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J 20262504-1

房产全权委托书
GENERAL POWER OF ATTORNEY FOR REAL ESTATE

委托人：姓名： 国籍：中国，出生日期： 身份证号：

Principal: Gender: Female, Nationality: Chinese. Date of Birth: Chinese Resident Identity Card No.:

受托人：姓名： 身份证号：

Address: 北京市朝阳区
Attorney Gender: Female, Nationality: Chinese, Date Resident Identity Card No.: 1 Address: F Chinese, Chaoyang District, Beijing, China

委托事项：受托人与委托人 母女关系。委托人拥有坐落于海南省万宁 面积 90.23 平方米的二室房产一套，房产证号：琼（2018） 因委托人无法回国，现委托 与受托人，代理本人办理上述房屋所有一切事宜，并有权签署相关文件，具体事项如下：

Entrusted Matters: The Attorney (Chinese Resident Identity Card N are mother and daughter. The Principal owns a two-bedroom property with an area of 90.23 square meters, located in Wanning City, Hainan Province, China, with Real Estate Certificate No. Qiong (2018)

As the Principal is unable to return to China, she hereby authorizes to act as her lawful attorney to handle all matters relating to the said property and to sign all relevant documents on her behalf, including but not limited to the following:

1、委托代为办理此房的出售、出租、置换、赠与等所有房屋事宜，与受让方签订《房屋合同》《房屋转让预约合同》（包括但不限于签订或解除上述合同），办理公证手续等。

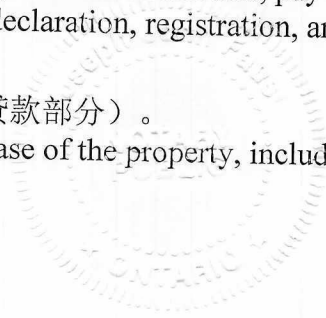
To handle all matters relating to the sale, lease, exchange, or gift of the property, including signing housing contracts and transfer agreements (including but not limited to entering into or terminating such agreements), and handling notarization procedures.

2、协助受让方办理产权转移登记过户事宜，代为至不动产登记中心办理不动产转移登记手续，办理抵押他项权证，缴纳相关费用，查询档案，办理公证，办理网签备案、税务申报、登记及缴纳手续。

To assist the transferee in handling title transfer registration, complete transfer registration procedures at the real estate registration center, handle mortgage registration certificates, pay relevant fees, conduct file inquiries, notarization, online filing, tax declaration, registration, and payment procedures.

3、查询档案、收取房产出售或出租所得款项（包括买方银行贷款部分）。

To conduct file inquiries and collect all proceeds from the sale or lease of the property, including the purchaser's mortgage loan portion.



4、办理产权转移登记过程中税费申报、申请减免及缴纳手续。

To handle tax declaration, tax reduction or exemption applications, and tax payments during the property transfer process.

5、办理与上述房屋相关的其他事项，并向房屋所在地户籍管理部门申请出具房屋户籍情况证明。

To handle other matters relating to the property, including applying for household registration certificates from the local household registration authority.

6、办理并领取土地使用权证、房产证及相关过户变更手续和资料。

To handle and collect land use certificates, property ownership certificates, and related transfer and amendment documents.

7、办理上述房屋水、电、煤气、物业管理、有线电视等开通及户名变更手续。

To handle utility account opening and transfer procedures, including water, electricity, gas, property management, and cable TV.

8、若上述房屋无法交易，代为办理撤销交易、领取产权证及办理退件退税手续。

If the transaction cannot proceed, to handle cancellation of the transaction, collect ownership certificates, and process document withdrawal and tax refund procedures.

9、如上述房屋涉及拆迁，代办拆迁全部手续，包括签订拆迁补偿协议及领取拆迁补偿款。

If the property is subject to demolition or redevelopment, to handle all demolition procedures, including signing compensation agreements and collecting compensation payments.

10、所有与此房屋相关的其他事宜全权委托。

To fully handle all other matters related to the said property.

委托权限：对受托人在其权限范围内签署的有关文件，委托人均予以承认。受托人无转委托权。

Scope of Authorization: All documents signed by the Attorney within the scope of this authorization shall be recognized by the Principal. The Attorney has no right of substitution.

委托期限：自即日起至上述委托事项办理完毕为止。

Term of Authorization: From the date hereof until all entrusted matters have been completed.

委托人（签名）Principal (Signature):

日期 Date: May 02, 2026

I was personally present
when the docu

