

SELLER'S/MORTGAGOR'S AGREEMENT

RE: PROPERTY :

MORTGAGE TO:

DATED: AND RECORDED IN VOL: PAGE:

I/We hereby retain ("Attorney"), to negotiate and collect from the Lender(s) responsible for providing a Release of the above referenced mortgage, any damages that may accrue pursuant to R.I.G.L. §34-26-5 I/we authorize Attorney to take such steps, in his/her sole discretion, as he/she deems necessary to collect these damages, including the institution of legal action in our names and retaining litigation counsel. I/we further authorize Attorney in his/her sole discretion to settle this claim at any time, without further authorization from me/us. In the event of a monetary recovery of damages, we agree to pay 33 1/3 % to the attorney as legal fees and that the balance will be divided evenly between the undersigned, the title company and the title agent.

Dated this day of , 2007

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MORTGAGOR(S):

Acknowledged before me this day of , 20 .

Notary Public

Power of Attorney

Specific for Real Estate Transaction

Know All Men By These Presents, That I, _____, of _____, do hereby appoint my Attorney, _____, of _____, Rhode Island, as my attorney-in-fact to act INDIVIDUALLY.

First: In my name, place and stead in any way which I myself could do, if I were personally present, with respect to making a claim, prosecuting litigation, negotiating settlements, endorsing or depositing bank drafts relating to the payoff of a mortgage to _____ secured by property KNOW AS _____.

I hereby authorize my attorney-in-fact to execute any and all releases, satisfactions, withdrawals, affidavits or any other documents pertaining to the subject real estate.

Second: Hereby ratifying and confirming all that said attorney does or causes to be done.

THIRD: THIS POWER OF ATTORNEY SHALL NOT BE INVALIDATED NOR AFFECTED BY MY SUBSEQUENT DISABILITY OR INCOMPETENCE, OR BY LAPSE OF TIME.

In Witness Whereof I have hereunto signed my name and affixed my seal this day of _____, 20_____.

Signed, Sealed and Delivered in presence of
Or Attested by

_____ (L.S.) _____

_____ (L.S.) _____

State of Rhode Island }

 } ss

County of }

20 . The foregoing instrument was acknowledged before me this day of ,

Notary Public
My Commission Expires: