

# AFFIDAVIT

I, WUWEN GUO, translator in the City of Toronto, Province of Ontario, make oath and say:

1. I am fluent in both Chinese and English.
2. I have translated the annexed document and carefully compared the translation from Chinese into English with regard to the following document:

## House Sale and Purchase Contract

3. The said translation is, to the best of my knowledge and ability, the complete and correct translation of said document.

**SWORN** before me at the City of Toronto  
In the Regional Municipality of Metropolitan  
Toronto

This 16<sup>th</sup> day of May, 2025

A Notary Public in and for the  
Province of Ontario

3pik

WUWEN GUO



## House Sale and Purchase Contract

Seller: [REDACTED] (referred to as Party A), ID Number: [REDACTED]

Buyer: [REDACTED] (referred to as Party B), ID Number: [REDACTED]

In accordance with the *Economic Contract Law of the People's Republic of China*, the *Urban Real Estate Management Law of the People's Republic of China*, and other relevant laws and regulations, Party A and Party B, on the basis of equality, voluntariness, and consensus through negotiation, hereby enter into this contract regarding Party B's purchase of real estate from Party A for mutual compliance and execution.

Article 1 Party B agrees to purchase the residential property owned by Party A, located at Room [REDACTED], [REDACTED] Town, Qingpu District, Shanghai, with a construction area of [REDACTED] square meters (see details in Land and House Ownership Certificate No. [REDACTED]).

Article 2 The transaction price for the above-mentioned property is: Total Price: RMB [REDACTED] (in words: [REDACTED]). On the date of this contract's execution, Party B shall pay Party A [REDACTED] as a deposit for the purchase.

Article 3 Payment Schedule and Method

Party A and Party B agree to make a one-time full payment (including the deposit) of RMB [REDACTED] to Party A on the day of paying taxes and fees at the real estate transaction center.

Article 4 Party A shall deliver the entire transaction property to Party B for use within 10 days from the date of receiving the full payment from Party B, and shall settle all relevant fees such as property management fees, heating fees, water, electricity, gas, and cable TV fees incurred before the delivery of the house.

Article 5 Sharing of Taxes and Fees

Both parties shall comply with national real estate policies and regulations and pay the taxes and fees required for handling real estate transfer procedures as stipulated. Through negotiation, if business tax and individual income tax need to be paid, Party A shall bear them, and the remaining parts shall be borne by Party B.

Article 6 Liability for Breach of Contract

After the signing of this contract by both parties, if Party B defaults midway, it shall notify Party A in writing, and Party A shall return Party B's paid amount (without interest) within 3 days, but the purchase deposit shall belong to Party A. If Party A defaults midway, it shall notify Party B in writing and, within 3 days from the date of default, return to Party B twice the amount of the deposit paid by Party B plus the paid amount.

Article 7 Party A guarantees that there will be no property rights disputes or financial disputes with the house at the time of handover. If any property rights disputes or financial disputes existing before the handover arise after the handover, Party A shall bear full responsibility.

Article 8 Party A shall complete the procedures for moving out the house [REDACTED]

[REDACTED]  
Barrister, Solicitor and Notary Public



days to facilitate Party B's household registration.

#### Article 9 Other Agreed Matters

Items sold with the house upon delivery include:

Furniture: Beds, sofas, wardrobes, dining tables and chairs, etc.

Home Appliances: TVs, refrigerators, washing machines, air conditioners, etc.

Decorative Items and Ornaments: Including floorings, wallpapers, lighting fixtures purchased during decoration, as well as various decorative items, hangings, paintings, etc., added later.

Fixed Decorations and Renovations: Customized kitchen cabinets, modified circuits, and pipelines, etc.

Article 10 Matters not covered in this contract may be separately agreed upon by both parties. Supplementary agreements signed and sealed by both parties shall have the same legal effect as this contract.

Article 11 This contract is made in two copies, with each party holding one copy. It shall come into effect upon the signing of both parties.

Seller (Party A) [REDACTED]

ID Number. [REDACTED]

Buyer (Party B): [REDACTED]

ID Number. [REDACTED]

Date: [REDACTED]

[REDACTED]  
Barrister, Solicitor and Notary Public  
[REDACTED]





# 房屋买卖合同

卖方：\_\_\_\_\_ (简称甲方) 身份证号码：\_\_\_\_\_

买方：\_\_\_\_\_ (简称乙方) 身份证号码：\_\_\_\_\_

根据《中华人民共和国合同法》、《中华人民共和国城市房地产管理法》及其他有关法律、法规之规定，甲、乙双方在平等、自愿、协商一致的基础上，就乙方向甲方购买房产签订本合同，以资共同信守执行。

第一条 乙方同意购买甲方拥有的座落在上海市青浦区\_\_\_\_\_室拥有的房产住宅，建筑面积为\_\_\_\_\_平方米。(详见土地房屋权证第\_\_\_\_\_ )。

第二条 上述房产的交易价格为：总价：人民币\_\_\_\_\_万元整(大写：人民币\_\_\_\_\_，本合同签定之日，乙方向甲方支付人民币\_\_\_\_\_万元整，作为购房定金。

第三条 付款时间与办法：

甲乙双方约定在房地产交易中心缴交税费当日一次性支付全款(含定金)人民币\_\_\_\_\_万元整给甲方。

第四条 甲方应于收到乙方全额房款之日起10天内将交易的房产全部交付给乙方使用，并把房屋交付乙方前的物业管理费、供暖、水、电、气、有限电视费等相关费用结清。

第五条 税费分担 甲乙双方应遵守国家房地产政策、法规，并按规定缴纳办理房地产过户手续所需缴纳的税费。经双方协商，如需缴纳营业税、个人所得税需甲方缴纳，其余部分由乙方缴纳。

第六条 违约责任 甲、乙双方合同签订后，若

I certify that this is

Date: / /



通知甲方，甲方应在3日内将乙方的已付款（不记利息）返还给乙方，但购房定金归甲方所有。若甲方中途违约，应书面通知乙方，并自违约之日起3日内应以乙方所付定金的双倍及已付款返还给乙方。

个。第七条 甲方保证在交接时该房屋没有产权纠纷和财务纠纷，如交接后发生该房屋交接前即存在的产权纠纷和财务纠纷，由甲方承担全部责任。

第八条 甲方应在90日内办理户口迁出手续，便于乙方落户。

第九条 双方约定的其他事项：在交付房屋中随房出售物品包括

家具：床、沙发、衣柜、餐桌椅等。

家电：电视、冰箱、洗衣机、空调等。

装饰物品及饰品：包括装修时购买的地板、墙纸、灯具，以及后期添加的各种装饰物、挂件、画作等。

固定装修和改造部分：定制的橱柜、改动的电路和管道等。

第十条 本合同未尽事宜，甲乙双方可另行约定，其补充约定经双方签章与本合同同具法律效力。

第十一条 本合同一式两份。甲乙双方各执一份，双方签字后生效。

出卖方(甲方)：

购买方(乙方)：

身份证号码：

身份证号码：

20. 年 月 日

I confirm this is a true