

Ontario

MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
Ministère des Services au public et aux entreprises

APOSTILLE

(Convention de La Haye du 5 Octobre 1961)

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**Certified
Attesté**

5. at / à

Toronto, Ontario

6. the / le **2024-03-13**

7. by / par

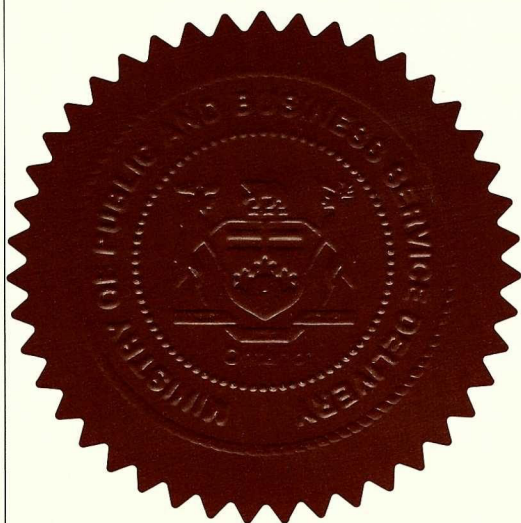
Manager Official Documents Services

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出售房产委托书

委托人	姓 名		性 别	男	国籍	中国
	出生日期		护照号码			
			身份证编号			
受托人	姓 名		性 别	女	国籍	中国
	出生日期		身份证号			
	住址: 上 弄					
委托事项	委托人因事务繁忙无法亲自办理出售登记在 名下位于上海 10 事宜, 特委托受托人为委托人的代理人, 就上述房地产代表委托人办理下列附录中所列的全部事项。受托人无转委托权。 凡受托人在上述委托权限内代理委托人就上述房地产所实施的法律行为及所造成的法律后果, 委托人均予以认可。 附录: 壹、代为签订、解除、修改定金协议、房地产买卖合同及相关协议 贰、代为办理不动产转移登记手续, 代为签署不动产登记部门的相关登记文件 叁、代为办理按揭相关手续 (包括签署相关文件) 肆、代为申请及办理还贷、退保手续, 代为办理抵押权注销手续、代为领取有关注销抵押材料 (包括签署有关文件、领取保险费、领取结清证明、抵押权登记证明等) 伍、代为办理有关合同公证, 领取公证书 陆、代为开具收款收据 柒、代为配合买受方办理贷款的相关事宜 (包括签署相关文件) 捌、代为配合买受方办理房产税征免认定手续 (包括签署相关文件) 玖、代为办理审税、核价、房地产估价手续 拾、代为向开发商、不动产登记部门及税务机关调取相关材料 拾壹、代为交房 (包括物业更名, 维修基金、电话、宽带、有线电视、水、电、煤气等过户、销户手续) 拾贰、代为办理户口迁移手续、签署相关文件 拾叁、代为申请及办理房地产权证挂失、密码单挂失、重置, 补办、领取不动产权证书及密码单 拾肆、代为申报纳税 (包括申报唯一住房) 及支付上述房地产出售过程中应付之相关税费 拾伍、代为办理上述房地产出售过程中的其他相关事宜 拾陆、代为办理售房款购汇汇出相关手续					
委托期限	自即日起至上述委托事项办理完毕为止。					

委托人 (签名)

日期: 2024 年 03 月 11 日

I was personally present
when the document was signed



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any PUBLIC

Way, Markham,

R 529

Power of Attorney for Sales of Property

Principal	Name		Gender	Male	Nationality	Chinese	
	Date of birth	Se	Passport No.	XXXXXXXXXX			
Trustee			ID No.	156			
	Name	Z	Gender	Female	Nationality	Chinese	
	Date of birth	F		3			
Address:							
Entrusted matters	The principal, due to being busy with affairs and unable to personally handle the transaction of the property located at [Y], hereby authorizes the trustee as the principal's representative to handle all matters listed in the appendix regarding the aforementioned real estate. The trustees have no power of delegation. The principal acknowledges any legal actions taken by the trustee on behalf of the principal regarding the aforementioned real estate within the scope of the entrustment authority, and any resulting legal consequences. Appendix: 1. To sign, rescind, or amend the deposit agreement, real estate sales contract, and related agreements on behalf of the principal; 2. To handle real estate transfer registration procedures and sign relevant registration documents from the real estate registration department on behalf of the principal; 3. To handle mortgage related procedures on behalf of the principal (including signing relevant documents); 4. To apply for and handle loan repayment and surrender procedures, handle mortgage cancellation procedures, and collect relevant materials for mortgage cancellation on behalf of the principal (including signing relevant documents, receiving insurance premiums, receiving settlement certificates, mortgage registration certificates, etc.); 5. To handle relevant contract notarization and receive notarized certificates on behalf of the principal; 6. To issue receipts for payments on behalf of the principal; 7. To cooperate with the buyer in handling loan related matters on behalf of the principal (including signing relevant documents); 8. To cooperate with the buyer to handle the procedures for property tax exemption and recognition on behalf of the principal (including signing relevant documents); 9. To handle tax audits, price verification, real estate appraisal procedures on behalf of the principal; 10. To retrieve relevant materials from the developer, real estate registration department, and tax authorities on behalf of the principal; 11. To handle the handover of the property on behalf of the principal (including property name changes, maintenance funds, telephone, broadband, cable TV, water, electricity, gas, and other transfer and cancellation procedures); 12. To handle household registration migration procedures and sign related documents on behalf of the principal; 13. To apply for and handle the loss report of real estate ownership certificates, password list loss, reset, reissue, and collect real estate ownership certificates and password lists on behalf of the principal; 14. To declare taxes (including declaring the only residence) and pay related taxes and fees due on behalf of the principal during the sale of the aforementioned real estate; 15. To handle other related matters on behalf of the principal during the sale of the aforementioned real estate; 16. To handle procedures related to the foreign exchange of sale proceeds on behalf of the principal.						
	Term of entrustment	From now on until the completion of the above entrusted matters.					

Principal (Signature):
Date: March 11, 2024

