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How to Complete Your Florida Limited Power of Attorney

Limited Power of Attorney (Chapter 709, Part II, Florida Statutes)

INSTRUCTIONS — KEEP FOR YOUR RECORDS. DO NOT ATTACH THIS PAGE TO YOUR DOCUMENT.

About this form. A limited power of attorney gives your agent authority for **one specific task or transaction**, such as a real estate closing you cannot attend, and nothing more. It does **not** cover medical decisions. For broad, ongoing authority, use our Florida Durable Power of Attorney.

1. **Fill in the names (Sections 1–2)**
   Enter your full legal name and address, then the name and address of the person you are appointing as your agent. Your agent must be 18 or older.
2. **Describe exactly what your agent may do (Section 3)**
   Describe the specific transaction or task, such as selling one property, closing a loan, or handling a vehicle title. Include the property address and parcel number, vehicle details, or account details where they apply.
3. **Choose how long it lasts (Section 4)**
   Check whether it ends when the task is complete or on a set date, and whether it should continue if you become incapacitated.
4. **Sign in front of two witnesses and a notary (Section 6)**
   Do not sign or date the form ahead of time. Florida requires your signature, two adult witnesses, and a notary. Your agent should not serve as a witness. First Choice can provide witnesses for an additional fee.
5. **Bring identification**
   Bring a current, government-issued photo ID, such as a driver license, state ID, or passport.

After It's Signed

- Give your agent the original and keep a copy for yourself.
- For a real estate closing, the title company or closing agent usually records the power of attorney with the Clerk of the Circuit Court along with the deed. Fill in the "prepared by" box at the top of the form.
- Banks and title companies may ask your agent to sign a sworn Agent's Affidavit confirming the power of attorney is still in effect. We have a free form for this.
- For vehicles, the Florida DHSMV also accepts its own power of attorney form (HSMV 82053) for title transfers.
- For use in another country, the notarized document may need an apostille from the Florida Department of State. We can handle this for you.

Need a Notary and Witnesses? We Come to You.

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Witnesses available for an additional fee
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Have questions about this document? To consult with an attorney, contact **Gavrilov & Brooks Law Firm** at **(916) 504-0529** or **www.gavrilovlaw.com**. Main headquarters: 2315 Capitol Avenue, Sacramento, CA 95816.

This form is provided as a free convenience. First Choice Mobile Notary & Apostille is not a law firm, and a notary public who is not an attorney cannot give legal advice or help you decide what to write on this form. These instructions are general information only and are not legal advice. If you have questions about your situation, consult a licensed Florida attorney. © 2026 First Choice Mobile Notary & Apostille. All rights reserved. This form may be filled in and printed for personal use; it may not be copied, altered, or redistributed for commercial purposes.

This instrument was prepared by and, after recording, return to:

Name

Street address

City, state, ZIP

Space reserved for the Clerk of the Circuit Court

LIMITED POWER OF ATTORNEY

(Florida Power of Attorney Act, Chapter 709, Part II, Florida Statutes)

1. PRINCIPAL

Full legal name of principal

Street address | City | State | ZIP

2. AGENT

I appoint the following person as my agent (attorney in fact) to act for me only as described in Section 3:

Full name of agent | Telephone

Address (street, city, state, ZIP)

3. SPECIFIC AUTHORITY

My agent may do the following, and anything reasonably necessary to complete it, including signing, delivering, and receiving documents:

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Property involved (complete what applies):

Real property address

Parcel ID / folio number

Legal description (or attach as Exhibit A)

Vehicle or vessel (year, make, model)

VIN / hull ID

Account or other property (institution and description)

4. DURATION

This power of attorney is effective immediately upon execution and ends (check one):

when the transaction or task described in Section 3 is complete.

on the following date, unless revoked sooner:

Ending date

Check if you want this power of attorney to continue if you become incapacitated:

Durable. This durable power of attorney is not terminated by subsequent incapacity of the principal except as provided in chapter 709, Florida Statutes.

If the box above is not checked, this power of attorney ends if I become incapacitated.

5. RELIANCE BY THIRD PARTIES

Any third party may rely on this power of attorney, or on a photocopy or electronically transmitted copy of it, as provided in chapter 709, Florida Statutes. A third party may request that my agent sign an affidavit under section 709.2119, Florida Statutes, confirming that this power of attorney is in effect.

6. SIGNATURE OF PRINCIPAL

I sign this limited power of attorney in the presence of the two subscribing witnesses and the notary public named below.

Signed this day of

month

year

at (city)

County

State

X

Signature of principal

Printed name of principal

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SUBSCRIBING WITNESSES

Signed by the principal in our presence, and we, the undersigned witnesses, have signed below in the presence of the principal and of each other.

Witness 1

X _____

Signature of witness

Printed name

Address (street, city, state, ZIP)

Witness 2

X _____

Signature of witness

Printed name

Address (street, city, state, ZIP)

Witnesses should be adults who are not named as the agent. For real property, each witness's printed name and post office address must appear on the document for recording.

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NOTARY ACKNOWLEDGMENT

State of

County of

The foregoing instrument was acknowledged before me by means of

physical presence or

online notarization,

this day of

month

year

by (name of principal)

Personally Known OR

Produced Identification

Type of identification produced

X

Signature of Notary Public

(Notary seal)

Print, type, or stamp commissioned name of Notary Public

Commission number

Commission expires

BY ACCEPTING OR ACTING UNDER THE APPOINTMENT, THE AGENT ASSUMES THE FIDUCIARY AND OTHER LEGAL RESPONSIBILITIES OF AN AGENT UNDER CHAPTER 709, FLORIDA STATUTES.

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