



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)

1. Country: / Pays : **Canada**

This public document / Le présent acte public

2. has been signed by / a été signé par

3. acting in the capacity of / agissant en  
qualité de

**Notary Public**

4. bears the seal / stamp of / est revêtu du  
sceau / timbre de

**Notary Public**

**Certified**  
Attesté

5. at / à

**Toronto, Ontario**

6. the / le **2025-04-22**

7. by / par

8. N° / sous n°

9. Seal / stamp / Sceau / timbre :

10. Signature / Signature :



- This Apostille only certifies the signature, the capacity of the signer, and, where appropriate, the seal or stamp it bears. It does not certify the content of the document for which it was issued. Cette Apostille atteste uniquement la véracité de la signature, la qualité en laquelle le signataire de l'acte a agi et, le cas échéant, l'identité du sceau ou timbre dont cet acte est revêtu. Elle ne certifie pas le contenu du document pour lequel elle a été émise.
- This Apostille is not valid for use anywhere within Canada. L'utilisation de cette Apostille n'est pas valable au Canada.
- If this document is to be used in a country which is not party to the Hague Convention of 5 October 1961, it may need to be legalized by a consular office of the country of destination. Si ce document est destiné à un pays non partie à la Convention de La Haye du 5 octobre 1961, il pourrait nécessiter une légalisation par un consulat du pays de destination.
- To verify the issuance of this Apostille, see [[www.officialdocuments.mgcs.gov.on.ca/en-US/validity-check/](https://www.officialdocuments.mgcs.gov.on.ca/en-US/validity-check/)]. Cette Apostille peut être vérifiée à l'adresse suivante : [<https://www.officialdocuments.mgcs.gov.on.ca/fr-FR/validity-check/>]



①

X 2125 2585

## 委 托 书

委托人： (中文姓名： ，性别：男， 年 月 日出生，护照号码： )

受托人： 性别：女， 年 月 日出生，身份证号码：

性别：男， 年 月 日出生，身份证号码：

### 委托原因及事项：

委托人 ( ) 名下拥有坐落于北京市西城区 的房产 (房屋所有权证编号：京 ( 西不动产第 号 )，现欲出售，因委托人工作繁忙，特委托上述受托人作为全权代理人将上述房产出售，并全权办理如下事项：

- 1、到房管局查阅与该房产相关的一切档案资料，办理网签和注销网签合同；
- 2、代为办理提前还款手续，领取还款证明；
- 3、领取解除抵押证明材料，办理解除抵押登记及与之有关的一切手续，领取解除抵押登记后的房产证；
- 4、代办出售上述房地产的立契、产权过户、税务登记等一切手续；
- 5、协助买方在北京住房公积金管理中心住房公积金贷款中心办理公积金贷款手续，签署相关文件；
- 6、协助买方办理商业贷款手续，签署相关贷款文件；
- 7、协助买方办理国管公积金贷款手续，签署相关贷款文件；
- 8、转让上述房产过程中，有权代为接受询问并签署相关文件；
- 9、代为办理物业交割手续、网络、有线电视、水、电、燃气等的过户手续并签署有关文件；
- 10、办理房产交易涉及的监管、托管资金解冻手续；
- 11、代为办理房产交易资金从解冻账户中的转出并签署相关文件；
- 12、代为办理央产房上市审核手续；
- 13、代为办理房地产交易过程中的其他事项并签署与转让上述房地产相关的文件；
- 14、对于代理人在其权限范围内所签署的一切文件，我们均予以承认并承担相应的法律责任。
- 15、受托人有转委托权。
- 16、本委托自委托人签发之日起生效，到上述事宜办完为止。本委托书若中英文意思不完全一致的，以中文为准。

委托人 (签名)：

日 期：

I was personally present

when the document was signed

Apr. 16, 2025



## Power of Attorney

**Principal:** [REDACTED] (Chinese name: [REDACTED], Gender: Male, Born on Novem[REDACTED] passport number: [REDACTED])

**Trustees:** [REDACTED] Gender: Female, Born [REDACTED] ID Number: [REDACTED]  
[REDACTED] Gender: Female, Born on Febr[REDACTED] ID Number: [REDACTED]

### Reason and Matters for the Granting of Power of Attorney:

The principal, [REDACTED], owns the real estate located at [REDACTED] Wuyang Temple [REDACTED], Xicheng District, Beijing (Real Estate Ownership Certificate Number: [REDACTED] Xi Bu Dong Chan No. [REDACTED]), and now intends to sell it. Due to the principal's busy work, the above-mentioned trustees are hereby entrusted as agents with full authority to sell the above-mentioned real estate and to handle the following matters with full authority:

1. Accessing all archive materials related to the property at the Housing Authority, handling online signing and cancelation of the online contract;
2. Handling procedures for early repayment and collecting repayment certificates;
3. Obtaining materials proving the release of mortgage, handling the cancellation of mortgage registration and all related procedures, and collecting the property ownership certificate after mortgage cancellation;
4. Acting on behalf of the principal in the sale of the aforementioned real estate, including drafting contracts, transferring property rights, and registering for taxes;
5. Assisting the buyer in handling the housing provident fund loan at the Beijing Housing Provident Fund Management Center's Housing Loan Center, and signing relevant documents;
6. Assisting the buyer in handling commercial loan procedures and signing relevant loan documents;
7. Assisting the buyer in handling national provident fund loan procedures and signing relevant loan documents;
8. During the transfer of the aforementioned property, having the right to accept inquiries and sign related documents on behalf of the principal;
9. Handling property delivery procedures, as well as the transfer procedures for internet, cable TV, water, electricity, gas, etc., and signing pertinent documents;
10. Handling supervision and custody fund thaw procedures involved in the property transaction;
11. Handling the transfer of property transaction funds from the thaw account and signing relevant documents;
12. Handling the listing review procedures for central government-owned housing on behalf of the principal.
13. Handling other matters during the real estate transaction process and signing documents related to the transfer of the aforementioned real estate;
14. The principal recognizes and assumes corresponding legal responsibilities for all documents signed by the trustees within the scope of their authority.
15. The trustees have the right to further delegate this power of attorney.
16. This entrustment shall take effect from the date of issuance by the principal and shall remain valid until the above matters are completed. In case of any inconsistency between the Chinese and English meanings of this power of attorney, the Chinese version shall prevail.

Tran

Stephen

Notar and

Signature: [REDACTED]