

This document was prepared by:
John Doe
100 Main Street
Miami, Florida 33109

Return To:
John Doe
100 Main Street
Miami, Florida 33109

DURABLE POWER OF ATTORNEY

OF

John Doe

I. PRINCIPAL AND ATTORNEY-IN-FACT

I, John Doe, also known as Jack Doe, who reside at 100 Main Street, Miami, Florida 33109, appoint the following person to serve as my attorney-in-fact, to act for me in any lawful way with respect to the subjects indicated below:

Jane Doe
Miami, Florida

[The following information appears if you appoint a successor attorney-in-fact.]

If Jane Doe resigns or is unable or unwilling to serve or continue to serve as my attorney-in-fact, I appoint the following person to serve as my successor attorney-in-fact:

James Smith
Miami, Florida

II. EFFECTIVE TIME

This durable power of attorney is effective immediately and is not terminated by the subsequent incapacity of the principal except as provided in Chapter 709, Florida Statutes.

Pursuant to the Health Insurance Portability and Accountability Act of 1996 (“**HIPAA**”) and all other applicable state and federal laws, and exclusively for the purpose of making a determination of my incapacitation or incapability of managing my financial affairs and obtaining an affidavit of such incapacitation by a physician, I authorize any health care provider to disclose to the person named herein as my “attorney-in-fact” any pertinent individually identifiable health information sufficient to determine whether I am mentally or physically capable of managing my financial affairs. In exercising such authority, my attorney-in-fact constitutes my “personal representative” as defined by HIPAA.

III. POWERS OF ATTORNEY-IN-FACT

To the extent permitted by law, my attorney-in-fact may act in my name, place, and stead in any way that I myself could with respect to the following matters:

YOUR ATTORNEY-IN-FACT SHALL BE AUTHORIZED TO ENGAGE ONLY IN THOSE ACTIVITIES THAT ARE INITIALED.

[The following sections will appear based on your selections in the questionnaire.]

(____) REAL ESTATE TRANSACTIONS:

- Manage, sell, transfer, lease, mortgage, pledge, refinance, insure, maintain, improve, collect and receive rent, sale proceeds, and earnings, pay taxes, assessments, and charges, and perform any and all other acts with respect to real property and interests in real property that I own now or later acquire. If I am married, my attorney-in-fact may not mortgage or convey homestead property without the consent of my spouse, or my spouse's legal guardian.
- Defend, settle, and enforce by litigation a claim to real property and interests in real property that I own now or later acquire.
- Buy, lease, or otherwise acquire real property or an interest in real property, including the authority to enter into listing agreements and purchase and sale contracts, and to sign escrow instructions.
- Execute deeds, mortgages, releases, satisfactions, and other instruments relating to real property and interests in real property that I own now or later acquire.
- Hire and discharge accountants, bookkeepers, property managers, and other professionals providing services related to real property and interests in real property that I now own or later acquire.

(____) TANGIBLE PERSONAL PROPERTY TRANSACTIONS:

- Buy or otherwise acquire ownership or possession of, sell or otherwise dispose of, mortgage, pledge, assign, lease, insure, maintain, improve, pay taxes on, otherwise manage tangible personal property and interests in tangible personal property that I now own or later acquire.

(____) STOCK AND BOND TRANSACTIONS:

- Buy, sell, pledge, and exchange stocks, mutual funds, bonds, options, commodity futures, and all other types of securities in my name.

- Sign, accept, and deliver in my name certificates, contracts, or other documents relating to the foregoing, including agreements with brokers or agents.
- Exercise voting and other rights and enter into agreements relating thereto.
- Hire and discharge professionals providing services related to the management and investment of any securities in my name.

(____)

FINANCIAL INSTITUTION TRANSACTIONS:

Conduct any business with banks, savings and loan associations, credit unions, and other financial institutions, including the authority to:

- Sign and endorse all checks and drafts in my name.
- Deposit and withdraw funds from accounts.
- Open, maintain, and close accounts or other banking arrangements.
- Open, continue, and have access to all safe deposit boxes, and add and remove items from them.
- Borrow money, pledge property as security, and negotiate terms of debt payments.
- Apply for and receive letters of credit, credit cards, and traveler's checks, and give an indemnity or other agreement in connection with letters of credit.
- Conduct banking transactions provided in section 709.2208(1).

(____)

BUSINESS OPERATION TRANSACTIONS:

- Buy, sell, expand, reduce, or terminate a business interest, including shares in a corporation, membership interests in a limited liability company, and partnership interests in a general, limited, or limited liability partnership.
- Manage and operate any business or business interest that I now have or later acquire, including the authority to:
 - Enter into, amend, enforce, and terminate any business contract.
 - Disburse, receive, and demand money in the operation of the business.
 - Merge, reorganize, or sell a business or part of a business.

- Determine the location, nature, and method of operating the business.
- Hire and discharge employees and agents.
- If an agent is permitted by law to act for a principal, and subject to the terms of any partnership or operating agreement, perform any duty and exercise any right, power, or privilege that I have under a partnership or operating agreement, to enforce the terms of a partnership or operating agreement, and to defend, arbitrate, and settle any legal proceeding to which I am a party because of membership in a partnership or limited liability company.
- Exercise a right, power, or privilege that I have as the holder of a bond, share, or instrument of similar character and to defend, arbitrate, and settle any legal proceeding to which I am a party because of any bond, share, or similar instrument.

(____)

INSURANCE AND ANNUITY TRANSACTIONS:

- Obtain, modify, renew, convert, rescind, pay the premium on, or terminate insurance and annuities of all types for myself and for my family and other dependents.
- Designate the beneficiary of the contract, but the attorney-in-fact may be named a beneficiary of the contract, or an extension, renewal, or substitute for it, only if the attorney-in-fact was named as a beneficiary under a contract procured by the principal before signing this power of attorney.
- Surrender and receive the cash value, borrow against, or pledge any insurance or annuity policy.

ESTATE AND TRUST TRANSACTIONS:

(____)

- Act for me in any trust, probate, guardianship, conservatorship, custodianship proceeding fund from which I am now, claim to be, or later become entitled, as a beneficiary, to a share or payment, including the authority to sign petitions, objections, waivers, consents, receipts, settlements, and other agreements relating to the above-referenced matters or proceedings.

(____)

- Transfer any of my property to a living trust that I created as a grantor before this power of attorney was signed.

- (____) • Sign a qualified disclaimer pursuant to Internal Revenue Code Section 2518 and applicable state law.

(____) LEGAL ACTIONS:

To act for me in all legal matters, whether claims in my favor or against me, including the authority to retain and discharge attorneys on my behalf; appear for me in all actions and proceedings, commence actions in my name, sign all documents, submit claims to arbitration or mediation, settle claims, and pay judgments and settlements.

(____) PERSONAL AND FAMILY CARE:

To do acts necessary to maintain my customary standard of living, and that of any individuals legally entitled to be supported by me, including the authority to provide and pay for medical care, shelter, clothing, food, usual vacations, education, transportation, and dues for social organizations. My attorney-in-fact is specifically authorized to hire and compensate household, nursing, and other employees necessary for my well-being and that of any individuals legally entitled to be supported by me, and to enter into contracts and commit my resources with respect to the provision of my residential care in a convalescent hospital, skilled nursing home, or alternative residential facility.

(____) GOVERNMENT ASSISTANCE:

Claim and collect benefits from the Social Security Administration, including retirement benefits, supplemental social security, and social security disability benefits and, Medicare, Medicaid, or state, local, and other government programs or civil or military service.

RETIREMENT PLAN TRANSACTIONS:

- () • To act for me in all matters that affect my retirement, deferred compensation, or pension plans, including the authority to select payment options, designate beneficiaries, make contributions, exercise investment powers, make “rollovers” of plan benefits, borrow or sell assets from the plan, and, if I am a spouse who is not employed, waive my right to be a beneficiary of a joint or survivor annuity.
- () • Designate beneficiaries.
- () • Waive my right to be a beneficiary of a joint or survivor annuity.

[A version of this section will appear based on your selections in the questionnaire.]

- () GIFTS:
Make gifts from my assets, including debt forgiveness and gifts to my attorney-in-fact.

- () PET AND ANIMAL CARE:
Maintain of all pets and animals currently supported by me by providing and paying for shelter, food, and veterinary care.

[The following section only appears if you elect to give your attorney-in-fact powers not mentioned in the above categories.]

- () OTHER:
Sample.

[The following section only appears if you specifically place limitations on the authority of your attorney-in-fact.]

- () Notwithstanding the foregoing, the authority of my attorney-in-fact is limited as follows: Sample.

IV. GENERAL PROVISIONS

- 1) Reliance By Third Parties. I hereby agree that any third party receiving a duly executed copy of this document may rely on and act under it. Revocation or termination of this power of attorney will be ineffective as to a third party unless and until that third party receives written notice of the revocation or termination. Notice to a financial institution is subject to the requirements of section 709.2121, Florida Statutes. For myself and for my heirs, executors, legal representatives, devisees, and assigns, I hereby agree to indemnify and hold harmless any third party from any and all claims because of good faith reliance on this instrument.
- 2) Severability. If any provision in this power of attorney is found to be invalid or unenforceable, this invalidity or unenforceability will not affect the other provisions of this document, and the other provisions will be given effect without the invalid or unenforceable provision.

[The following paragraph only appears if you select "Yes" to revoking prior Power of Attorney documents.]

- 3) Revocation of Prior Powers of Attorney. I revoke all durable powers of attorney naming me as principal executed prior to this document, specifically excluding any health care powers of attorney and advance health care directives.
- 4) Maintenance of Records; Accounting. My attorney-in-fact must maintain records of all actions taken on my behalf, including transactions, receipts, disbursements and investment. My attorney-in-fact shall provide an accounting for all funds handled and all acts performed as my attorney-in-fact, but only upon my request, the request of a personal representative or a fiduciary acting on my behalf, or court order. Any requirement of my attorney-in-fact to file inventories and accounts with the county clerk or with the court is specifically waived.

[A version of this paragraph appears based on your selection in the questionnaire.]

- 5) Compensation and Reimbursement. My attorney-in-fact is entitled to reasonable compensation for services provided on my behalf pursuant to this power of attorney. My attorney-in-fact will be reimbursed for all reasonable expenses incurred relating to his or her responsibilities under this power of attorney.

[A version of this paragraph appears based on your selection in the questionnaire.]

- 6) Personal Benefit Permitted. If my attorney-in-fact is acting in good faith and in my best interests, my attorney-in-fact may personally benefit or profit from transactions taken on my behalf.
- 7) Liability of Attorney-in-Fact. All persons or entities that in good faith endeavor to carry out the provisions of this power of attorney will not be liable to me, my estate, or my heirs for any damages or claims arising because of their actions or inactions based on this power of attorney. My estate will indemnify and hold them harmless. A successor attorney-in-fact will not be liable for the acts of a prior attorney-in-fact.
- 8) Copies. A copy of this durable power of attorney shall be effective as an original for all purposes.

IN WITNESS WHEREOF, the undersigned has executed this power of attorney on the date set forth below.

Date: _____

Signature of John Doe

WITNESSES

By signing as a witness, I am acknowledging the signature of the principal who signed in my presence, and the fact that he or she stated that this power of attorney reflects his or her wishes and is being executed voluntarily. I believe the principal to be of sound mind. I have not been appointed as attorney-in-fact by the principal, am not related to him or her by blood, marriage, or adoption, and, to the best of my knowledge, am not entitled to any portion of his or her estate under his or her last will and testament.

1. _____
(Signature of witness) _____
(Print Name)

(Address)

(City, State, ZIP)
2. _____
(Signature of witness) _____
(Print Name)

(Address)

(City, State, ZIP)

**ACKNOWLEDGMENT
OF NOTARY PUBLIC**

State of Florida

County of _____

The forgoing instrument was acknowledged before me this ____ day of _____, 20____, by John Doe.

Notary Signature

PRINT, TYPE OR STAMP NAME OF NOTARY

(SEAL)

Personally known _____
OR Produced identification _____
Type of identification produced _____

[This document only appears if you select "Yes" to revoking prior Power of Attorney documents.]

REVOCACTION OF POWER OF ATTORNEY

I, John Doe, hereby revoke, cancel and make void all durable powers of attorney naming me as principal executed prior to _____, 20____, specifically excluding any health care powers of attorney and advance health care directives. Nothing herein shall affect any action taken by my attorney-in-fact prior to receiving this notice. This notice shall be conclusive for all purposes, from the date of execution as set forth below.

This Revocation of Power of Attorney may be served via personal delivery, mail, facsimile transmission or other electronic transmission, and shall be effective regardless of the manner in which same is received. A copy of this Revocation of Power of Attorney shall be effective as an original for all purposes.

_____ Date: _____, 20____

Signature of John Doe
100 Main Street
Miami, Florida 33109

**ACKNOWLEDGMENT
OF NOTARY PUBLIC**

State of Florida

County of _____

The forgoing instrument was acknowledged before me this ____ day of _____, 20____, by John Doe.

Notary Signature

PRINT, TYPE OR STAMP NAME OF NOTARY

(SEAL)

Personally known _____
OR Produced identification _____
Type of identification produced _____

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SAMPLE

These are sample documents for the state of Florida. Actual content differs by state and may vary based on your answers to the LegalZoom questionnaire.

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