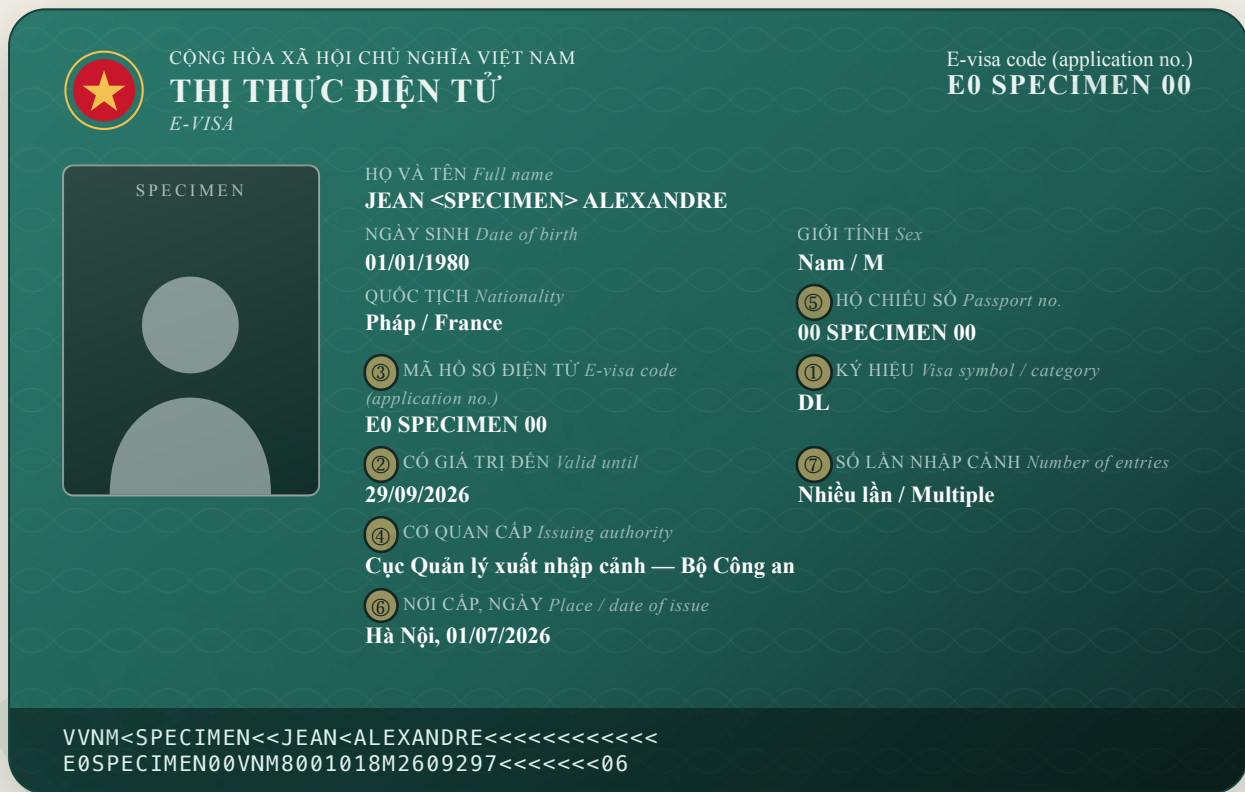




E-visa verification · specimen

The *Thị thực điện tử* (E-Visa), field by field

Vietnam's e-visa is the standard entry document for most foreign buyers, including US citizens — no nationality is exempt from holding a visa or e-visa. It confirms who may enter, for how long, and how many times, before any conversation about buying property can start. Seven fields matter. Markers ①–⑦ refer to the facsimile on the previous page. Specimen document — fictional data.

① Visa symbol — *Ký hiệu* (DL / DN / LĐ...)

The code sets the visa's purpose: **DL** = tourism, **DN** = business, **LĐ** = work. Most overseas buyers first enter Vietnam on a **DL** e-visa to view properties before any purchase step begins.

RED FLAG Symbol that does not match the real purpose of the trip (e.g. DL used for paid work).

② Validity period — *Có giá trị đến* (ngày)

Vietnam's e-visa runs up to **90 days** from the date of issue, single or multiple entry. It must cover the whole stay — plan it around viewing trips and signing appointments.

RED FLAG Travel dates that fall outside the visa's validity window.

③ E-visa code — *Mã hồ sơ điện tử*

This code lets you check the visa's authenticity on the **official government portal** (evisa.xuatnhapcanh.gov.vn). Third-party sites charging extra 'service fees' are not the government's own channel.

RED FLAG A code that returns no result on the official portal, or a visa booked through an unofficial site.

④ Issuing authority — *Cơ quan cấp*

Issued by the **Immigration Department** (Cục Quản lý xuất nhập cảnh), Ministry of Public Security — the only body authorised to grant Vietnamese visas.

RED FLAG No issuing authority shown, or a stamp that does not match the Immigration Department.

⑤ Passport link — *Số hộ chiếu*

The visa is tied to one specific passport; name, date of birth and passport number must match it exactly. The passport must stay valid for at least **6 months** beyond arrival.

RED FLAG Passport details that differ from the visa, or a passport expiring too soon.

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

Standard processing takes about **3 working days** once the application and photo are accepted — apply well ahead of any property-viewing trip.

RED FLAG A visa issued after the intended travel date, or a last-minute application with no buffer.

⑦ Number of entries — *Số lần nhập cảnh*

Choose **single entry** for one trip, or **multiple entry** if you expect to fly in and out several times during due diligence, signing and handover.

RED FLAG A single-entry visa used by a buyer planning more than one trip to Vietnam.

SPECIMEN document for educational purposes — a simplified layout inspired by the Vietnamese e-visa / entry visa, filled with fictional data. It is not an official document, has no legal value and reproduces no real emblem, stamp or security feature. This is not legal or immigration advice: for visa matters consult the Immigration Department (Cục Quản lý xuất nhập cảnh) or a licensed visa adviser.