Property disclosure statement**
- D. Closing statement**

The listing agreement is the document that typically outlines the responsibilities and commission agreements between a broker and the client. This legal contract establishes the relationship between the broker and the property owner, detailing the services the broker will provide, the duration of the agreement, and the commission structure. It serves as a formal understanding of what is expected from both parties throughout the process of selling the property, including marketing strategies and negotiation terms. In contrast, the purchase agreement is designed to facilitate the actual sale of a property once a buyer has been found, outlining the terms under which the buyer agrees to purchase the property from the seller. The property disclosure statement is a document that sellers are usually required to complete to disclose any known issues with the property, but it does not pertain to the relationship or agreement between the broker and the client. Lastly, the closing statement summarizes the financial transactions that occur at closing but does not define the broker-client relationship or commission structure. Thus, the listing agreement is the primary document for establishing those key aspects in real estate transactions.

5. What is the significance of the Georgia License Law?

- A. It outlines tax regulations for real estate
- B. It sets the legal framework for real estate transactions and the conduct of licensees**
- C. It defines the roles of real estate investors
- D. It specifies building code requirements

The Georgia License Law is crucial because it establishes the legal framework within which real estate transactions occur in the state and sets forth the standards and ethical conduct expected of licensed real estate professionals. This law governs how real estate agents, brokers, and other licensees must operate, ensuring that transactions are conducted fairly, transparently, and in compliance with legal requirements. By providing this framework, the law helps protect the interests of consumers and promotes trust within the real estate market. It outlines the responsibilities of licensees regarding disclosure, agency relationships, and fiduciary duties, which are essential for maintaining professionalism and integrity in real estate dealings. The other options pertain to various aspects of real estate but do not accurately reflect the scope and purpose of the Georgia License Law. For example, tax regulations, while important, fall under a different legal context than licensing. Similarly, defining the roles of investors and specifying building codes do not directly relate to the conduct and regulation of licensed professionals within real estate transactions, which is the primary focus of the Georgia License Law.

6. What is "misrepresentation" in real estate?

- A. Accurate presentation of property details
- B. Providing false or misleading information**
- C. A failure to disclose minor defects
- D. Misunderstanding between parties involved

Misrepresentation in real estate refers to the act of providing false or misleading information regarding a property. This can occur in various contexts, such as the description of the property's condition, its amenities, or its legal status. When an agent or seller knowingly or negligently communicates inaccurate details, it can lead to significant consequences for the buyer, including legal action or financial loss. Understanding misrepresentation is crucial because it highlights the responsibility of real estate professionals to present accurate and truthful information to clients and potential buyers. Misrepresentation can undermine trust and lead to serious ethical and legal ramifications within the industry. Adhering to accurate communication helps maintain the integrity of real estate transactions and protects all parties involved. The other responses reflect scenarios that do not accurately define misrepresentation. Presenting accurate property details would represent a responsible action, a failure to disclose minor defects might not constitute misrepresentation if the defects are not significant or if disclosure is not legally mandated, and a misunderstanding between parties does not inherently involve deceit or false information but rather a lack of clarity in communication.

7. What might be a consequence of multiple citations?

- A. A commendation for good behavior
- B. Minimal penalties on subsequent offenses
- C. Increased scrutiny and potential sanctions**
- D. No consequences as they are minor violations

Receiving multiple citations typically indicates a pattern of behavior that regulators or governing bodies view as concerning. This can lead to increased scrutiny because it reflects an ongoing issue rather than an isolated incident. When an individual or entity has multiple violations, it often raises red flags that prompt a closer examination of practices and compliance with regulations. Moreover, with increased scrutiny may come potential sanctions, which can range from fines to more severe penalties, including suspension or revocation of licenses. The aim of this heightened oversight is to ensure adherence to established laws and regulations, encouraging compliance and protecting the public interest. In contrast, the other options do not align with the established consequences for repeated violations. A commendation for good behavior does not apply since multiple citations typically signify a failure to meet expected standards. Minimal penalties on subsequent offenses would be unlikely in the case of repeated violations, as authorities usually take a firmer stance to prevent further infractions. Lastly, stating there would be no consequences for multiple minor violations undermines the principle of accountability and the seriousness with which regulatory bodies treat repeated non-compliance. Thus, it is clear that multiple citations indeed lead to increased scrutiny and potential sanctions.

8. Which penalty is considered the lesser of the two in the eyes of the law?

- A. Citation**
- B. Sanction
- C. Warning
- D. Reprimand

In the context of penalties within Georgia Real Estate License Law, a citation is regarded as the lesser of the available options. A citation typically serves as a formal notice or warning issued to an individual for violating specific regulations or laws. It is aimed at addressing minor infractions without imposing a more severe punishment. In comparison to other penalties, a citation often does not carry the same weight or gravitas as sanctions, reprimands, or even warnings that may involve more serious repercussions. This makes a citation a more lenient form of disciplinary action, which can help in correcting behavior without resorting to more stringent disciplinary measures that can adversely affect a real estate professional's license and career. Sanctions often imply a more serious consequence or penalty, and reprimands denote a formal expression of disapproval that can impact an individual's professional standing. Warnings, although they serve as a caution, can escalate to more significant penalties if the behavior is not corrected. This distinction underscores why a citation is viewed as the lesser penalty in the realm of real estate law.

9. In deciding sanctions, what does the commission consider?

- A. Only the most recent violation**
- B. The severity of the current violation only**
- C. Prior offenses of the licensee**
- D. Recommendations from public opinion**

The commission considers prior offenses of the licensee when deciding on sanctions. This approach allows the commission to take a comprehensive view of a licensee's history, evaluating whether there is a pattern of behavior that may warrant a more severe sanction. By examining prior offenses, the commission can assess the licensee's adherence to regulations and ethical standards over time, rather than focusing solely on the most recent infraction. This history is crucial in determining the appropriate response, as it reflects not only the current situation but also indicates whether the licensee has learned from past mistakes or whether further action is necessary to ensure compliance with Georgia's real estate laws. In considering other factors, focusing only on the most recent violation fails to provide a full picture of the licensee's conduct and may lead to inconsistent or inadequate sanctions. Evaluating solely the severity of the current violation overlooks the context of the licensee's overall behavior and their engagement with regulatory standards. Recommendations from public opinion, while potentially relevant, do not carry the same weight as established documentation of past infractions, which directly informs the commission's understanding of a licensee's professional integrity and reliability.

10. How can a licensee lose their real estate license in Georgia?

- A. By successfully completing the necessary continuing education**
- B. Through violations of the License Law, ethical breaches, or failing to meet renewal requirements**
- C. By choosing to work under multiple brokers simultaneously**
- D. By changing the focus of their practice to commercial real estate**

A licensee can lose their real estate license in Georgia primarily through violations of the License Law, ethical breaches, or failing to meet renewal requirements. This reflects the importance that the state places on maintaining ethical standards and compliance with established regulations in the real estate profession. Licensing authorities are responsible for ensuring that practitioners operate within the legal framework and uphold the integrity of the profession. When a licensee engages in misconduct, whether it be through dishonest practices, failing to complete required education, or other breaches of regulations, the state has the authority to revoke or suspend their license as a disciplinary measure. Continuing education is actually necessary for license renewal and serves to keep licensees informed about current laws and practices, which helps prevent issues that could lead to losing their license. Similarly, while working under multiple brokers or changing the focus of practice to different areas of real estate are not inherently grounds for license revocation, they must be handled in accordance with the law and brokerage agreements. Hence, maintaining ethical standards and compliance with license renewal requirements is key to retaining one's license in Georgia.

Next Steps

Congratulations on reaching the final section of this guide. You've taken a meaningful step toward passing your certification exam and advancing your career.

As you continue preparing, remember that consistent practice, review, and self-reflection are key to success. Make time to revisit difficult topics, simulate exam conditions, and track your progress along the way.

If you need help, have suggestions, or want to share feedback, we'd love to hear from you. Reach out to our team at hello@examzify.com.

Or visit your dedicated course page for more study tools and resources:

<https://gerogiarealestatelaw.examzify.com>

We wish you the very best on your exam journey. You've got this!