

The following thoughts were shared by Fred Peet via and, with his permission, are included here:

- Pushing hard for every closing to be by POA with one of our attorneys appointed as agent when allowed by lenders.

Note: If not already prepared this way, POA's should now include DELEGATION language. In case the Agent cannot make the closing, the Agent can delegate authority to another (presumably an atty at the closing).

“Delegation of Powers. The Agent may delegate the powers granted to the Agent by this Power of Attorney by a delegation in writing which makes reference to this Power of Attorney and otherwise complies with applicable law.” Click [here](#) for delegation template (feel free to edit).

- Hoping attorneys for sellers will be doing the same and can mail or deliver pre-signed documents to be held in escrow.
- May soon exclude sellers from entering the building; encourage a discussion with seller clients now; consider waiving legal fees for POA and consider covering the recording fee.
- Have a procedure for drive-thru POA signing so clients do not enter the office.
- Office doors are locked and we will be installing doorbells.
- For the few closings still occurring in the office, we are excluding non-signing parties from entering the building. They will be asked to wait in the parking lot.
- For closings occurring outside our office, attorneys are not to enter a room where proper social distancing is not occurring. In this case, the attorney will ask for another office to meet only with our clients or will take our clients outside to sign documents on the hood of the car.
- Several members of our office are now working from home.

Click [here](#) for contract Addendum language.