

<b>Table 201- 9 Required Signatures by Ownership Type</b>		
<b>Ownership type</b>	<b>Signatures required on application***</b>	<b>Notes</b>
Individuals and married couples	All named on deed or other ownership document	All individuals including married couples having ownership rights in a property must agree to MFL enrollment by signing. Note, minors who are deeded owners may not sign the application themselves: an authorized adult must sign on their behalf.
Marital Property	Owner named on deed or other ownership document	Non-titled spouses from marital property do not need to sign the application or other tax law forms because they do not have a management or control interest in the land.
Life Lease or Life Estate Holder(s), Life Lease Holder(s)	All named on deed or other ownership document	Life estates and leases are limited ownership interests and are often retained when parents deed land to their children giving the individuals the right to live on the land and use it until they die. The life estate or lease holder is an owner and must sign the application. Life estate or lease holders with land management rights must agree to the management prescriptions before signing the MFL application. If the life estate or lease is no longer valid, documentation must be provided.
Partnerships**	Any partner**	Ownership is by a partnership, including Limited Partnerships (LP) and Limited Liability Partnerships (LLP). The signature of any partner binds the partnership unless the Department knows that a particular partner lacks the authority to bind the partnership. The signature of all partners should be requested, however. Partnership documents are not required.
Encumbrance Holder*	All Encumbrance Holders*	Encumbrance holders must sign the application, including vendors of a land contract, mortgagee's (loan officer), timber rights holders or easement holders where the easement controls/restricts the management of the land.
Joint Tenancy	All named on deed or other ownership document	Ownership is held by more than one (1) individual and each person owns an undivided interest in the property, with all parties having the right to use the land and the right of survivorship. Upon the death of one owner the other owner(s) retain title of the deceased person's share of the land. If one of the joint tenants is deceased, the survivor must record a termination of decedent's interest and record the document at the register of deeds.
Tenants in Common	All named on deed or other ownership document	Ownership is held by two (2) or more persons with an undivided interest in the property and an equal right to use the land, even if the percentages of interests are not equal. There is no right of survivorship if one (1) of the tenants in common dies. Each interest may be sold separately, mortgaged, or willed to another.
Trusts**	Any trustee	Ownership is by a trust, including sub-trusts and unitrusts, controlled by trustees. A trustee has authority to sell, mortgage or lease trust property.
Corporation**	Corporate Officer	Ownership is by a corporation, managed by corporate officers (president, vice-president, secretary, etc.).
Limited Liability Company (LLC)**	Any member	Ownership is by an LLC that provides limited liability to its owners.
<p>* Encumbrance holders are not considered owners, and do not need to sign the management plan or transfer form. By signing the application form, the encumbrance holder agrees to the management plan. By signing the transfer form, the landowner is indicating that encumbrance holders agree to the management plan.</p> <p>** Although not required, additional members, trustees, partners etc. should be offered the opportunity to sign.</p> <p>*** In any case where someone is signing on someone else's behalf, documentation of signing authorization is required (e.g., power of attorney documentation). If one or more owners named on the deed is deceased, additional documents are needed. If the estate is in probate and there is an executor or other authorized representative signing on behalf of the decedent, proof that the signer is authorized to act on the behalf of the deceased owner is required. Owners may be joint tenants, tenants in common, survivorship marital property, life estate holders, or individual(s) with no relationship listed. The termination of decedent's interest or copy of death certificate serve as acceptable documentation of death. For tenants in common, or individuals with no relationship listed, all ownership interest of any deceased individuals must be shown on deed(s). Please also note that Transfer on Death (TOD) deeds are not proof of ownership for the grantees of the TOD. TOD allows successors an interest in the land upon the death of the owners. Individuals listed as successors upon death do not have an interest in the land until after the death of the owner; therefore, signatures of the successors are not required on an MFL application. Only the current, living owner(s) are required to sign.</p>		