

Instructions for Completion and Use of this Power of Attorney Form.

Federal Title & Escrow Company discourages the use of a Power of Attorney. However, in those instances when an individual cannot be physically present at closing or is inaccessible via overnight delivery or e-mail transmission, for the purpose of self-executing the required closing documents, a Power of Attorney may be appropriate.

For more information on using a Power of Attorney, please refer to the article Power of Attorney Pitfalls, which can be found here: <http://www.federaltitle.com/articles/power-of-attorney-pitfalls>

VERY IMPORTANT: Neither Trustee(s) nor Personal Representative(s)/Executor(s) can delegate authority through a Power of Attorney.

The attached form is generally acceptable for all real estate transactions in DC and VA. Please carefully follow the instructions below to avoid a closing delay.

- Immediately **notify your mortgage lender and Federal Title & Escrow Company** should you intend to utilize the Power of Attorney.
- All fields must be **completed legibly**.
- The form must be executed by the individual granting (“Grantor”) the Power of Attorney authority in the presence of a **Notary Public**.
- The executed and notarized **original** document, accompanied by a **copy of the Grantor’s driver’s license or other government issued identification**, must be delivered to Federal Title & Escrow Company at least five (5) business days prior to the date of closing.

Should you have questions regarding the use of this form, please contact Federal Title & Escrow Company via email at services@federaltitle.com or via phone at 202-362-1500.

Federal Title & Escrow Company
5335 Wisconsin Avenue, NW, Suite #700
Washington, DC 20015

SPECIFIC POWER OF ATTORNEY

THIS POWER OF ATTORNEY AUTHORIZES THE PERSON NAMED BELOW AS MY ATTORNEY-IN-FACT TO DO ONE OR MORE OF THE FOLLOWING: TO SELL, PURCHASE, LEASE, GRANT, ENCUMBER, RELEASE OR OTHERWISE CONVEY ANY INTEREST IN MY REAL PROPERTY AND TO EXECUTE DEEDS AND ALL OTHER INSTRUMENTS ON MY BEHALF, UNLESS THIS POWER OF ATTORNEY IS OTHERWISE LIMITED HEREIN TO SPECIFIC REAL PROPERTY.

I, _____, have made, constituted and appointed, and by these presents do make, constitute and appoint _____, my true and lawful Attorney-in-Fact for me in my name, place and stead, to take all necessary actions specifically pertaining to the settlement of the property known as: _____ [Complete Property Address], and more particularly described in Exhibit "A" attached. Such actions shall include, but not be limited to, executing deeds, deeds of trust/mortgages, note(s), affidavits and HUD-1 settlement statements, giving and granting to my said Attorney-in-Fact full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises, as fully to all intent and purposes as I might or could do if personally present at the doing thereof, with full power of substitution and revocation, hereby ratifying and confirming all that my said Attorney-in-Fact may or shall lawfully do or cause to be done by virtue hereof. This Specific Power of Attorney shall not be affected by my subsequent disability or incapacity, or lapse of time, it being my intention and direction that the authority conferred hereby shall be exercisable notwithstanding my subsequent disability or incapacity, or lapse of time.

In Testimony Whereof, I have hereunto set my hand and seal this _____ day of _____, _____.

X _____
[Print Name]

STATE OF: _____)

ss:

COUNTY OF: _____)

I, _____, Notary Public in and for the aforementioned jurisdiction, do hereby certify that _____, party to a certain Specific Power of Attorney, bearing date on the _____ day of _____, _____, and hereto annexed, personally appeared before me, in my jurisdiction aforesaid, the said _____ being personally well known to me as the person who executed said Specific Power of Attorney, and then and there acknowledged the same to be _____ act and deed for the purposes therein contained.

Given under my hand and official seal this _____ day of _____, _____.

Notary Public

My commission expires:

[SEAL]