



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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3. acting in the capacity of / agissant en
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Certified
Attesté

5. at / à

Toronto, Ontario

6. the / le **2025-03-21**

7. by / par

8. N° / sous n°

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委 托 书

委托人：____，____年____月____日出生，身份证编号：____

____年____月____日出生，身份证编号：____

受托人：____男，____年____月____日出生，现住____

身份证编号____

委托人与____是母子关系，委托人名下拥有青____房产一处，不动产权证书编号为鲁____青____市不动产权第____号，其中____的产权，____占有____的产权，现委托人欲将上述房屋出售，出售所得用于____教育资金使用，因本人不能亲自办理相关手续，特委托____代为办理如下事项：

1. 代为缴纳上述房屋维修基金；
2. 代为办理上述房屋出售的相关手续，包括签署上述房屋买卖合同、代理评估测绘及过户登记等相关事宜；
3. 代为办理网上挂牌、网上签约的相关手续，代为撤销网签合同；
4. 如买受人以银行贷款方式购买，根据登记机关和贷款人的要求协助买受人办理银行贷款（包括公积金贷款）等相关手续，售房款打入委托人宋丽相关银行账户内。
5. 代为调取与房产交易相关的档案资料。
6. 代缴上述房屋在转让过程中产生的各种税费及在相关文件上签字；
7. 如上述房产可以办理减免个人所得税手续，代为申请办理；
8. 代为办理房地产登记机关要求的与其他售房有关的手续；
9. 代为办理资金托管业务，签署相关协议，代收托管资金；
10. 代为办理银行贷款的提前还贷和撤押手续，银行开户等相关手续。

受托人在上述授权范围内所签署的一切有关文件委托人均予承认，由此产生的法律后果由委托人承担；

委托期限：自委托之日起至办理完上述事宜完结之日止。受托人有转委托权。

委托人（签名）：____

日 期：____年____月____日

I was personally present

when the document was signed

March 18, 2025

Power of Attorney

Principals: [REDACTED] female, born on Jan [REDACTED], ID card number: [REDACTED]

[REDACTED] male, born on [REDACTED], ID card number: [REDACTED]

Trustee: [REDACTED] male, born [REDACTED], currently [REDACTED]
[REDACTED], Qingdao City, ID card number: [REDACTED]

The principals [REDACTED] and [REDACTED] shuo are mother and son. The principal [REDACTED], No. [REDACTED] Middle Road, Shinan District, Qingdao City. The number of the Real Estate Ownership Certificate [REDACTED] Qing Dao Shi Bu Dong Chan Quan No. [REDACTED]. Among them, [REDACTED] holds a 75% property right, and [REDACTED] shuo holds a 25% property right. Now the principals intend to sell the above-mentioned property, and the proceeds from the sale will be used for [REDACTED]'s educational funds. Since the principals cannot handle the relevant procedures in person, [REDACTED] is hereby entrusted to handle the following matters on behalf of the principals:

1. Pay the maintenance fund for the above-mentioned property on behalf of the principals;
2. Handle the relevant procedures for the sale of the above-mentioned property, including signing the property sales contract, conducting evaluation, surveying and mapping, and handling transfer registration and other related matters on behalf of the principals;
3. Handle the relevant procedures for online listing and online signing, and cancel the online signing contract on behalf of the principals;
4. If the buyer purchases the property by means of bank loan, assist the buyer in handling the relevant procedures for bank loans (including housing provident fund loans) according to the requirements of the registration authority and the lender, and the property sales proceeds shall be deposited into the relevant bank account of the principal Song, Li.
5. Retrieve the files and materials related to the real estate transaction on behalf of the principals;
6. Pay various taxes and fees generated during the transfer of the above-mentioned property and sign relevant documents on behalf of the principals;
7. If the above-mentioned real estate is eligible for the procedures of exemption or reduction of personal income tax, apply for it on behalf of the principals;
8. Handle other procedures related to the property sale required by the real estate registration authority on behalf of the principals;
9. Handle the capital escrow business, sign relevant agreements, and collect the escrow funds on behalf of the principals;
10. Handle the procedures for early repayment of the bank loan and release of the mortgage, and the relevant procedures such as opening a bank account on behalf of the principals.

The principals shall recognize all relevant documents signed by the trustee within the above-mentioned scope of authorization, and the principals shall bear the legal consequences arising therefrom;

Duration of Authorization: From the date of entrustment until the completion of the above-mentioned matters. The trustee has the right to sub-delegate.

[REDACTED]