

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM

Độc lập - Tự do - Hạnh phúc

Deed no.: 04827/2026/UQ-<SPX> — Hà Nội, 15/3/2026

GIẤY ỦY QUYỀN

Power of Attorney · notarised · under the 2015 Civil Code and the 2014 Notarisation Law

①

THE PRINCIPAL (GRANTOR)

Ông JEAN <SPECIMEN> ALEXANDRE

Pháp (France) — cá nhân nước ngoài Nationality

Hộ chiếu 00 SPECIMEN 00 Passport / ID no.

THE ATTORNEY (GRANTEE)

Bà <SPECIMEN> THỊ B

Việt Nam Nationality

CCCD 001 SPECIMEN 099 ID card no.

② SCOPE OF THE AUTHORITY GRANTED

- Sign the Sale & Purchase Agreement and appendices for apartment 1804;
- Complete payments and take handover of the apartment;
- Lodge the file for and receive the Certificate (Pink Book);
- Represent the Principal before the developer and competent authorities.

③ Term: 12 tháng kể từ ngày công chứng; Bên ủy quyền có quyền huỷ ngang có thông báo.

⑤ Văn bản ký ở nước ngoài cần hợp pháp hoá lãnh sự và bản dịch công chứng. ⑥ Bên được ủy quyền không được thực hiện vượt quá phạm vi nêu trên.

THE PRINCIPAL

Signature, full name

THE ATTORNEY

Signature, full name

<SPECIMEN>

<SPECIMEN>

④ LỜI CHỨNG CỦA CÔNG CHỨNG VIÊN · NOTARIAL CERTIFICATION

On this day, at the Notary Office, I, the undersigned notary public, certify that the Principal and the Attorney, of full civil capacity, voluntarily signed this power of attorney in my presence; their identities and signatures are as recorded.

⑦ Notary office: VPCC <SPECIMEN> · Notarisation no.: 04827/2026

Notary public: <SPECIMEN>

Notary-office verification · specimen

The *Giấy ủy quyền* (power of attorney), point by point

Buyers abroad often act through an attorney. A power of attorney is only safe when it is precise and notarised. Check seven points. Markers ①–⑦ refer to the facsimile on the previous page. Specimen document — fictional data.

① Parties — Bên ủy quyền / được ủy quyền

Who authorises whom, each with passport or ID. For a foreign buyer, the **Principal** is you.

RED FLAG Attorney is the seller or the seller's agent — a conflict of interest.

② Scope — Phạm vi ủy quyền

Powers must be **itemised and specific** (sign the SPA, take handover, obtain the Pink Book). Never grant a blanket, open-ended power.

RED FLAG Vague wording such as “all acts”, or the power to sell/mortgage without your intent.

③ Term & revocation — Thời hạn, huỷ ngang

A clear **validity period** and your right to **revoke**. Property powers should be time-boxed.

RED FLAG No end date, or a clause waiving your right to revoke.

④ Notarisation — Công chứng

Property-related powers must be **notarised** (công chứng); the notarial block names the notary and office.

RED FLAG No notarial certification, or only a signature without a notary.

⑤ Legalisation & translation — Hợp pháp hoá, dịch thuật

If signed abroad, the deed needs **consular legalisation** and a certified Vietnamese translation to be usable.

RED FLAG Foreign document with no legalisation or certified translation.

⑥ Limits — Giới hạn quyền

An attorney **cannot exceed** what you could lawfully do yourself, nor act beyond the stated scope.

RED FLAG Acts performed outside the written scope.

⑦ Authenticity — Số công chứng, xác thực

Note the notarisation number and verify it with the **notary office** before relying on the deed.

RED FLAG Notarisation number that the office cannot confirm.

SPECIMEN document for educational purposes — a simplified layout inspired by a notarised power of attorney under the 2015 Civil Code, filled with fictional data. It is not an official document, has no legal value and reproduces no real seal. This is not legal advice: have any power of attorney drafted and notarised with a licensed Vietnamese notary and lawyer.