

NOTICE

- The purpose of this power of attorney is to give the person you designate (**your “Agent”**) broad powers to handle your property, which may include powers to sell or otherwise dispose of any real or personal property without advance notice to you or approval by you.
- This power of attorney does not impose a duty on your agent to exercise granted powers, but when these powers are exercised, your agent must use due care to act for your benefit and in accordance with this power of attorney.
- Your agent may exercise the powers given here throughout your lifetime, even after you become incapacitated, unless you expressly limit the duration of these powers or revoke these powers or a court acting on your behalf terminates your agent’s authority.
- Your agent must keep your funds separate from your agent’s funds.
- A court can take away the powers of you agent if it finds your agent is not acting properly.
- If there is anything about this form you do not understand, you should ask a lawyer of your own choosing to explain it to you.
- We have read or had explained to us this notice and we understand its contents.

Date: _____ (SEAL)

Date: _____ (SEAL)

POWER TO ATTEND SETTLEMENT & SIGN HUD-1

KNOW ALL MEN BY THESE PRESENTS, THAT _____
has (have) made, constituted and appointed and by these presents do (es), make, constitute and appoint

_____ **Agent,**
my (our) true and lawful attorney, for me(us) an in my(our) name, place and stead, to, deliver the Agreement of Sale, Deed, Mortgage, Note, Affidavit of Title, and to make, execute, sign and deliver the HUD-1 Settlement Statement, and all allied papers or documents incidental thereto, for settlement scheduled on premises situate:

at his(her) own discretion as to amount, time, manner and terms, and to make, execute, acknowledge and deliver to the purchaser or purchasers thereof good and sufficient deed or deeds in fee simple, or for any less estate, and to receive the proceeds therefrom, giving and granting unto my said attorney by these presents my(our) full and complete authority to act as fully and completely in the said premises as I/we might do if personally present; hereby ratifying and confirming all that my/our said attorney shall and may do by virtue hereof.

This Power of Attorney shall not be affected by our disability or incapacity at law or later uncertainty as to our survival, as provided by 20 Pa C.S.A. Sec 5601, or similar legislation now or hereafter in effect.

Giving and granting unto my (our) **Agent** (Attorney-in-fact) by these presents full and complete authority to act as fully and completely in the premises as I (we) might do if personally present, and to do all lawful acts requisite for effecting the premises; hereby ratifying and confirming all that the said Attorney shall do therein by virtue of these presents.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this _____ day of _____ 20__.

WITNESS: _____(SEAL)

WITNESS: _____(SEAL)

State of _____ **:** **County of** _____

On this the _____ day of _____, 20__, before me, the undersigned officer personally appeared

known to me (satisfactorily proven) to be the person(s) who (se) is (are) subscribed to the within instrument, and acknowledged that he (she, they) executed the same for the purposes therein contained, and desired that their act be recorded as such.

IN WITNESS WHEREOF, I have hereunto set my hand & official seal.

Notary Public

ACKNOWLEDGMENT

I, _____, **Agent**, have read the attached Power of Attorney and am the person identified as the agent for the principals. I hereby acknowledge that in the absence of a specific provision to the contrary in the Power of Attorney or in 20 Pa. C.

S. when I act as agent:

I shall exercise the powers for the benefit of the principals.

I shall keep the assets of the principals separate from my assets.

I shall exercise reasonable caution and prudence.

I shall keep a full and accurate record of all actions, receipts and disbursements on behalf of the principals.

Dated: _____ (SEAL)
Agent

State of _____ : **County of** _____

On this the _____ day of _____, 20____, before me, the undersigned officer personally appeared **Agent**

known to me (satisfactorily proven) to be the person(s) who (se) is (are) subscribed to the within instrument, and acknowledged that he (she, they) executed the same for the purposes therein contained, and desired that their act be recorded as such.

IN WITNESS WHEREOF, I have hereunto set my hand & official seal.

Notary Public