

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 LIMIT THE DURATION OF THESE POWERS OR YOU REVOKE THESE POWERS OR A COURT ACTING 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 YOUR AGENT IS NOT ACTING PROPERLY.

THE POWERS AND DUTIES OF AN AGENT 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.

\_\_\_\_\_  
\_\_\_\_\_  
DATE

SPECIFIC POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I, \_\_\_\_\_ HAVE MADE, CONSTITUTED AND APPOINTED, AND DO BY THESE PRESENTS MAKE, CONSTITUTE AND \_\_\_\_\_ AS MY/OUR AGENT AND ATTORNEY-IN-FACT, FOR ME/US AND IN MY/OUR NAME, PLACE AND STEAD, FOR THE PURPOSE OF SIGNING ANY AND ALL LEASES, DEEDS, AFFIDAVITS, NOTES, DEEDS OF TRUST, MORTGAGES, SETTLEMENT STATEMENTS, HUD FORMS, VA FORMS, FHA FORMS, AND ANY AND ALL OTHER DOCUMENTS INCIDENTAL AND RELATING TO THE LEASE, PURCHASE AND/OR FINANCING OF THE PROPERTY KNOWN AS:

I FURTHER HEREBY MAKE, CONSTITUTE AND APPOINT \_\_\_\_\_ MY AFORESAID AGENT AND ATTORNEY-IN-FACT TO SIGN, SEAL AND ACKNOWLEDGE AND DELIVER THE SAME, AND DO ALL SUCH ACTS, MATTERS AND THINGS IN RELATION TO THE LEASE, PURCHASE AND/OR FINANCING OF MY/OUR INTERESTS IN SAID PROPERTY LOCATED IN \_\_\_\_\_ **COUNTY**, PENNSYLVANIA, AS I/WE MIGHT OR COULD DO IF ACTING PERSONALLY.

FURTHER, THIS POWER OF ATTORNEY SHALL REMAIN IN FULL FORCE AND EFFECT UNTIL REVOKED, SUSPENDED OR TERMINATED BY A DOCUMENT EXECUTED AND ACKNOWLEDGED BY ME/US AND RECORDED AMONG THE LAND RECORDS FOR \_\_\_\_\_ **COUNTY**, PENNSYLVANIA. THIS POWER OF ATTORNEY SHALL BE BINDING ON ME/US, MY/OUR HEIRS, SUCCESSORS, ASSIGNS, EXECUTORS, ADMINISTRATORS AND PERSONAL REPRESENTATIVES, AND ANY PERSON RECEIVING THIS POWER OF ATTORNEY SHALL BE ENTITLED TO RELY ON THE AUTHORITY GIVEN UNTIL AND UNLESS A DOCUMENT EXPRESSLY REVOKING THE POWERS HEREIN GIVEN IS RECORDED AMONG THE AFORESAID LAND RECORDS.

NOTWITHSTANDING ANYTHING HEREIN CONTAINED TO THE CONTRARY, THIS POWER OF ATTORNEY SHALL NOT BE TERMINATED OR BE AFFECTED OR IMPAIRED BY MY/OUR SUBSEQUENT DISABILITY, IT BEING MY/OUR EXPRESS INTENTION THAT THIS POWER OF ATTORNEY SHALL SURVIVE ANY SUCH DISABILITY.

WITNESS THE FOLLOWING SIGNATURE (S) AND SEAL (S) THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

WITNESS:

\_\_\_\_\_  
\_\_\_\_\_

STATE OF  
COUNTY OF

On this the \_\_\_\_\_ day of \_\_\_\_\_, 2012, before me, a  
Notary Public, 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  
therein contained.

In Witness Whereof, I have hereunto set my hand and seal.

\_\_\_\_\_  
NOTARY PUBLIC

Printed Name:

My commission expires:

Agent Acknowledgement

I, \_\_\_\_\_ HAVE READ THE ATTACHED POWER OF ATTORNEY AND AM THE PERSON IDENTIFIED AS THE AGENT FOR THE PRINCIPAL. I HEREBY ACKNOWLEDGE THAT IN THE ABSENCE OF A SPECIFIC PROVISION TO THE CONTRARY IN THE POWER OF ATTORNEY OR IN 20. PA.C.S. WHEN I ACT AS AGENT:

I SHALL EXERCISE THE POWER FOR THE BENEFIT OF THE PRINCIPAL.

I SHALL KEEP THE ASSETS OF THE PRINCIPAL SEPARATE FROM MY ASSETS.

I SHALL EXERCISE REASONABLE CAUTION AND PRUDENCE.

I SHALL KEEP A FULL AND ACCURATE RECORD OF ALL ACTIONS, RECEIPTS, AND DISBURSEMENTS ON BEHALF OF THE PRINCIPAL.

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DATE

POWER OF ATTORNEY  
FROM  
TO

MAIL TO:  
DEBRA D. PATTI, ESQ.  
SETTLEMENTS, LTD.  
41 WHITE AVENUE  
PITTSBURGH, PA 15205

