

About the Specific Power of Attorney to Sign Lease.

Florida Power of Attorney Act requires Modern Day Property Management to have a Specific Power of Attorney to place tenants, sign leases and/or manage your property completed as follows:

1. Signed by all the Landlord/Owners
2. Each Landlord/Owners signature requires TWO witnesses
3. The instrument must be acknowledged before a Notary Public.

We know that this very rigorous execution requirement is inconvenient for our Landlords. However it the law in Florida and we have no choice but to require it to manage your property. If you live locally and to assist you in completing this instrument, we are happy to schedule an appointment in our office where we can witness and our Notary can acknowledge the instrument for you.

Specific Power of Attorney to Sign Lease

Landlord(s)/Owner(s), hereinafter Landlord(s), hereby grants Broker or Broker's Agents **Tabetha M. Sibley-Tyner, Modern Day Property Management Inc**, who hold current, valid real estate Salespersons or Brokers licenses, hereinafter Agent(s), the specific power of attorney to sign lease(s) and/or lease renewals (unless specifically not authorized by Landlord(s) in writing by certified mail at least 60 days prior to any renewal period) for and in behalf of Landlord(s) and thus bind Landlord(s) to the terms of the lease agreement(s). Landlord(s) agree that they alone own the managed properties and that there are no other undisclosed owners of the properties. Landlord(s) warrant that the Property to be managed is a legal rental unit and rental of same will not be in violation of any rules, laws, or ordinances. Landlord(s) agree to indemnify agent(s) in the event that the unit managed is not a legal rental unit or is in violation of any rules, codes, ordinances or laws.

Property Address _____

Landlord(s) name per Deed _____

Landlord

Landlord

Witness

Witness

Witness

Witness

_____/_____/_____
DATE

SWORN TO AND SUBSCRIBED BEFORE ME THIS ___ DAY OF ___ 20__ THE ABOVE SIGNATORIES WHO DID NOT TAKE AN OATH AND ARE ___ PERSONALLY KNOWN TO ME OR ___ PRODUCED THE FOLLOWING FORM OF ID _____

NOTARY PUBLIC SIGNATURE

(SEAL HERE)

PRINTED NAME

COMMISSION # _____ COMMISSION EXPIRATION DATE ___/___/___