

Prepared by:

GPIN/Tax Map ID #: _____

SPECIAL POWER OF ATTORNEY

DATE: _____

PRINCIPAL: _____

ATTORNEY-IN-FACT: _____

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby constitute and appoint the above named individual as my true and lawful attorney, for me in my name, place and stead, to transact any and all of my business and to do and perform all things and acts relating to the refinance closings of _____ with Capital Center, LLC; which I might personally do, including but not limited to the signing of a Note, Agreements, Deed of Trust, closing statement, and all ancillary documents which may be required in such loan closings with Capital Center, LLC and the refinance of _____.

This power of attorney shall remain in full force and effect until revoked in writing by me, but in the absence of actual knowledge of its revocation, it may at all times be relied upon by any person, firm or corporation dealing with my attorney, as remaining in full force and effect, and such person, firm or corporation shall have no liability to me with respect thereto. This power of attorney shall not terminate in the event of any disability or incapacity of mine but shall continue and be exercisable by my attorney.

WITNESS the following signature and seal:

_____ [SEAL]

STATE/Commonwealth of _____

CITY/COUNTY OF _____, to-wit:

The foregoing instrument was acknowledged before me this the _____ day of _____, 20____ by _____.

Notary Public

My commission expires: _____

[SAMPLE]

Prepared by:
Smith& Associates, LLC
123 Main Street
Any Town, State 12345
GPIN/Tax Map ID #: 123-45-678

SPECIAL POWER OF ATTORNEY

DATE: **January 1, 2010**

PRINCIPAL: **John A. Doe** [party unable to attend closing; name must match deed exactly]

ATTORNEY-IN-FACT: **Jane B. Doe** [party who is able to attend closing]

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby constitute and appoint the above named individual as my true and lawful attorney, for me in my name, place and stead, to transact any and all of my business and to do and perform all things and acts relating to the refinance closings of **123 South Street, Richmond, Virginia 12345** with Capital Center, LLC; which I might personally do, including but not limited to the signing of a Note, Deed of Trust, closing statement, and all ancillary documents which may be required in such loan closings with Capital Center, LLC and the refinance of **123 South Street, Richmond, Virginia 12345**.

This power of attorney shall remain in full force and effect until revoked in writing by me, but in the absence of actual knowledge of its revocation, it may at all times be relied upon by any person, firm or corporation dealing with my attorney, as remaining in full force and effect, and such person, firm or corporation shall have no liability to me with respect thereto. This power of attorney shall not terminate in the event of any disability or incapacity of mine but shall continue and be exercisable by my attorney.

WITNESS the following signature and seal:

(Signature of John A. Doe) _____ [SEAL]
John A. Doe

STATE/Commonwealth of _____
CITY/COUNTY OF _____, to-wit:

The foregoing instrument was acknowledged before me this the _____ day of _____, 20____ by **John A. Doe**.

Notary Public

My commission expires: _____