



SPECIFIC POWER OF ATTORNEY

Landlord/Owner(s), hereinafter Owner(s), hereby grants Broker or Broker's agent(s) **RUSSELL PROPERTY GROUP LLC** who hold a current, valid real estate Sales persons or Brokers license, hereinafter Agent(s), the specific power of attorney to sign lease(s) and/or lease renewals (unless specifically not authorized by Owner(s) in writing by certified mail at least 60 days prior to any renewal period) on managed or finder fee rental properties on behalf of Owner(s) and thus bind Owner(s) to the terms of the lease agreement(s). Owner(s) agree that they alone own the managed properties and that there are no other undisclosed owners of the properties.

Agent(s) are given the exclusive right to screen and approve or disapprove prospective tenant(s), to deliver, on Owner's behalf, any default notices to Tenant(s) as may be necessary. Owner(s) warrant that the unit to be managed is a legal rental unit and rental of same will not be in violation of any rules, laws, or ordinances. Owner(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.

Owner(s) agree to hold Agent(s) harmless for any actions by the tenant(s), cancellation by the tenant(s), breach of lease, failure of tenant(s) to pay any rents or funds due under the terms of the lease agreement or any damages or missing items due to the tenant(s) and/or tenant(s) guests.

Property address _____

Owner

Owner

_____/_____/_____
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 ____/____/____