

REAL ESTATE POWER OF ATTORNEY

If a “WET” (real ink) signature is required for a Real Estate document, a solution is to have the signer who is anywhere in the world and unable to attend the closing, sign an electronic (Remote Online Notary) Power of Attorney limited to the specific Real Estate transaction.

A limited Real Estate Power of Attorney is subject Florida Statute 415.102. Our Witnesses **CAN NOT** sign a Real Estate Power of Attorney if the signer is observed to be a “Vulnerable Adult” and the limited Real Estate POA will need to be signed with a mobile notary and local disinterested witnesses.

Florida Statutes 117.285 (5)(g) The presence of a witness with the principal at the time of signing by means of audio-video communication technology is not effective for witnessing the signature of a principal who is a vulnerable adult as defined in s. 415.102. The contestant of an electronic record has the burden of proving that the principal was a vulnerable adult at the time of executing the electronic record

Florida Statutes defines “Vulnerable adult” as a person 18 years of age or older whose ability to perform the normal activities of daily living or to provide for his or her own care or protection is impaired due to a mental, emotional, sensory, long-term physical, or developmental disability or dysfunction, or brain damage, or the infirmities of aging.

POWER OF ATTORNEY REAL ESTATE

If a Real Estate limited Power of Attorney to be electronically signed is, the Remote Online Notary Provider will ask the signer the following eight (8) questions during the oath:

1. Are you under the influence of any drug or alcohol today that impairs your ability to make decisions?
2. Do you have any physical or mental condition or long-term disability that impairs your ability to perform the normal activities of daily living?”
3. Do you require assistance with daily care?
4. Are you currently married? If so, name your spouse.
5. Please state the names of anyone who assisted you in accessing this video conference today.
6. Please state the names of anyone who assisted you in preparing the documents you are signing today.
7. Where are you currently located?
8. Who is in the room with you?

If any of the first three (3) questions are answered or observed to be “yes,” by our disinterested witnesses, the signing of the Real Estate Power of Attorney **CAN NOT** be completed using remote online notarization and must be completed in-person.

Divisions of Gold Medal Media Group LLC dba FloridaRemoteNotary.com, TheFloridaRemoteNotary.com and 911Apostille.com.

If you have any questions, call or text 561-518-9232 or WhatsApp 239-284-2557.