**POWER OF ATTORNEY**

**(Real Estate)**

A power of attorney is nice to have. With this, the homeowners do not need to attend the closing. Personally, I like my homeowners to attend because I want to make sure they are happy with the deal and that they are on their way to a fresh start.

Many investors don’t like homeowners to attend closings because it can be an emotional day. If you’d rather not have homeowners attend closings, have them sign and notarize the power of attorney and then let the title company take responsibility for getting them their cash.

Either way is fine. It is a personal preference.

**POWER OF ATTORNEY**

**(Real Estate)**

**KNOW ALL BY THESE PRESENTS**, that I, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_County, State of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, do hereby, constitute and appoint \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ County, State of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, to act on my behalf as my true and lawful said attorney-in-fact, and in my stead for my sole use and benefit to bargain, sell, convey, purchase, encumber or contract for the sale of purchase, the following described real estate property situated in the County of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, State of \_\_\_\_\_\_\_\_\_\_\_\_\_, to wit:

Said attorney-in-fact is hereby authorized and empowered to collect such monies as may become due from the sale, to execute Deeds, acknowledge and deliver contracts for sale, and execute any other instruments in writing (of every kind and nature), including, but not limited to, the sale and loan closing documents, as well as any other written statements. I hereby give said attorney-in-fact full power of revocation, ratifying and confirming all that said attorney-in-fact shall lawfully do or cause to be done by virtue of this Power of Attorney and the powers contained herein.

\*This Power of Attorney shall not be affected by disability of the principal.

\*This Power of Attorney shall become effective upon the disability of the principal.

\*This Power of Attorney automatically expires upon the completion of the distribution of all monies involved in the final closing for the above referenced property - in which this limited Power of Attorney was set forth.

EXECUTED this \_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 200\_\_.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Principal Principal

**STATE OF** \_\_\_\_\_\_\_\_\_ **COUNTY OF** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 200\_\_\_, by \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, the Principal.

Witness my hand and official seal.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Notary Public

My commission expires: