

# TRUSTS, LLCS, CORPORATIONS, POA

HOW TO HANDLE CUSTOMERS NAMES THAT ARE **NOT** JUST **FIRST/LAST NAMES**

## **TRUST:**

Seller or Buyer: Jim Bailey Living Trust dated July 1, 2015.

Signature (if Seller): Jim Bailey, Individually and as Trustee

Signature (if Buyer): Jim Bailey, as Trustee

*Note – need to confirm who the acting Trustee is with the client.*

## **LLC:**

Seller or Buyer: Florida Beach LLC, a Florida limited liability company (or different state)

Signature: Jim Bailey, as Authorized Member (if Member Managed).

Signature: Jim Bailey, as Manager (if Manager Managed).

*Note – need to confirm the Managing Member name with the client.*

## **CORPORATION:**

Seller or Buyer: Florida Beach LLC, a Florida Corporation (or different state)

Signature: Jim Bailey, as President (or Vice President, or CEO)

*Note – need to confirm the correct Name AND Title with the client.*

## **POWER OF ATTORNEY:**

Seller or Buyer: Insert the actual buyer or seller name that is on the DEED.  
For example: “John Hancock” is on the Deed

Signature: John Hancock by Jim Bailey as his attorney in fact

*Note – need to confirm the POA is a “Specific POA” for Real Estate. Many General POAs do not cover real estate sales in Florida. Confirm with a Real Estate Attorney.*