

Instructions for Completion and Use of the Limited 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 email transmission, for the purpose of self-executing the required closing documents, a Power of Attorney may be appropriate.

This Power of Attorney authorizes another person (your agent) to make decisions concerning your property for you. You should very carefully weigh your decision as to what powers you give your agent. Your agent will be able to make decisions and act with respect to your property (including your money) whether or not you are able to act for yourself.

This Power of Attorney does not authorize the agent to make health care decisions for you.

You should select someone you trust to serve as your agent. Unless you specify otherwise, generally the agent's authority will continue until you die or revoke the power of attorney or the agent resigns or is unable to act for you. If your agent is unavailable or unwilling to act for you, your Power of Attorney will end unless you name a successor agent. You may also name a second successor agent.

This Power of Attorney becomes effective immediately unless you state otherwise. For more information on using a Power of Attorney, please refer to the article [Power of Attorney Pitfalls](#).

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

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.

