

**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 Connecticut General Statutes Section 49-8©. 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 that 25% of net recovery after payment of all costs and expenses) will be remitted to us and                      will be retained by Attorney as legal fees.

Dated this                      day of                      , 2005

MORTGAGOR(S):

\_\_\_\_\_  
\_\_\_\_\_

Acknowledged before me this                      day of                      \_\_, 20                      .

\_\_\_\_\_  
Commissioner of Superior Court

# *Power of Attorney*

## Specific for Real Estate Transaction

Notice: The powers granted by this document are broad and sweeping. They are defined in Connecticut Statutory short Form Power of Attorney Act, sections 1-42 to 1-56, inclusive, of the general statutes, which expressly permits the use of any other or different form of power of attorney desired by the parties concerned.

Know All Men By These Presents, which are intended to constitute a GENERAL POWER OF ATTORNEY pursuant to Connecticut Statutory Short Form Power of Attorney Act:

That I, \_\_\_\_\_, of \_\_\_\_\_, \_\_\_\_\_, do hereby appoint my Attorney, \_\_\_\_\_, of \_\_\_\_\_, Connecticut, 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 Connecticut }

} ss

County of }

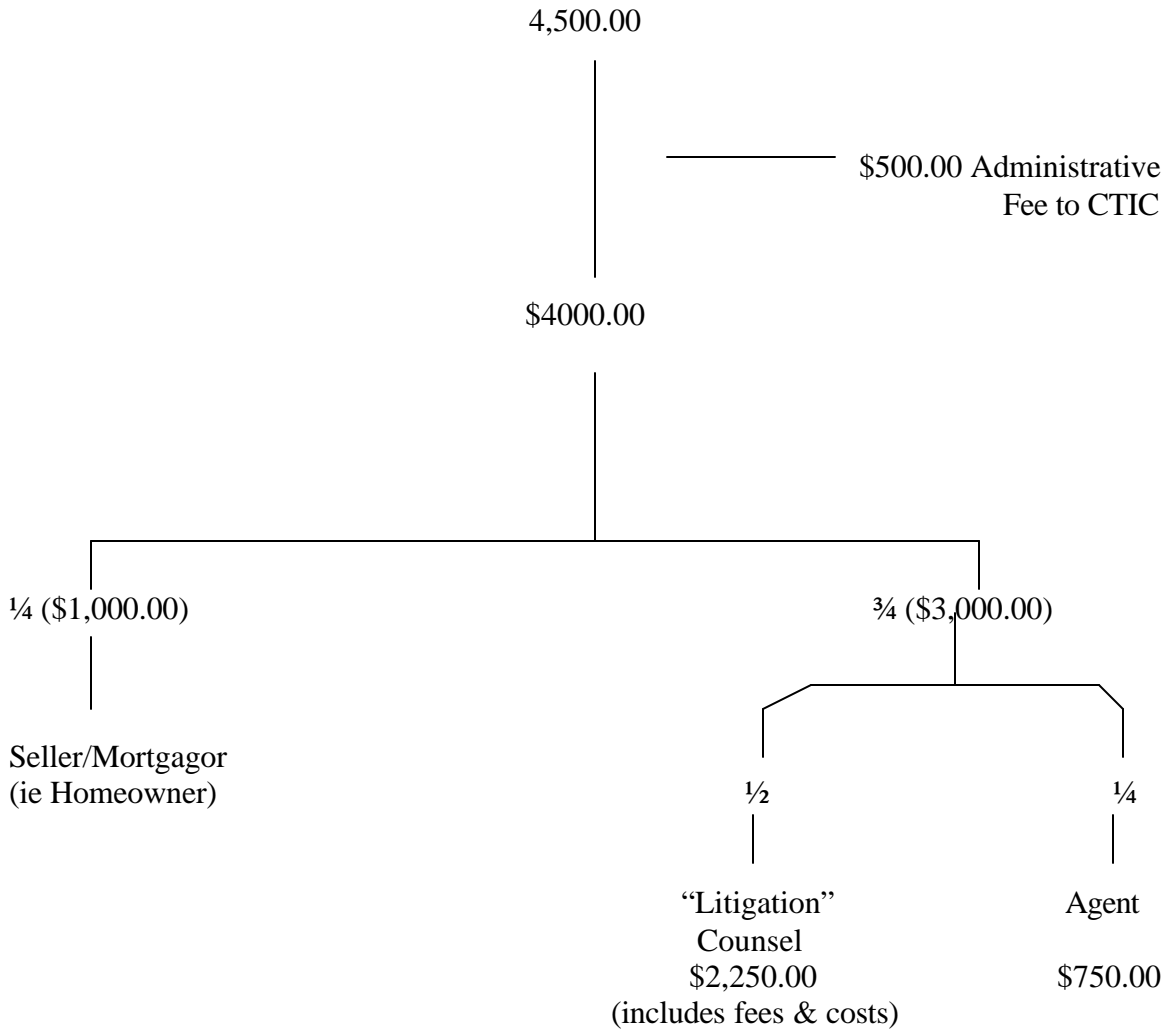
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_

Notary Public  
My Commission Expires:

RELEASE TRACKER FEES

EXAMPLE: \$4,500.00 Recovery



\*\$200.00 Administrative Fee @ 2,000.00 recovery or below