
Name of the Solicitor_____
Name of the Financial Institution_____
Address of the Financial Institution

File No.: _____

RE: Mortgage granted to: _____

Property Address: _____

the "Property"

Purchase price of Property: \$ _____

In accordance with your instructions, we have prepared and registered a Charge/Mortgage of Land on the Property, a duplicate registered copy of which is attached. Our report is as follows:

MORTGAGE DETAILS

Member(s): _____

Spouse: _____

Address of Property: _____

Brief legal description: _____

Electronic registration: No Yes ▶ Registration number: _____*For electronic registrations, we certify that the effect of the electronically registered documents has been fully explained to the parties executing the documents.*

Date of mortgage: _____ Parcel identification No. (PIN) if applicable: _____

Land Registry/Titles Office: _____ Registration date: _____

Mortgage amount: \$ _____ Taxes paid to: _____

ASCERTAINING IDENTITY OF EACH PERSON SIGNING THE MORTGAGE: The undersigned has ascertained the identity of each member, spouse and guarantor signing the Charge/Mortgage of Land in accordance with your Instructions to Solicitor. The completed Identification Verification Form ("IVF") and, where applicable, the paper document(s) upon which the undersigned relied to ascertain the identity of each such person is/are attached and form(s) part of this Final Report.

 OPTION 1 - Non Title Insured Mortgage:

The undersigned hereby certifies that the Charge/Mortgage of Land and all ancillary documentation have been drawn and registered in accordance with your written instructions. The Property's title, in fee simple, is good and marketable, free and clear of all judgments and other charges and you have a valid _____ charge/mortgage against the Property subject only to the exceptions shown below, which are neither detrimental to your security nor to the marketability of title and which you had previously accepted in our Interim Report.

 OPTION 2 - Title Insured Mortgage:

All requirements contained in your Instructions to Solicitor have been carried out and the subject Property has been insured with the Title Insurance Company named in our Interim Report.

FIRE AND OTHER PERILS INSURANCE: This Property has been insured in accordance with your instructions as of the date of registration of the Charge/Mortgage of Land.

The particulars of the insurance policy are as follows:

Company: _____ Policy No.: _____

Amount: \$ _____ Broker: _____

Effective date: _____ Expiry date: _____

WRITS OF EXECUTION: We conducted the appropriate inquiries and are able to confirm that no writ of execution was outstanding against the subject property at the time the mortgage funds were advanced.

FAMILY LAW ACT: We are of the opinion that pursuant to the provisions of the *Family Law Act*, as amended, no other person is legally entitled, particularly in terms of possession of the property, to claim priority over the mortgage granted to the Financial Institution.

CONDOMINIUM (Where applicable): Where the Property is governed by the *Condominium Act, 1998*, as amended, we are of the opinion that all monies owed to the Condominium Corporation with respect to the condominium unit(s) secured by the Charge/Mortgage of Land have been paid to the date mortgage funds were advanced. Further, we have examined the Status Certificate provided by the Condominium Corporation and have found no information therein or missing therefrom that may prejudice the Financial Institution's security.

CORPORATIONS (Where applicable): We are of the opinion that all corporations that executed the Charge/Mortgage of Land are duly incorporated, that their articles of incorporation have not been revoked and that all necessary corporate action has been taken to properly authorize the corporation(s) to incur the indebtedness and liability secured by the mortgage, with interest as provided in the mortgage documentation, and to give the Charge/Mortgage of Land as security for such indebtedness and liability (or, as the case may be, to authorize the corporation to guarantee the Member's obligations) in accordance with applicable laws, the corporation's by-laws and any unanimous shareholders' agreement.

DOCUMENTS TO BE PROVIDED:

- Duplicate registered copy of the Charge/Mortgage of Land or receipted Charge/Mortgage and signed Acknowledgement/Direction and Guarantee;
- Tax certificate;
- Building location survey;
- Declaration re: building location survey;
- Title Insurance Policy or Certificate of Title Insurance;
- Sheriff's/execution certificate;
- Declaration re Rents;
- Acknowledgement of receipt of standard charge terms;
- Certified copy of the insurance policy;
- Direction re: funds;
- Copy of registered Transfer/Deed of Land;
- For a condominium unit, the insurance certificate for the entire complex;
- Copy of mortgage statement;
- Copy or copies of the charge/mortgage(s) having priority over the Financial Institution's charge/mortgage of land;
- Duplicate copy of registered discharge(s) of charge/mortgage(s) to be discharged
- _____
- _____

ADDITIONAL COMMENTS:

Name of Law Firm: _____

Name of the Solicitor providing the report

Signature of the Solicitor providing the report

Law Society Licence Number