

LIMITED POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS

THAT I

Do hereby make, constitute and appoint

My true and lawful Agent, for me and in my name, place and stead giving and granting unto my said Agent full power and authority to purchase, but, acquire, and finance by a mortgage and note in the amount of _____ Dollars (\$ _____), with _____, the following described real estate in _____ County, Pennsylvania,

SEE EXHIBIT "A" (LEGAL DESCRIPTION) ATTACHED

With an address of _____ and all buildings and improvements located on the premises.

My Agent shall have full power and authority to sign and execute all documents and other papers required by the lender, title insurance company and any other entity involved in the acquisition and mortgage loan transaction of the above described real estate, and my Agent shall have full power and authority to do and perform each and every act and thing requisite and necessary to be done in and about the premises to complete the financing, as fully for all intent and purposes as I could do if personally present. I hereby ratify and confirm all that my agent shall lawfully do or cause to be done by virtue of this Power of Attorney.

This Power of Attorney shall not be affected by my disability. It is my wish and intent that the authority conferred by me to my Agent pursuant to this Power of Attorney should be exercisable notwithstanding my disability, my incapacity, or subsequent disability or incapacity or uncertainty as to whether I may be dead or alive. All acts done by my Agent and pursuant to the Agent's instructions during any period of disability or incompetence or uncertainty as to whether I may be dead or alive shall have the same effect and shall bind my heirs, legatees, devisees and personal representative as if I was alive, competent and not disabled.

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 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 limited the duration of these powers or you revoke these powers or a court action 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 your agent if it finds that your agent is not acting properly.

The powers and duties of an agent under a power of attorney are explained more fully in 20 Pa C.S. Ch. 56.

If there is anything about this form that you do not understand, you should ask a lawyer of your own choosing to explain it to you.

I have read or had explained to me this notice and I understand its contents.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____ A.D., .2005

Principal: _____

Witness _____

State of _____, **County ss:** _____

On this, the _____ day of _____, 2005, before me, the undersigned officer, personally appeared _____, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes herein contained.

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

My Commission Expires: _____
Notary Public

AGENT ACKNOWLEDGEMENT

I, _____, have read the attached Power of Attorney and am the person identified as the agent for the principal. 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 power for the benefit of the principal.

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

I shall exercise reasonable caution and prudence.

Shall keep a full and accurate record of all actions, receipts and disbursements on behalf of the principal.

Agent

Date