



Georgia Accredited Commercial Specialist (GACS) Application for GACS Certification

Name: _____ GA License: # _____ M1: # _____

To earn your Georgia Accredited Commercial Specialist (GACS) Certification, you must earn 36 GACS course credits and meet the minimum performance requirements within a six-year period and be a REALTOR® in good standing. The six-year period is defined as the three years preceding the date of completing your first class ('look-back period') and within three years of the date of completing your first class (post-completion period).

GACS credits are earned by completing the following, in any order:

- The six GACS Core Courses (36 CE credits)
- The Performance Requirements

Core Courses – 36 credits (Courses should be taken in sequential order)

- MODULE 1 - THE WIDE WORLD OF CRE (GREC #79450, 6 hrs)
- MODULE 2 - COMMERCIAL LEASING (GREC #79451, 6 hrs)
- MODULE 3 - EVALUATING & PRICING (GREC #79452, 6 hrs)
- MODULE 4 - TAXATION OF REAL ESTATE (GREC #79453, 6 hrs)
- MODULE 5 - LISTING & SELLING CRE (GREC #79454, 6 hrs)
- MODULE 6 - MANAGING THE PENDING PERIOD (GREC #79455, 6 hrs)

Performance Requirements: Attach – Proof of completion. Attach – Copy of your RE license, [click here](#) to download the Transaction & Transaction Volume Affidavit, and [click here](#) for directions how to download proof of CE completion from the real estate commission.

Submit your GACS Application to: GACS@garealtor.com – (preferred submission method) OR
GAR – Professional Development Department, 6065 Barfield Road NE, Suite 200, Atlanta, GA 30328

Once the GAR Professional Development Department reviews your application, you will be sent an email as to whether your application was approved. If approved, you will receive instructions on how to pay the \$25.00 application fee and then receive your GACS diploma and Pin.

Questions?

Contact the Professional Development Department at GACS [@garealtor.com](mailto:GACS@garealtor.com) or 470-990-7368.

GACS CERTIFICATION WORKSHEET

Applicant Name _____ GA License: # _____ M1: # _____

To earn your GACS certification, you must complete all 36 hours GACS course credits within two (2) years of taking your first course. These credits are earned by completing the six Core Courses of six (6) hours each plus the Performance Requirements. You must also be a REALTOR® in good standing.

Course Requirements:

Core Courses – 36 credits

Hours	Core Course	Date of Completion
06	GACS - THE WIDE WORLD OF CRE (GREC #79450)	
06	GACS - COMMERCIAL LEASING (GREC #79451)	
06	GACS - EVALUATING & PRICING (GREC #79452)	
06	GACS - TAXATION OF REAL ESTATE (GREC #79453)	
06	GACS - LISTING & SELLING CRE (GREC #79454)	
06	GACS - MANAGING THE PENDING PERIOD (GREC #79455)	

Performance Requirements – Performance Requirement may be earned from either of the following categories:

Transactions must have occurred within a six-year period defined as the three years preceding the date of completing your first class (look-back period') and within three years of the date of completing your first course (post-completion period).

Performance Requirements	Type Earned	Select Category
Number of Transactions* Submit Transaction Affidavit	Six (6) commercial sale, lease, or combination of sale and lease transactions either as the listing broker/agent, buyer's broker/agent, Landlord's leasing broker/agent, or Tenant 's leasing broker/agent.	
	OR	
Transaction Volume* Submit Transaction Affidavit	<i>\$3,000,000 minimum in commercial sales, lease, or combination of sale and lease transactions as the listing broker/agent, buyer's broker/agent, Landlord's leasing broker/agent, or Tenant 's leasing broker/agent.</i>	

* Note to Brokers: As the broker of record, your agents' Transactions and Transaction Volume are "yours."