

OHIO REAL ESTATE POWER OF ATTORNEY

I, \_\_\_\_\_ (*name*), currently residing at \_\_\_\_\_  
\_\_\_\_\_ (*address*), hereby appoint  
\_\_\_\_\_ (*agent s name*), currently residing at  
\_\_\_\_\_ (*address*), as my agent  
(*attorney-in-fact*) to act for me in any lawful way with respect to the following limited  
purpose(s) regarding real estate: (*initial all powers granted*)

\_\_\_\_\_ The power to manage the real property located at \_\_\_\_\_,  
which management duties may include, but are not limited to, the power to: sign agreements;  
make repairs or perform maintenance; hire personnel to assist in such repairs or maintenance;  
negotiate leases; set rents; evict tenants; pay property taxes; pay insurance costs; and to do any  
and all acts regarding the management of the real property that I would otherwise have the power  
to do.

\_\_\_\_\_ The power to sell the real property located at \_\_\_\_\_.  
Such power may include, but is not limited to, the power to: hire and fire real estate agents or  
real estate brokers; set, increase, or reduce the sale price; negotiate offers; execute contracts,  
deeds, or any other documents necessary for the sale; communicate with escrow agents; accept  
the closing proceeds of any sale on my behalf; and to do any and all acts regarding the sale of the  
real property that I would otherwise have the power to do.

\_\_\_\_\_ The power to purchase the real property located at \_\_\_\_\_.  
Such power may include, but is not limited to, the power to: hire and fire real estate agents or  
real estate brokers; make and negotiate offers; execute contracts, deeds, or any other documents  
necessary for the purchase; communicate with escrow agents; and withdraw and transmit the  
funds for the purchase on my behalf; and to do any and all acts regarding the purchase of the real  
property that I would otherwise have the power to do.



\_\_\_\_\_ The power to rent the real property located at \_\_\_\_\_.  
Such power may include, but is not limited to, the power to: hire and fire real estate agents or real estate brokers; apply for rental properties on my behalf; authorize any background check necessary for such rental; negotiate rents and costs; pay rental or associated fees; and to do any and all acts regarding the rental of the real property that I would otherwise have the power to do.

\_\_\_\_\_ The power to refinance the real property located at \_\_\_\_\_.  
Such power may include, but are not limited to, the power to: select the refinancing company; negotiate the terms of the refinancing; granting permission for home inspections or other items necessary for the refinancing; execute contracts or any other documents necessary for the refinancing; withdraw and transmit the funds for the refinancing on my behalf; and to do any and all acts regarding the refinancing of the real property that I would otherwise have the power to do.

\_\_\_\_\_ Other powers listed below:

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**SPECIAL INSTRUCTIONS:**

THE FOREGOING POWERS ARE SPECIFICALLY INTENDED TO PERTAIN SOLELY AND BE LIMITED TO ALL DECISIONS AND ACTIONS TO BE MADE OR TAKEN IN CONNECTION WITH THE LIMITED PURPOSES DESCRIBED ABOVE.

**EFFECTIVE DATE:**

THIS POWER OF ATTORNEY IS EFFECTIVE IMMEDIATELY AND WILL CONTINUE UNTIL REVOCATION, MY DEATH, OR \_\_\_\_\_, 20\_\_.



*(initial one choice below)*

\_\_\_\_\_ THIS POWER OF ATTORNEY WILL CONTINUE TO BE EFFECTIVE EVEN  
THOUGH I BECOME INCAPACITATED.

\_\_\_\_\_ THIS POWER OF ATTORNEY SHALL CEASE TO BE EFFECTIVE UPON MY  
INCAPACITY.

Successor Attorney- in-Fact. If \_\_\_\_\_ (agent's name) is unable or unwilling to  
serve or to continue to serve as my attorney-in-fact for any reason, then \_\_\_\_\_  
(alternate agent's name), presently residing at \_\_\_\_\_  
(address) is hereby appointed successor attorney-in-fact hereunder.

I agree that any third party who receives a copy of this document may act under it.  
Revocation of the power of attorney is not effective as to a third party until the third party has  
actual knowledge of the revocation. I agree to indemnify the third party for any claims that arise  
against the third party because of reliance on this power of attorney.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
(signature)

\_\_\_\_\_  
(printed name)



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF OHIO )

COUNTY OF \_\_\_\_\_ ) ss

On \_\_\_\_\_ before me, \_\_\_\_\_,  
(insert name and title of the officer)

personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Ohio that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (seal)



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