

NEW YORK 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)





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