

**SOLICITOR'S FINAL REPORT ON TITLE**

**ALL MORTGAGES (TITLE INSURED OR NON-TITLE INSURED)**

**MORTGAGE DETAILS**

Mortgagor(s)			
Guarantor(s) if Applicable			
Municipal Address of Property Mortgaged			
Legal Description			
Property Identification Number			
Date of Mortgage		Date of Registration	
Mortgage Amount	\$	Registration Number	

**ASCERTAIN THE IDENTITY OF EACH MORTGAGOR AND GUARANTOR**

In accordance with the requirements of the *Proceeds of Crime (Money Laundering) and Terrorist Financing Act (Canada) and Regulations*, we confirm that the identity of each mortgagor and guarantor has been ascertained.

**CORPORATE BORROWER**

We confirm that the Mortgagor, being a corporation, has been duly incorporated with full power and authority to hold, mortgage and otherwise deal in the land and premises described in the mortgage and all necessary corporate action has been taken to authorize the borrowing of the principal sum stated in the mortgage with interest as therein provided and the giving of the mortgage security therefore.

**LIENS AND ENCUMBRANCES**

Details of liens and encumbrances, all of which were approved by FirstOntario Credit Union Limited before the advance of funds, are as follows:

Nature of Instrument and Registration Number	Mortgagee/ Claimant	Amount Owning/ Claimed

**FIRE INSURANCE**

We have verified that the property is insured for an amount not less than the full insurable value of the improvements against Fire and Hazard including extended coverage and that loss is payable to you as \_\_\_\_\_ Mortgagee. The policy is subject to the standard mortgage clause of the Insurance Bureau of Canada.

Company		Agent	
Policy Number		Amount	Expiry Date

**REALTY TAXES**

We confirm all outstanding realty taxes/ provincial and municipal real property taxes to the date of advance have been paid in full.

**WRITS OF SEIZURE AND SALE**

In our opinion there are no Writs of Seizure and Sale affecting the mortgaged lands.

**CONDOMINIUM**

There are no arrears of common expenses or liens claimed by the Condominium Corporation against the subject unit. We have reviewed a current certificate of clearance provided by the Condominium Corporation, finding it to be in order, disclosing no deficiencies, and a certificate of insurance confirming that there is currently in force adequate fire and extended coverage over the entire condominium premises.

**ALL MORTGAGES (NON-TITLE INSURED)**

We certify that all requirements in the Instructions to Solicitor relating to Non-Title issues have been met.

**CERTIFICATE OF TITLE**

We have investigated the title of the Mortgagor(s) to the lands and premises described in the Mortgage/ Charge and certify that at the time the Mortgage funds were advanced, the Mortgagor(s) had a good and marketable title in fee simple to the said lands (together with such rights of way as set out hereunder), and that you have a good and valid \_\_\_\_\_ Mortgage/ Charge thereon subject only to the easements, encroachments, restrictions, reservations, liens and encumbrances hereinafter set out.

**EASEMENTS, ENCROACHMENTS, RIGHTS OF WAY, RESTRICTIONS, RESERVATIONS**

There are no easements, encroachments, rights of way, restrictions or reservations disclosed on title or by the survey of the property which would be violated by the reasonable use of the land for the purpose set out in your instructions. The easements, encroachments, rights of way, restrictions and reservations which were so disclosed are:

**ZONING/ BUILDING CODES**

We confirm that on the date of advance of the funds, there were no work orders or zoning infractions on record with the relevant local municipality and there is full compliance with the Planning Act.

**CERTIFICATION**

We hereby certify the accuracy of all the foregoing and that:

- In conformity with the Mortgages Act, a true copy of the Mortgage/ Charge was delivered to the Mortgagor(s).
- This transaction complies with the provisions of the Family Law Act.
- This transaction complies with all applicable provincial legislation.

**ALL MORTGAGES (TITLE INSURED)**

The property will be insured by Title Insurance without exceptions or qualifications by the Title Insurance Company set out below. All requirements in the Instructions to Solicitor relating to Title Insurance and Non-Title issues have been met.

\_\_\_\_\_ Existing Property  New Construction   
 Name of Title Insurance Company Individual Title Insurance Certificate Number

**ENCLOSURES**

We herewith enclose the following:

- Duplicate registered copy of Mortgage/ Charge No. \_\_\_\_\_ .
- A print out of the electronic Charge once registered (with any Additional Provisions to the Charge attached thereto).
- Copy of Fire Insurance Policy.
- Copy of Surveyor's Certificate or Plan free of any encroachments not previously approved.
- Copy of Tax Certificate.
- Copy of Sheriff's Certificate.
- Signed Acknowledgement and Direction (if applicable).
- If applicable, the Guarantee and Postponement of Claim or Guarantee signed by the guarantors, with an Acknowledgement and Direction signed by the Mortgagors attached, initialled by the guarantors and referenced in the Guarantee.
- Copy of Title Insurance Policy.

\_\_\_\_\_ Telephone Number \_\_\_\_\_ Fax Number \_\_\_\_\_  
 Name of Law Firm

\_\_\_\_\_  
Address of Law Firm

\_\_\_\_\_  
Signature of Solicitor Date