

# SPECIFIC POWER OF ATTORNEY

Owner hereby grants Broker \_\_\_\_\_ and Broker's agent \_\_\_\_\_, who hold a current, valid real estate Sales persons and/or Brokers license (hereinafter "Agents") the specific power of attorney to sign leases, lease renewals (unless Agent notified in writing by US Certified Mail not to renew at least 60 days prior to any renewal period) on managed or tenant placement properties on behalf of Owner, which will obligate Owner to the terms of the lease. Owner warrants that each managed or tenant placement property is solely owned by the Owner.

Agents are given the exclusive right to screen, approve or reject prospective tenants and to serve any lease default notices to Tenants. Owner warrants that each property is a lawful rental property and leasing the property will not be in violation of any rules, codes, laws, or ordinances. Owner agrees to indemnify the Agents, to include all attorneys' fees and court costs, in the event that the property is not a lawful rental property or is otherwise in violation of any rules, codes, laws or ordinances.

Owner agrees to hold the Agents harmless for any actions by the Tenants, early lease termination by the Tenants, breach of a lease, failure of Tenants to pay any rents or other amounts due under the lease, or any damages to or missing items from the Property related to the Tenants' occupancy of the property.

Property Address: \_\_\_\_\_

Owner Signature: \_\_\_\_\_

\_\_\_\_\_  
Witness

Printed Name: \_\_\_\_\_

\_\_\_\_\_  
Witness

Owner Signature: \_\_\_\_\_

\_\_\_\_\_  
Witness

Printed Name: \_\_\_\_\_

\_\_\_\_\_  
Witness

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was sworn to, subscribed and acknowledged before me on \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, who is  personally known to me or  who produced \_\_\_\_\_ as identification and who did take an oath.

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

My Commission expires: \_\_\_\_\_

Notary seal