

**LIMITED POWER OF ATTORNEY**

KNOWN ALL MEN BY THESE PRESENTS

THAT I/WE

Do make, constitute and appoint

My/Our true and lawful Attorney, for me/us and in my/our name, place and stead in any way which I/We were personally present and acting on my/our own behalf, to do and perform all acts and to execute, acknowledge all instruments and documents relating to the refinance of the property known as \_\_\_\_\_ whatsoever, including the following:

Power to sign Deed, Agreement of Sale, Mortgage papers, HUD-1 Settlement Sheet and any other documents necessary to convey the property known as:

with power also to appoint an Attorney or Attorneys under me/us for that purposes to make and substitute, and to do all lawful acts requisite for effecting the premises; hereby ratifying and confirming all that the said Attorney or substitute or substitutes shall do herein by virtue of there presents.

**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/We have hereunto set my/our hand(s) and seal(s) this \_\_\_\_\_ day of \_\_\_\_\_ A.D., .2005

Principal: \_\_\_\_\_

**State of** \_\_\_\_\_, **County ss:** \_\_\_\_\_

On this, the \_\_\_\_\_ day of \_\_\_\_\_, 2006, before me, the undersigned officer, personally appeared \_\_\_\_\_, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes herein contained.

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

My Commission Expires:

\_\_\_\_\_  
Notary Public