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How to Complete Your Arizona Real Estate Power of Attorney

Limited Power of Attorney for Real Estate • A.R.S. § 14-5501

INSTRUCTIONS — KEEP FOR YOUR RECORDS. DO NOT RECORD THIS PAGE.

About this form. Use this form to let someone buy, sell, refinance or manage one specific property for you, such as signing at a closing you cannot attend. It is formatted so it can be recorded with the County Recorder, which title companies usually require when an agent signs a deed.

1. **Fill in the recording box**
   Top left of Page 1: who requested recording and where to return it. Leave the rest of the top 2 inches blank.
2. **Describe the property**
   Use the APN and copy the legal description from your deed.
3. **Check the authority needed**
   Grant only what the transaction requires.
4. **Sign before a notary and one qualified witness**
   Not your agent, your agent's spouse or children, or the notary. Bring a current photo ID.

Signing requirements: Notary **and** one adult witness. Print at 100% (not "fit to page") so the 2-inch top margin stays clear for the recorder.

After It's Signed

- Send a copy to the title or escrow company early; many review powers of attorney days before closing.

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Have questions about your Real Estate Power of Attorney? To consult with an attorney, contact **Gavrilov & Brooks Law Firm** at **(916) 504-0529** or **www.gavrilovlaw.com**.

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Recording requested by and when recorded return to:

Space above this line reserved for the County Recorder

LIMITED POWER OF ATTORNEY FOR REAL ESTATE

State of Arizona • A.R.S. § 14-5501 • For recording

1. APPOINTMENT OF AGENT

I, the principal named below,

Principal full legal name

Principal address (street, city, county, state, ZIP)

appoint the following person as my agent (attorney-in-fact):

Agent name | Relationship | Phone

Agent address

If my agent dies, resigns, becomes incapacitated, or is unable or unwilling to serve, I appoint the following successor agent(s), to serve one at a time in the order named (optional):

Successor agent 1 name | Phone

Successor agent 1 address

2. PROPERTY

Property street address

City or town | County | Assessor's parcel number (APN)

Legal description (or write "See Exhibit A attached")

3. AUTHORITY (check each that applies)

With respect to the property above only, my agent may:

☐ Sell and convey the property and sign the deed, at a price and on terms the agent considers reasonable.

☐ Purchase the property and take title in my name.

- [ ] Borrow against, refinance or encumber the property, and sign notes, deeds of trust and loan documents.
- [ ] Lease, manage, repair, insure and maintain the property, and collect rents.
- [ ] Sign purchase contracts, escrow instructions, settlement statements, affidavits, the Affidavit of Property Value and all other closing documents; receive proceeds; and pay liens, taxes and closing costs.
- [ ] Other (describe):

4. DURATION AND EFFECT OF INCAPACITY

This power of attorney ends on (date), unless revoked earlier

- [ ] This power of attorney is not affected by subsequent disability or incapacity of the principal or lapse of time.
- [ ] This power of attorney ends if I become disabled or incapacitated.

SIGNATURE OF PRINCIPAL AND SWORN STATEMENT

I, the principal named in this power of attorney, sign my name to this power of attorney on the date written by the notary below and, being first duly sworn, do declare to the undersigned authority that I sign and execute this instrument as my power of attorney and that I sign it willingly, or willingly direct another to sign for me, that I execute it as my free and voluntary act for the purposes expressed in the power of attorney and that I am eighteen years of age or older, of sound mind and under no constraint or undue influence.

X

Principal signature (or mark)

Principal printed name

If signed for the principal at the principal's direction: name of person signing

SWORN STATEMENT OF WITNESS

The witness may not be the agent, the agent's spouse, the agent's children or the notary public (A.R.S. § 14-5501(D)(3)).

I, the witness named below, sign my name to the foregoing power of attorney being first duly sworn and do declare to the undersigned authority that the principal signs and executes this instrument as the principal's power of attorney and that the principal signs it willingly, or willingly directs another to sign for the principal, and that I, in the presence and hearing of the principal, sign this power of attorney as witness to the principal's signing and that to the best of my knowledge the principal is eighteen years of age or older, of sound mind and under no constraint or undue influence.

X

Witness signature

Witness printed name

Witness address

NOTARY CERTIFICATE (A.R.S. § 14-5501(D)(4))

THE STATE OF _____

COUNTY OF _____

Subscribed, sworn to and acknowledged before me by _____, the principal, and subscribed and sworn to before me by _____, witness, this _____ day of _____, 20____.

X _____

Signature of Notary Public

Notary Public (printed name)

My commission expires

Commission number

(Notary seal)

ACCEPTANCE BY AGENT (recommended)

I accept appointment as agent. I understand that I must act in good faith, in the principal's best interest and within the authority granted, keep the principal's property separate from mine, and keep records of all transactions I make for the principal.

X _____

Agent signature

Date

Agent printed name