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出售房产委托书
POWER OF ATTORNEY FOR SALE OF REAL ESTATE

委托人: [redacted], 性别: 女, 国籍: 加拿大, 出生日期: 2002年2月17日, 护照号码:
身份证编号: [redacted]

Principal: [redacted] Gender: Female, Nationality: Canadian, Date of Birth: February 17, 2002,
Passport [redacted] Chinese Resident Identity Card No.:

委托人: [redacted] 性别: 男, 国籍: 加拿大, 出生日期: 1975年3月25日, 护照号码
身份证编号: [redacted]

Principal: [redacted] Gender: Male, Nationality: Canadian, Date of Birth: March 25, 1975, Passport
No.: [redacted] Chinese Resident Identity Card No.

受托人: [redacted] 性别: 女, 国籍: 加拿大, 出生日期: 1974年7月19日, 护照号码:
身份证编号: [redacted] 住址

Attorney-in-Fact [redacted] Gender: Female, Nationality: Canadian, Date of Birth: July 19, 1974,
Passport No.: [redacted] 6, Chinese Resident Identity Card No.: [redacted] Address: 29
[redacted] ntario, Canada, L6C 2G5.

委托事项 Entrusted Matters:

委托人 [redacted] 及受托人 [redacted] 身份证编号: [redacted]
[redacted] 同拥有坐落于上
海市长宁区 [redacted] 的房产。现拟出售该房产, 因委托人不便回国, 特委托
[redacted] 作为合法代理人, 全权代表委托人办理出售该房产的相关事宜, 具体包括:

The Principals [redacted] (Chinese Resident Identity Card No. [redacted])
(Chinese Resident Identity Card [redacted]) and the Attorney-in-Fact [redacted]
(Chinese Resident Identity Card [redacted]) jointly own the property located at Room [redacted]
[redacted] hai, China. As the Principals are unable
to return to China, they hereby appoint [redacted] as their lawful attorney-in-fact to fully represent
them in handling the sale of the above-mentioned property, including but not limited to the following
matters:

1. 代为签订定金协议、房地产买卖合同及房地产买卖合同解除协议;
To sign deposit agreements, real estate sale and purchase agreements, and termination
agreements of real estate sale and purchase agreements on behalf of the Principals;
2. 代为办理房地产转移登记手续, 并签署房地产登记部门相关登记文件;
To handle the procedures for real estate transfer registration and sign relevant registration
documents required by the real estate registration authorities;
3. 代为办理相关合同公证并领取公证书;
To handle notarization procedures relating to relevant contracts and collect notarization
certificates;
4. 代为收取售房款并出具收款收据;
To collect the proceeds from the sale of the property and issue receipts therefor;

5. 代为配合买受方办理贷款相关事宜（包括签署相关文件）；
To cooperate with the purchaser in handling loan-related matters, including signing relevant documents;
6. 代为配合买受方办理房产税征免认定手续（包括签署相关文件）；
To cooperate with the purchaser in handling procedures relating to property tax assessment, exemption, or reduction, including signing relevant documents;
7. 代为办理审税手续；
To handle tax assessment procedures;
8. 代为向开发商、房地产登记部门及税务机关调取相关材料；
To obtain relevant documents and records from developers, real estate registration authorities, and tax authorities;
9. 代为办理交房手续，包括维修基金、电话、有线电视、水、电、煤气等账户的过户及销户手续；
To handle property handover procedures, including transfer or cancellation of accounts relating to maintenance funds, telephone, cable television, water, electricity, gas, and related utilities;
10. 代为向银行、外汇管理局、税务局等部门办理房地产出售所得价款的购汇、结汇及换汇手续，包括提出申请、领取编码证明、出具相关证明、转账及划账等事项；
To handle foreign exchange purchase, settlement, and currency exchange procedures relating to the proceeds from the sale of the property with banks, foreign exchange authorities, tax authorities, and other departments, including making applications, obtaining coding certificates, issuing relevant certifications, transfers, and remittances;
11. 代为支付房地产出售过程中应缴纳的相关税费；
To pay all relevant taxes and fees arising from the sale of the property;
12. 代为办理房地产出售过程中的其他相关事项。
To handle all other related matters arising from the sale of the above-mentioned property.

凡受托人在上述授权范围内代理委托人出售上述房地产所实施的法律行为及由此产生的法律后果，委托人均予以认可。受托人无转委托权。
All legal acts carried out by the Attorney-in-Fact within the scope of the above authorization relating to the sale of the above-mentioned property, and all legal consequences arising therefrom, are hereby acknowledged and accepted by the Principals. The Attorney-in-Fact shall have no right of substitution.

委托期限：自即日起至上述委托事项办理完毕之日止。
Term of Authorization: This Power of Attorney shall become effective immediately and shall remain valid until all the above-mentioned entrusted matters have been fully completed.

委托人（签字）Principal(s) (Signature)
日期 Date: May 15, 2026

I was personally present
when the document was signed

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May 15, 2026