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How to Complete Your Texas Limited Power of Attorney

Limited (Special) Power of Attorney (Texas Estates Code, Subtitle P)

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

About this form. A limited power of attorney lets someone (your "agent") handle **one specific matter** for you, such as a real estate closing, a vehicle sale, or a bank transaction, without giving broad authority over all of your affairs. It does **not** cover medical decisions.

1. **Fill in the names (Page 1)**
   Enter your full legal name and address and the name and address of the person you are appointing as your agent.
2. **Describe the specific powers (Page 1)**
   Check the type of matter and describe exactly what your agent may do, such as selling a named vehicle or signing closing documents for a specific property. Be specific. Your agent may act only within what you write.
3. **Set the time period (Page 2)**
   Choose whether this power of attorney ends on a set date or when the transaction is complete. Check the durability box if you want it to keep working if you become incapacitated.
4. **Sign in front of a notary (Page 2)**
   Do not sign or date the form ahead of time. Bring a current, government-issued photo ID. If your agent will sign **home equity loan** documents, this form must be signed at the office of the lender, an attorney, or a title company. We can meet you there.

After It's Signed

- Give your agent the original and keep a copy. Banks, title companies, and the DMV usually want to see the notarized original or a certified copy.
- If your agent will sign a deed or other recorded real estate document, this power of attorney must be recorded with the county clerk in the county where the property is located.
- Banks and title companies may ask your agent to sign a sworn Agent's Certification. We have a free form for this.
- For use in another country, the notarized document may need an apostille from the Texas Secretary of State. We can handle this for you.

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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.

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LIMITED POWER OF ATTORNEY

(Texas Estates Code, Subtitle P, Durable Power of Attorney Act)

1. PRINCIPAL

I,

Full legal name of principal

Address (street, city, state, ZIP)

2. AGENT

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

Full name of agent

Telephone

Address (street, city, state, ZIP)

3. LIMITED POWERS GRANTED

My agent may act for me only with respect to the following matter. My agent has no authority to act for me in any other matter.

Real property — to sell, buy, lease, refinance, or close a transaction concerning the property described below, and to sign all deeds, closing documents, and settlement statements needed to complete it.

Motor vehicle, boat, or trailer — to buy, sell, title, register, or transfer the vehicle described below and sign all title and registration documents.

Banking or financial account — to conduct the transactions described below at the institution and account named.

Other — as described below.

Description of the matter (property address and legal description, vehicle year/make/VIN, institution and account, or other details):

Principal's initials: _____

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4. TERM

This power of attorney is effective on the date it is signed and acknowledged. It ends (check one):

☐ when the transaction described above is completed, or

☐ on the following date, unless revoked sooner:

Ending date

5. DURABILITY (optional)

Check the box only if you want this power of attorney to remain effective if you later become disabled or incapacitated:

☐ **This power of attorney is not affected by subsequent disability or incapacity of the principal.**

6. RELIANCE BY THIRD PARTIES

Any third party who receives a copy of this document may act under it. Termination of this power of attorney is not effective as to a third party until the third party has actual knowledge of the termination. A photocopy or electronically transmitted copy of this power of attorney has the same effect as the original. The meaning and effect of this power of attorney is determined by Texas law.

Signed this day of | month | year

X _____
Signature of principal

Printed name

NOTARY ACKNOWLEDGMENT

STATE OF TEXAS §

**COUNTY OF § **

This instrument was acknowledged before me on

Date | by (name of principal)

X _____
Notary Public, State of Texas

(Notary seal)

Notary's printed name

Notary ID number | My commission expires

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

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