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5. at / à

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6. the / le **2026-05-**[Redacted]

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

委托人：姓名： 性别：男，国籍：加拿大，出生日期：19 年 月 日，护照号码： 身份证编号：

Principal: Gender: Male, Nationality: Canadian, Date of Birth: Jan 199 , 199
Passport No.: , Former Chinese Resident Identity Card No.:

受托人：姓名： 性别：女，国籍：中国，出生日期：19 年 月 日，身份证号： 住址：上海市浦东新区 号 室

Attorney: Gender: Female, Nationality: Chinese, Date of Birth: Feb 196
Chinese Resident Identity Card No.: , Address: Room No. Lane
New District, Shanghai, China

委托事项：委托人（身份证编号：）是坐落于上海市浦东新区 弄 号 室房产的产权人之一，上海市房地产权证编号为：沪房地 字第（ ）第（ ）号。现拟出售该房产，因委托人工作繁忙，不便回国，特委托 作为合法代理人，全权代表本人办理出售该房产的相关事宜，具体如下：

Entrusted Matters: The Principal, (Former Chinese Resident Identity Card No.:), is one of the owners of the property located at No. Lane Road, Pudong New District, Shanghai, with Shanghai Real Estate Certificate No. Di Pu No. . As the Principal intends to sell the said property but is unable to return to China due to work commitments, he hereby appoints as his lawful attorney to fully handle the sale of the said property on his behalf, including but not limited to the following matters:

- 1、代为签订定金协议、房地产买卖合同、房地产买卖合同解除协议；
To sign deposit agreements, real estate sale and purchase contracts, and agreements for termination of such contracts;
- 2、代为办理房地产转移登记手续，代为签署房地产登记部门的相关登记文件；
To handle real estate transfer registration procedures and sign related registration documents;
- 3、代为办理转按揭相关手续（包括签署相关文件）；
To handle mortgage transfer procedures, including signing related documents;
- 4、代为申请及办理还贷、退保手续，办理抵押登记注销手续，并领取相关注销抵押材料；
To apply for and handle loan repayment, insurance cancellation, mortgage discharge registration, and collect relevant discharge documents;
- 5、代为办理有关合同公证，领取公证书；
To handle notarization of contracts and collect notarization certificates;
- 6、代为收取房价款并开具收款收据；
To collect the sale proceeds and issue receipts;
- 7、代为配合买受方办理贷款相关事宜；
To assist the purchaser in handling loan-related matters;
- 8、代为配合买受方办理房产税征免认定手续；
To assist the purchaser in handling tax exemption or reduction procedures;

9、代为办理审税手续；

To handle tax review procedures;

10、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 materials from developers, real estate registration authorities, and tax authorities;

11、代为办理交房（包括维修基金、电话、有线电视、水、电、煤气等过户、销户手续）；

To handle handover of the property, including transfer or cancellation of utilities and related accounts;

12、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款项的购汇、结汇、换汇等手续；

To handle foreign exchange purchase, settlement, and exchange procedures for the proceeds of the property sale with banks, foreign exchange authorities, and tax authorities;

13、代为支付房地产出售过程中应付的相关税费；

To pay all taxes and fees related to the sale of the property;

14、代为办理房地产出售过程中的其他相关事宜；

To handle all other matters related to the sale of the property;

15、代办取消徐[redacted]户籍事宜（户籍所在地：上海市浦东新区[redacted]弄[redacted]号[redacted]室）。

To handle the cancellation of [redacted]'s household registration [redacted] No. [redacted] Pudong [redacted] Shanghai.

凡受托人在上述委托权限内代理委托人就出售上述房地产所实施的法律行为及所造成的法律后果，委托人均予以认可。受托人无转委托权。

All legal acts carried out by the Attorney within the scope of this authorization and all legal consequences arising therefrom shall be recognized by the Principal. The Attorney 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为止。

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

委托人（签字） Principal (Signature): [redacted]

日期 [redacted] 4, 2026

I was personally present
when the document was signed

[redacted]
Barrister, Solicitor and Notary Public

[redacted]
[redacted]ends Way, Markham, Ont. L3R 9V7

May 4, 2026