



② CÓ GIÁ TRỊ ĐẾN *Date of expiry*
16/03/2031

Border control verification · specimen

The *Hộ chiếu* (passport bio page), field by field

Your passport is the one document every step of a Hanoi purchase refers back to — the deposit agreement, the notarized transfer and your bank's KYC file all key off it. Six fields matter most. Markers ①–⑥ refer to the facsimile on the previous page. Specimen document — fictional data.

① Passport number — Số hộ chiếu

This exact number must appear, unchanged, on your **TRC application**, **SPA and notarized transfer** — banks and the Land Registry Office cross-check it on every filing.

RED FLAG A passport number that differs across your Vietnamese paperwork by even one digit.

② Validity — Có giá trị đến

Immigration generally expects **at least 6 months** of remaining validity to grant a visa or TRC extension — requests tend to stall once you dip below that.

RED FLAG Fewer than 6 months of validity left before your planned signing or handover date.

③ Full name & date of birth — Họ và tên

Every Vietnamese contract must spell your name **exactly as printed here**, transliteration included — the SPA, the notarized translation and your bank account must all match.

RED FLAG Name or date of birth spelled differently across two documents in your file.

④ Nationality — Quốc tịch

A foreign passport caps you at a **50-year leasehold** and the building's foreign-ownership quota; a Vietnamese passport or Việt Kiều status unlocks full, indefinite ownership.

RED FLAG A sales agent implying a foreign passport gives the same title as a Vietnamese one.

⑤ Issuing authority — Cơ quan cấp

The Land Registry Office and the notary public require a **certified Vietnamese translation** of this page before they will accept your file.

RED FLAG A translated copy with no certification stamp, or an authority name that does not match your passport.

⑥ Place & date of issue — Nơi cấp, ngày cấp

Checked against the **notarized copy** attached to your sale and purchase agreement — keep the original and every certified copy consistent.

RED FLAG A notarized copy older than the validity window your bank or notary will accept.

SPECIMEN document for educational purposes — a simplified layout inspired by an ordinary passport's biographical data page, filled with fictional data. It is not an official document, has no legal value and reproduces no real emblem, security feature or machine-readable data. This is not legal advice: for identity or immigration matters consult the relevant passport authority or a licensed adviser.