

GEORGIA REAL ESTATE PRE- LICENSING PRACTICE TEST (SAMPLE)

STUDY GUIDE



**SAMPLE STUDY GUIDE
WITH LIMITED QUESTIONS**

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THE FULL VERSION STUDY GUIDE**

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Table of Contents

Copyright	1
Table of Contents	2
Introduction	3
How to Use This Guide	4
Questions	5
Answers	8
Explanations	10
Next Steps	16

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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. 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.

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. 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!

Questions

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1. What is a survey in real estate?

- A. The assessment of a property's value
- B. The act of finding and measuring property boundaries
- C. The legal procedure for transferring property ownership
- D. The calculation of property tax obligations

2. What does revocation mean in the context of agreements in real estate?

- A. The transfer of ownership rights
- B. The termination of an agreement by the grantor
- C. The renewal of a lease agreement
- D. The completion of a sales transaction

3. What is the purpose of a tax sale?

- A. To auction a property to pay for improvements
- B. To sell a property for profit
- C. To cover outstanding debts through forced sale or auction
- D. To distribute properties among heirs

4. Which material is commonly used in insulation but poses severe respiratory health risks if airborne or inhaled?

- A. Fiberglass
- B. Asbestos
- C. Polyurethane
- D. Cellulose

5. What encompasses the area above ground that is owned with a property?

- A. Land rights
- B. Air rights
- C. Air space
- D. Surface rights

- 6. What is an easement that applies to the individual rather than the land called?**
- A. Easement in gross
 - B. Appurtenant easement
 - C. Private easement
 - D. Public easement
- 7. What term refers to the total annual income produced by a property without accounting for expenses?**
- A. Effective gross income
 - B. Net operating income
 - C. Gross rental income
 - D. Operational revenue
- 8. What type of lease has a specific starting and ending date, also known as a tenancy for years?**
- A. Estate for years
 - B. Month-to-month lease
 - C. Tenancy at will
 - D. Leasehold improvement
- 9. Which of the following represents a type of unfair discrimination in housing practices?**
- A. Offering lower interest rates to experienced buyers
 - B. Refusing to rent based on credit score
 - C. Charging higher fees based on race or national origin
 - D. Allowing pets in some homes but not others
- 10. What does the term 'curtesy' specifically refer to in inheritance law?**
- A. The right of spouses to inherit valuable property
 - B. The legal right of a surviving husband
 - C. The process of transferring property title
 - D. The inheritance rights of children

Answers

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

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Explanations

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1. What is a survey in real estate?

- A. The assessment of a property's value
- B. The act of finding and measuring property boundaries**
- C. The legal procedure for transferring property ownership
- D. The calculation of property tax obligations

A survey in real estate refers to the process of finding and measuring property boundaries. It is a critical step in determining exactly where one property ends and another begins, ensuring that land use complies with zoning laws and local regulations. Surveys can reveal easements, encroachments, and other aspects that affect property ownership and usage. The importance of a survey cannot be overstated, as it provides essential information for both buyers and sellers, helping to avoid disputes over property lines and ensuring clear title to land. It involves the use of specialized equipment and techniques to plot the boundaries and features of a property accurately. While assessment of a property's value, legal procedures for transferring ownership, and calculations of property tax obligations are all important aspects of real estate, they do not encapsulate the primary function of a survey, which is strictly related to the physical dimensions and boundaries of a property. This distinction clarifies why measuring property boundaries is the correct definition of a survey in this context.

2. What does revocation mean in the context of agreements in real estate?

- A. The transfer of ownership rights
- B. The termination of an agreement by the grantor**
- C. The renewal of a lease agreement
- D. The completion of a sales transaction

In the context of agreements in real estate, revocation refers specifically to the termination of an agreement by the grantor. This means that the party who initially granted the agreement is exercising their right to cancel or withdraw it. Revocation can occur in various situations, such as when a seller withdraws consent for a buyer to purchase property or when a landlord cancels a lease agreement before the lease term has ended. Understanding the implications of revocation is crucial because it can affect the rights and obligations of the parties involved. For example, if a seller revokes an offer before it is accepted, the buyer no longer has a claim to the property under that offer. The power to revoke is typically vested in the grantor, making it an essential concept in real estate transactions. In contrast, the incorrect answers reflect different aspects of real estate transactions but do not define revocation. The transfer of ownership rights relates to the conveyance of property, the renewal of a lease agreement involves extending the duration of a lease rather than terminating it, and the completion of a sales transaction signifies the finalization of an agreement rather than its cancellation.

3. What is the purpose of a tax sale?

- A. To auction a property to pay for improvements
- B. To sell a property for profit
- C. To cover outstanding debts through forced sale or auction**
- D. To distribute properties among heirs

The purpose of a tax sale is primarily to recover unpaid property taxes. When a property owner fails to pay their property taxes, the government has the authority to place a lien on the property. If the taxes remain unpaid for a certain period, the local government may conduct a tax sale or auction. This process allows the government to collect the outstanding debts owed by the property owner, ensuring that public services funded by these taxes can continue. In this context, the correct answer emphasizes that the tax sale is a mechanism used to cover outstanding debts related to property taxes through a forced sale or auction. This is a vital process for managing public revenue and ensuring compliance with tax obligations. Other options suggest different motives—like profit from the sale or the distribution of property—which do not align with the primary function of a tax sale, highlighting the importance of understanding the specific purpose behind this process in real estate.

4. Which material is commonly used in insulation but poses severe respiratory health risks if airborne or inhaled?

- A. Fiberglass
- B. Asbestos**
- C. Polyurethane
- D. Cellulose

Asbestos is a mineral fiber that was widely used in building materials and insulation due to its resistance to heat, fire, and many chemicals, as well as its sound absorption qualities. While it was highly effective for insulation purposes, it was later discovered that asbestos poses significant health risks when its fibers become airborne and are inhaled. Exposure to asbestos can lead to severe respiratory diseases, including asbestosis, lung cancer, and malignant mesothelioma. These health risks are particularly concerning because the fibers can remain in the air for a long time and can be inhaled without any immediate symptoms, leading to long-term health effects. In contrast, fiberglass is generally considered safe for use in insulation, as it does not pose the same health risks as asbestos, although it can cause skin irritation or respiratory issues if fibers are inhaled in significant quantities. Polyurethane and cellulose also present safety profiles that do not involve the same severe respiratory health risks associated with airborne particles. Thus, asbestos is distinctly known for its hazardous nature when disturbed or deteriorated, making it the correct answer for this question.

5. What encompasses the area above ground that is owned with a property?

- A. Land rights
- B. Air rights
- C. Air space**
- D. Surface rights

The concept of air space refers specifically to the area above the ground that can be owned and utilized in conjunction with a property. This includes the rights to use the space above the land for various purposes, such as constructing buildings, advertising, or even flying certain vehicles. Air space is a critical aspect of real estate, as it recognizes that property ownership extends not only to the land itself but also to the vertical space above it. This can impact development decisions, zoning regulations, and property values. Understanding air rights is essential for developers and property owners, as these rights can be bought, sold, or leased, much like land itself. This makes the correct choice about air space particularly relevant when considering how property is defined and how it can be used. While terms like land rights, air rights, and surface rights touch upon overlapping concepts in property law, they do not specifically focus on the three-dimensional aspect of ownership, which is captured by the term air space.

6. What is an easement that applies to the individual rather than the land called?

- A. Easement in gross**
- B. Appurtenant easement
- C. Private easement
- D. Public easement

An easement that applies to the individual rather than the land is known as an easement in gross. This type of easement is granted to a specific person or entity, allowing them the right to use someone else's land for a particular purpose, which is not tied to any specific property ownership. For instance, a utility company may have an easement in gross that permits it to run power lines across a piece of private property. This easement does not transfer with the property if the owner sells it, meaning the rights are specific to the utility company as an entity rather than a benefit to a parcel of land. The other types of easements differ significantly in their applications. An appurtenant easement involves a relationship between two properties, meaning it benefits a specific parcel of land rather than an individual. A private easement generally refers to an easement used for personal purposes but may not strictly imply the individual benefit aspect affecting the land in the same way as an easement in gross. A public easement pertains to rights granted to the public at large, often for roads or public utilities, and does not relate to the individual ownership rights context. Therefore, the definition and function of an easement in gross clearly distinguish it as the correct answer

7. What term refers to the total annual income produced by a property without accounting for expenses?

- A. Effective gross income**
- B. Net operating income
- C. Gross rental income
- D. Operational revenue

The term that refers to the total annual income produced by a property without accounting for expenses is gross rental income. This figure includes all income generated from the property, such as rents and any additional sources of income, without considering costs like maintenance, property management fees, or taxes. This measure is a crucial starting point for understanding the property's financial performance and is used by investors to evaluate the potential return on investment. Effective gross income, which is mentioned as an answer choice, usually takes into account potential losses from vacancy and credit issues, thus providing a more realistic financial picture. Net operating income builds upon effective gross income by subtracting operating expenses, giving a clearer view of profit after costs. Operational revenue is a broader term that might encompass more than just real estate and isn't specifically tied to rental properties. Understanding the differences between these terms is essential for accurately assessing real estate investments and managing finances in property ownership.

8. What type of lease has a specific starting and ending date, also known as a tenancy for years?

- A. Estate for years**
- B. Month-to-month lease
- C. Tenancy at will
- D. Leasehold improvement

The correct choice is the type of lease known as "estate for years." This type of lease is characterized by having a defined duration, which is specified by a starting date and an ending date. This means that both the landlord and tenant agree on the lease terms for a fixed period—this can be for any length of time, from a few weeks to several years—but it must have both a clear beginning and a clear end. It's crucial to note that estate for years is distinct from other types of tenancies, like month-to-month leases or tenancies at will, which do not have a set end date and can be terminated with relatively short notice. In contrast, the estate for years lease provides both parties with certainty about their obligations and the timeframe of the lease. This predictability is beneficial for both landlords and tenants as it simplifies planning for both parties involved. The phrase "leasehold improvement" does not refer to a type of lease but rather to changes or renovations made to a rental space by the tenant, which is also unrelated to the concept of tenancy duration. In summary, an estate for years establishes a clear timeline for the lease, making it a straightforward and organized option for both renters and landlords.

9. Which of the following represents a type of unfair discrimination in housing practices?

- A. Offering lower interest rates to experienced buyers
- B. Refusing to rent based on credit score
- C. Charging higher fees based on race or national origin**
- D. Allowing pets in some homes but not others

Charging higher fees based on race or national origin exemplifies a type of unfair discrimination in housing practices. This practice violates federal and state fair housing laws, which are designed to promote equal housing opportunities and prohibit discrimination based on race, color, national origin, religion, sex, familial status, or disability. Such discriminatory behavior not only undermines the principles of equity but also perpetuates systemic inequalities within housing markets. In contrast, offering lower interest rates to experienced buyers generally reflects a business decision based on risk assessment rather than discriminatory practice. Refusing to rent based on credit score can be a legitimate part of assessing a tenant's ability to pay rent. Finally, allowing pets in some homes and not others typically pertains to property management policies and usage of the property itself, which is usually within the rights of a landlord.

10. What does the term 'curtesy' specifically refer to in inheritance law?

- A. The right of spouses to inherit valuable property
- B. The legal right of a surviving husband**
- C. The process of transferring property title
- D. The inheritance rights of children

The term 'curtesy' specifically refers to the legal right of a surviving husband to inherit a portion of his deceased wife's property. This right is traditionally linked to the concept of dower, which provides a similar benefit to a surviving wife regarding her deceased husband's property. Curtesy allows the husband to claim a life estate in one-third of his wife's property if they had children together at the time of her death. Understanding curtesy is important in inheritance law as it demonstrates how property rights can impact the distribution of assets after one spouse passes away. This right emphasizes the historical significance of marriage and the protection afforded to the surviving spouse, ensuring they have some financial security from their deceased partner's estate. In contrast, other choices address different aspects of inheritance law, such as general rights of spouses or children, but none capture the specific legal entitlement that curtesy provides to the surviving husband. This specificity is what makes recognizing curtesy essential for anyone studying real estate law and inheritance issues.

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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:

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

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