**Appendix 3**

**Specification on Use of Electronic Licenses for Real Estate Registration in Beijing**

**Article I.** Any organization requests electronic licenses for real estate registration (hereinafter referred to as the “e-license requestor ”) shall make a list of use and specify the application scenarios according to the government service guideline of Beijing, and shall use the electronic licenses for real estate registration within the scope of the list according to law.

**Article II.** The e-license requestor shall encourage its service objects to use electronic licenses for real estate registration, as long as the service objects can obtain these licenses required for business handling through Beijing’s electronic license database for real estate registration.

**Article III.** In principle, the e-license requestor shall connect its business system with the Beijing Real Estate Registration Information System, and use, inquire, verify and print the information of the electronic licenses for real estate registration by calling the license interface of the Beijing’s electronic license database for real estate registration, and use these licenses in accordance with the law.

**Article IV.** The e-license requestor shall specify the application scenarios in which the license holder can separately present electronic licenses for real estate registration.

The e-license holder may present its electronic licenses for real estate registration to the staff of public administration and service organizations through the mobile terminal when falls within the scope of application, provided that these licenses can be verified by the Beijing Real Estate Registration Information System.

**Article V.** The e-license requestor shall be responsible for ensuring the security use of license and the lawful and compliant inspection of license use in keeping with its functions and powers. Its business handling personnel are only allowed to inquire about the information on electronic licenses for real estate registration, which is required by the handling matters and belongs to specific administrative counterparts and specific matters.

The Beijing Municipal Commission of Planning and Natural Resources shall set up inquiry permissions through technical means to avoid the inquiry of the information on electronic licenses for real estate registration by the e-license requestor beyond the business scope.

**Article VI.** The e-license requestor is forbidden to use the copies of electronic licenses for real estate registration by screenshots, scanning, photos, printing or other methods in the process of business handling.

**Article VII.** The Beijing Municipal Commission of Planning and Natural Resources and each e-license requestor shall, by making full use of digital certificates, electronic seals, biometric technologies and other necessary security technologies, strengthen the identity authentication of applicants and holders of licenses to ensure that their identities are authentic and credible.

**Article VIII.** If the e-license requestor needs to analyze the information of a large number of electronic licenses for real estate registration due to business needs, it shall file an application with the Beijing Municipal Commission of Planning and Natural Resources and may be provided with relevant data for analysis and use upon approval.

**Article IX.** The license holder can log in the registration center on the mobile terminal and check the license list and details of the electronic licenses it holds.

Individuals may log in the registration center with their Beijing Pass accounts to preview and present their electronic licenses for real estate registration. Legal persons may log in the center with their electronic Business License Certificates to preview and present their electronic licenses for real estate registration.

**Article X.** Where the e-license requestor, license holder or any other entity that requests licenses has any objection to the accuracy, completeness and timeliness of the information on the electronic licenses, it is entitled to file an objection verification application with the Beijing Municipal Commission of Planning and Natural Resources.