

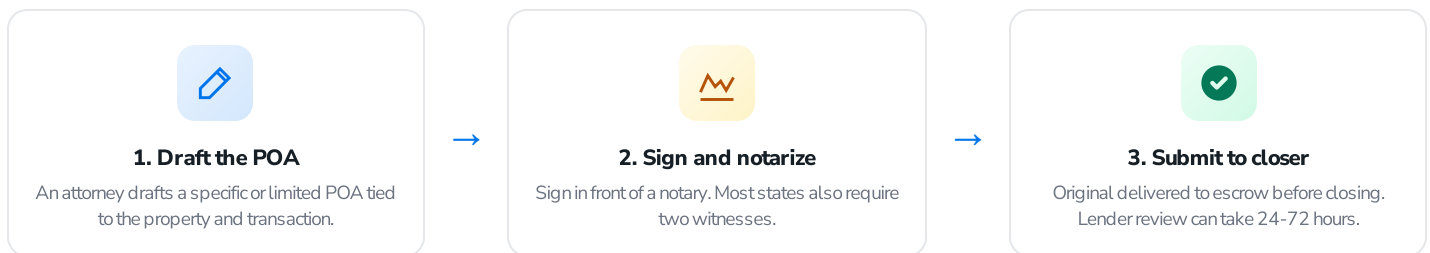
POWER OF ATTORNEY

Closing through a POA? Here is how it works.

A power of attorney lets someone sign closing documents on your behalf. Useful when you are traveling, deployed, or unavailable. It does require planning.





PROCESS

Three steps to use a POA at closing.



TYPES YOU MIGHT ENCOUNTER

Pick the one that fits your closing.


 <p>Specific (limited) POA Authorizes one specific transaction (this property, this closing). Most common for real estate. Lenders prefer this form.</p>	 <p>General POA Broad authority across many decisions. Lenders rarely accept it for closings without revisions.</p>
 <p>Durable POA Remains in effect if the principal becomes incapacitated. Common in estate planning.</p>	 <p>Springing POA Becomes active only when a trigger occurs (such as a physician declaration). Rarely usable for a fixed-date closing.</p>

Common requirements

- ✔ Original signed and notarized document, not a copy.
- ✔ Must reference the specific property address.
- ✔ Lender approval required if there is financing.
- ✔ Recorded with the deed in many states.

Heads-ups

- ✘ Some lenders refuse POAs for refinances or cash-out loans.
- ✘ Out-of-state POAs may need to comply with the property state laws.
- ✘ POA dies with the principal. Confirm the principal is alive at closing.
- ✘ Submit to escrow at least 5 business days before closing.

 **Plan ahead.** POA review by lender, title, and notary takes time. Bring it up the moment you go under contract, not the week of closing. We will route it through underwriting and let you know what is missing.