

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

(Agent for Purchaser)

COMMONWEALTH OF MASSACHUSETTS

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

KNOW ALL MEN BY THESE PRESENT, THAT I \_\_\_\_\_,  
whose address is \_\_\_\_\_, \_\_\_\_\_ (City),  
\_\_\_\_\_ (State), \_\_\_\_\_ (Zip), desiring to execute a SPECIAL POWER  
OF ATTORNEY, hereby appoint, \_\_\_\_\_, of  
\_\_\_\_\_ County, Massachusetts, 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 Massachusetts  
County \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_, before me personally appeared \_\_\_\_\_ (or \_\_\_\_\_ and \_\_\_\_\_), to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

\_\_\_\_\_  
Notary Public  
Print Name: \_\_\_\_\_

My commission expires:  
\_\_\_\_\_

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