

Prepared by, recording requested by and  
return to:

Name (Note: capitalize and underline):

Company: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

-----Above this Line for Official Use Only-----

**SPECIAL POWER OF ATTORNEY  
FOR CLOSING REAL ESTATE TRANSACTION**

(Agent for Purchaser)

STATE OF VIRGINIA

COUNTY OF \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENT, THAT I \_\_\_\_\_,  
(capitalized and underlined name) whose address is \_\_\_\_\_,  
\_\_\_\_\_ (City), \_\_\_\_\_ (State), \_\_\_\_\_ (Zip), and currently  
residing in \_\_\_\_\_, County, \_\_\_\_\_, desiring to  
execute a SPECIAL POWER OF ATTORNEY, hereby appoint, \_\_\_\_\_,  
of \_\_\_\_\_ County, Virginia, as my Attorney-in-Fact to act as  
follows, GRANTING unto my Attorney-in-Fact full power to:

To do all things necessary to close on the purchase of the property described  
below, commonly known as \_\_\_\_\_  
(address), with full power and authority for me and in my name to sign, seal,  
execute, acknowledge, and deliver and accept any and all documents necessary to  
effect the purchase and settlement on said property from the owner thereof,  
including but not limited to, sales contracts and addendum thereto, negotiable  
instruments, deeds, deeds of trust, or other instruments, disclosure statements,  
closing or settlement statements, etc. FURTHER GRANTING full power and  
authority to pay any funds for the purchase and the execution of any and all  
documents in connection therewith, including, but not limited to notes, deeds of  
trust or mortgages.

The legal description of the property is as follows, to-wit:

[INSERT DESCRIPTION OR ATTACH EXHIBIT]

I hereby ratify and confirm all that said attorney-in-fact shall lawfully do or cause to be done by virtue of this Power of Attorney and the rights and powers herein granted.

All acts done by means of this power shall be done in my name, and all instruments and documents executed by my Attorney hereunder shall contain my name, followed by that of my attorney and the description "Attorney-in-Fact", excepting however any situation where local practice differs from the procedure set forth herein, in that event local practice may be followed. This SPECIAL POWER OF ATTORNEY shall be valid and may be relied upon by any third parties until such time as any revocation is recorded in the recorder's office of the county where the land is located.

DATED this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Signature

Print Name: \_\_\_\_\_

Commonwealth of Virginia County of \_\_\_\_\_

The foregoing instrument was acknowledged before me \_\_\_\_\_ this \_\_\_\_\_ (date) by \_\_\_\_\_ (name of person acknowledged).

Seal

\_\_\_\_\_  
(Signature of Person Taking Acknowledgment)

\_\_\_\_\_  
(Title or Rank) (Serial Number, if any)

Notary's Registration Number: \_\_\_\_\_

Principal Name and Address	Attorney-in-Fact Name and Address
Name: _____	Name: _____
Address: _____	Address: _____
City: _____	City: _____
State: _____ Zip: _____	State: _____ Zip: _____
Phone: _____	Phone: _____