



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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5. at / à

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6. the / le **2025-05-13**

7. by / par

Manager Official Documents Services

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委托书

委托人：女，1961 年9 月11 日出生，公民身份号码：

受托人：男，1950 年11 月5 日出生，公民身份号码：

委托/ 因不便亲自到场办理出售位于上海市

不动产【不动产权证书号码：沪
的相关事宜，特委托受托人 委托人的

(2017) 舅

代理人，就上述不动产代表委托人办理下列事项：

- 一、代为签订定金协议、房地产买卖合同等与出售上述不动产相关的合同、文件（如有需要，代为办理买卖合同公证、领取公证书）；
- 二、代为办理网签合同的身份核验手续以及备案登记手续；
- 三、代为到不动产登记部门查询、调取上述不动产的产权信息；
- 四、代为配合买方办理购房贷款（银行贷款和/或公积金贷款）手续并签署相关文件；
- 五、如有需要，经委托人确认收到售房款项后，代为向购买方开具已收取款项的收据；售房款汇入受托人（姚俊勇）指定的账户。
- 六、代为办理不动产权利的转移登记手续，签署相关不动产登记部门文件；
- 七、如有需要，代为办理不动产权证书的密码挂失、修改等手续并领取新的密码凭证；
- 八、代为办理审税手续，代为向不动产登记部门及税务机关等相关部门调取上述不动产的相关材料；
- 九、代为办理纳税申报、核价手续；代为办理申请税收不征、减免等涉税事宜；代为支付上述不动产买卖过程中申报应付之相关税费及其他合理之费用并作相关承诺（包括如有需要，代为签署承诺出售的上述房屋系满五年家庭唯一生活用房的承诺书）；
- 十、代为协助买方办理房产税征免认定手续、签署相关文件；
- 十一、代为交房，代为办理水、电、燃气、有线电视、电话、宽带等物业过户、销户手续及维修基金更名手续；
- 十二、代为向银行、外汇管理局、税务局等部门办理上述不动产出售所得价款的购汇、换汇等手续（包括提出申请、领取编码证明、开具相关证明、转账、划账等相关事宜）。

受托人无转委托权。委托期限：自即日起至上述委托事项办理完毕为止。

受托人在上述委托权限及期限内，代表委托人就上述不动产所签署的法律文件、实施的法律行为及产生的法律后果，委托人均予以认可。

委托人(签名

日 期：2025.05.08

I was personally present
when the document was signed

J
B
T
A

May 08, 2025

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Power of Attorney

Principal _____, female, born on September 11, 1961, citizen identity number:

Trustee: _____, male, born on November 5, 1950, citizen identity number: 31

Since the principal _____ is unable to handle in person the relevant matters regarding the sale of the real estate at _____ the _____
underground 1 _____ 1st floor of _____

_____ he principal hereby appoints the trustee _____ to act on behalf of the principal for the following matters regarding the above-mentioned real estate:

1. To sign on behalf of the principal the earnest money agreement, the real estate sales contract and other contracts and documents related to the sale of the above-mentioned real estate (and to handle the notarization of the sales contract and collect the notarized certificate on behalf of the principal if necessary);
2. To handle on behalf of the principal the identity verification procedures for the online signing of the contract and the record-filing registration procedures;
3. To query and obtain on behalf of the principal the property rights information of the above-mentioned real estate from the real estate registration department;
4. To cooperate with the buyer on behalf of the principal in handling the housing purchase loan (bank loan and/or housing provident fund loan) procedures and sign relevant documents;
5. If necessary, after confirming that the principal has received the housing sales proceeds, to issue on behalf of the principal a receipt for the received amount to the buyer; and the housing sales proceeds shall be remitted to the account designated by the trustee (Junyong Yao).
6. To handle on behalf of the principal the transfer registration procedures for the real estate rights and sign relevant documents of the real estate registration department;
7. If necessary, to handle on behalf of the principal the procedures for reporting the loss of the password of the real estate certificate, modifying the password, etc., and collect the new password certificate;
8. To handle on behalf of the principal the tax review procedures, and obtain from relevant departments such as the real estate registration department and the tax authority the relevant materials of the above-mentioned real estate;
9. To handle on behalf of the principal the tax declaration and price verification procedures; to handle on behalf of the principal the tax-related matters such as application for non-taxation, tax exemption, etc.; to pay on behalf of the principal the relevant taxes and fees and other reasonable expenses payable during the process of the above-mentioned real estate transaction and make relevant commitments (including signing on behalf of the principal the commitment that the above-mentioned house being sold is the only family living house that has been owned for five years if necessary);
10. To assist the buyer on behalf of the principal in handling the procedures for the identification of property tax levy and exemption and sign relevant documents;
11. To deliver the properties on behalf of the principal, and handle on behalf of the principal the transfer procedures for property services such as water, electricity, gas, cable TV, telephone, broadband, etc., the account closing procedures and the name change procedures for the maintenance fund;
12. To handle on behalf of the principal the procedures such as foreign exchange purchase and exchange of the proceeds from the sale of the above-mentioned real estate with departments such as the bank, the State Administration of Foreign Exchange, and the tax authority (including making applications, collecting coding certificates, issuing relevant certificates, making transfers, and conducting account transfers, etc.).

The trustee has no right of sub-delegation. The term of this power of attorney: From the date hereof until the above-mentioned entrusted matters are fully handled.

The principal recognizes all legal documents signed by the trustee on behalf of the principal regarding the above-mentioned real estate within the scope of the above-mentioned entrusted authority and the entrusted term, as well as legal acts carried out by the trustee, and the resulting legal consequences.

Principal (Signature): [Signature]

Date: May 8, 2025

Translated by:

Signature: _____
ATIO Certified Translator N

