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委托书
POWER OF ATTORNEY

委托人：[REDACTED] 男，19[REDACTED]年[REDACTED]月[REDACTED]日出生，护照号码：[REDACTED]

Principal: [REDACTED] Male, born on Dec [REDACTED], 19[REDACTED]. Passport No.: [REDACTED]

受托人：[REDACTED] 女，[REDACTED]年[REDACTED]月[REDACTED]日出生，公民身份证号码：[REDACTED]

Attorney-in-Fact: [REDACTED] Female, born on Aug [REDACTED], 19[REDACTED]. Chinese Resident Identity Card No.: 4[REDACTED]

委托人[REDACTED]是坐落于广州市越秀区[REDACTED]号房屋（广州市房屋所有权证编号：穗房证字第[REDACTED]号）的产权人。现委托受托人为委托人的合法代理人，代表委托人执行和处理下列事项：

The Principal, [REDACTED] is the owner of the property located at No. [REDACTED] Street [REDACTED] District, Guangzhou City, with Guangzhou Property Ownership Certificate No. [REDACTED]. The Principal hereby appoints the Attorney-in-Fact as his lawful representative to act for and on behalf of the Principal in handling the following matters:

1. 代为出售上述房屋。代为办理出售上述房屋的买卖交易手续，代签订房屋合同，代为办理房屋交易登记，代为办理签署手续，签署相关文件；若交易不成功，有权办理退案手续。

1. To sell the above-mentioned property on behalf of the Principal, including handling all sale and transaction procedures, signing sale and purchase agreements, completing property transaction registrations, executing related documents, and handling cancellation procedures if the transaction fails.

2. 办理上述房屋的产权过户、转名、产权转移、产权测绘、查册、调档、评估、更正、晒图、核价手续。

2. To handle procedures relating to title transfer, name change, property rights transfer, property surveying, title search, file retrieval, valuation, correction, blueprint processing, and price verification for the above-mentioned property.

3. 受托人[REDACTED]代为办理上述房屋交易时，更明确要求买方必须负责缴纳该房产一切有关税款及支付一切必要费用，否则委托人将不予承认该项交易及受托人所签署的一切文件。

3. When handling the sale transaction of the above-mentioned property, the Attorney-in-Fact [REDACTED] shall expressly require the purchaser to pay all taxes and necessary expenses related to the property transaction; otherwise, the Principal shall not recognize the transaction or any documents signed by the Attorney-in-Fact in connection therewith.

4. 代为办理上述房屋的税费查询、税费减免及退税手续。如有任何费用，买方同意负责缴纳。

4. To handle inquiries regarding taxes and fees, applications for tax reduction or exemption, and tax refund procedures relating to the above-mentioned property. Any related expenses shall be borne by the purchaser.

5. 受托人有权向管理处办理该房屋有关手续，并有权办理电话、煤气、水电费、有线电视费等相关转名及报装手续。

5. The Attorney-in-Fact shall have the authority to handle relevant procedures with the property management office, including transfer of telephone, gas, water, electricity, cable television accounts, and related installation procedures.

6. 代为前往房屋管理部门办理出具家庭成员（含个人）名下房产情况证明的业务。

6. To apply to the housing administration authorities for issuance of property ownership status certificates relating to family members (including the individual Principal).

以上由第一至第六条款如产生任何费用，买方同意负责缴纳所有费用。

Any expenses arising from Clauses 1 through 6 above shall be borne by the purchaser.

本项授权为委托人的真实意思表示，受托人在办理上述委托事项期间所签署的一切法律文件，委托人均予同意，其引发产生的相应权利和义务均由委托人承担。受托人无转委托权。

This authorization represents the true intention of the Principal. All legal documents signed by the Attorney-in-Fact during the handling of the above-mentioned entrusted matters are hereby approved by the Principal, and all corresponding rights and obligations arising therefrom shall be borne by the Principal. The Attorney-in-Fact shall have no right of substitution.

此委托书有效期自签署之日起至 2026 年 12 月 31 日止。

This Power of Attorney shall remain valid from the date of signing until December 31, 2026.

委托人（签名）Principal (Signature):

日期 Date: May 14, 2026

I was personally present
when the document was signed

JERRY JOHN PAUL
Barrister, Solicitor and Notary Public

Address: 10000 Yonge St. Markham