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

委托人： ， 性别：男，国籍：中国，出生日期：1977年11月4日，护照号码：
电话：+ ， 身份证号：
Principal: Gender: Male, Nationality: Chinese, Date of Birth: November 4, 1977,
Passport No.: , Telephone: Chinese Resident Identity Card No.:

受托人 性别：男，国籍：中国，出生日期： 日，身份证号：
地址：上海市
Attorney-in-Fact: Gender: Male, Nationality: Chinese, Date of Birth: January 26,
1945, Chinese Resident Identity Card No.: Address
ct, Shanghai, China.

委托事项：
Entrusted Matters:

委托人 以出售其拥有的座落于上海市浦东新区 上海市产
权证号：沪房 的房产。因委托人工作和生活原因不能回国，
特委托受托人办理出售该房产的所有相关事宜，具体包括以下事项：

The Principal intends to sell the property located a
udong New Area, Shanghai, China [Shanghai Property Ownership Certificate
No. As the Principal is unable to return to China due to
work and personal reasons, the Principal hereby appoints the Attorney-in-Fact to fully handle all
matters relating to the sale of the above-mentioned property, including but not limited to the
following:

1、代为办理存量房网签网备，代为签订、解除、修改定金协议、房地产买卖合同及相关协议（受托人有权决定售房对象及售房价格，委托人均予以承认）；

To handle online signing and filing procedures for existing residential property transactions, and to sign, terminate, or amend deposit agreements, real estate sale and purchase agreements, and related agreements on behalf of the Principal (the Attorney-in-Fact shall have the authority to determine the purchaser and the sale price, which shall be acknowledged by the Principal);

2、代为办理不动产转移登记手续，并代为签署不动产登记部门相关登记文件；
To handle the real estate transfer registration procedures and sign relevant registration documents required by the real estate registration authorities;

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 relevant documents;

4、代为申请及办理偿还上述房屋贷款（包括提前还款）、退保手续，办理抵押权注销手续，并领取相关注销抵押材料（包括签署有关文件、领取保险费、领取结清证明及抵押权登记证明等）；

To apply for and handle repayment of the mortgage loan relating to the above-mentioned property (including early repayment), cancellation of insurance policies, cancellation of mortgage registration, and collection of relevant documents relating to mortgage discharge (including signing relevant documents, collecting insurance refunds, obtaining loan settlement certificates and mortgage registration certificates);

5、代为办理有关合同公证并领取公证书；

To handle notarization procedures relating to relevant contracts and collect notarization certificates;

6、代为配合买受方办理贷款的相关事宜（包括签署相关文件）；

To cooperate with the purchaser in handling loan-related matters, including signing relevant documents;

7、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;

8、代为办理审税、核价及房地产估价手续； To handle tax assessment, valuation approval, and real estate appraisal procedures;

9、代为向开发商、不动产登记部门及税务机关调取相关材料；

To obtain relevant documents and materials from developers, real estate registration authorities, and tax authorities;

10、代为办理交房手续（包括物业更名，以及维修基金、电话、宽带、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 of property management registration and transfer or cancellation of maintenance fund, telephone, broadband, cable television, water, electricity, and gas accounts;

11、代为办理户口迁移手续（包括签署相关文件）：户口由上海市

迁至上海市；迁移人员包括（身份证号：
）；

To handle household registration transfer procedures, including signing relevant documents: the household registration shall be transferred from

Pudong New Area, Shanghai to

Shanghai; the persons to be transferred include (Chinese Resident Identity Card No.:
) (Chinese Resident Identity Card No.:

12、代为向银行、外汇管理局、税务局等部门办理上述房地产出售所得价款的购汇、结汇、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 relevant authorities, including submitting applications, obtaining coding certificates, issuing relevant certifications, transfers, and remittances;

13、代为申请及办理不动产权证书挂失、密码单挂失、重置、补办及领取不动产权证书及密码单；
To apply for and handle the reporting of loss, reset, replacement, and collection of the real property ownership certificate and password document;

14、代为申报纳税（包括申报唯一住房）并支付上述房地产出售过程中应缴纳的相关税费；
To declare and pay taxes (including declaration as the sole residential property) and to pay all relevant taxes and fees arising from the sale of the above-mentioned property;

15、代为办理上述房地产出售过程中的其他相关事宜。To handle all other matters relating to the sale of the above-mentioned property.

委托权限 Authority Granted:

受托人在执行和处理上述委托事项过程中，在权限范围内依法签署的有关文件，委托人均予以承认。受托人有转委托权。

All documents lawfully signed by the Attorney-in-Fact within the scope of the above authorization during the handling of the entrusted matters shall be acknowledged and ratified by the Principal. The Attorney-in-Fact shall have the right to delegate the authorization to another party.

委托期限 Term of Authorization:

自委托之日起至上述委托事项办理完毕之日止。

From the date of execution of this Power of Attorney until all the above-mentioned entrusted matters have been fully completed.

委托人（签字）Principal (Signature)

日期 Date: May 20, 2026

I was personally present when the document was

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May 20, 2026