



COMMERCIAL TITLE INSURANCE

POLICY ORDER FORM

Over \$50 Million - Ontario

Date: _____

Tel No.: 289-562-5216 / 1-888-868-4853

Email: policyrequest@ctic.ca

Fax No.: 289-562-2478 / 1-866-214-1953

Law Firm Information:

Solicitor: _____ Assistant: _____

Law Firm: _____

Tel.: _____ Email: _____

Transaction Information:

Purchase Purchase Price: \$ _____

Share Purchase % of Shares being purchased: _____ Purchase Price: \$ _____

Refinance / New Mortgage Mortgagors are purchasing the property: Yes No

Existing Owner Policy Original Purchase Price / Appraised Value: \$ _____

Existing Owner Policy & Refinance Original Transfer Date: _____

Other - Please provide details: _____

Closing Date: _____ Your File No.: _____ Quote No.: _____

Policies Required:

Both

Loan Policy

Owner Policy

Purchaser / Mortgagor Information (if more than two purchaser/mortgagor(s), please provide the below noted information for each purchaser/mortgagor(s) as a schedule to this order form):

First Name: _____ Middle Name: _____ Last Name: _____

We are requesting CTIC to conduct an ID Verification* search: Yes No

If Yes, please provide: Phone No. _____ Email : _____

Current Address: _____

First Name: _____ Middle Name: _____ Last Name: _____

We are requesting CTIC to conduct an ID Verification* search: Yes No

If Yes, please provide: Phone No. _____ Email : _____

Current Address: _____

Corporation Name: _____

We are requesting CTIC to conduct an ID Verification* search on the Individual(s) Executing the Documents: Yes No

If Yes, please provide:

First Name: _____ Middle Name: _____ Last Name: _____

Phone No.: _____ Email : _____

Current Address: _____

Beneficial Owner: _____

We are requesting CTIC to conduct an ID Verification* search: Yes No

If Yes, please provide: Phone No. _____ Email : _____

Current Address: _____

* Chicago Title will conduct the identity verification using a process that utilizes information from a third party provider to help validate the identity. There is a fee for this service.

Property Information (if more than one property is being Insured, please provide the below noted information for each property as a schedule to this order form):

Municipal Address: _____

Legal Description: P.I.N.: _____ (LT) or (R)

Legal Description: _____



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Interest Held:

Fee Simple

Fee Simple, as to surface rights only

Fee Simple, together with easement/right of way

Leasehold, Landlord: _____

Registration Date: _____

Instrument No.: _____

Other, please provide details: _____

Property Type:

Apartment building*

Commercial / Industrial / Office building

Condominium / Strata

Energy Project

Farm, over 2 acres & income generating

Hotel/Motel

Mixed Use (residential & commercial)

Land under development

Rooming / Student House

Vacant Land

Other (please specify): _____

*The transaction CMHC insured: Yes, Number of units: _____

No

1.

The Land is located on Indigenous lands:

Yes*

No

**Please note that an underwriter will contact you to discuss this transaction as further information is required in order to underwrite.*

2.

The property is connected to municipal sewer and water services:

Yes

No

N/A

Evidence that a use/building permit was obtained from the relevant authority for the septic system:

Yes

No

No septic system

Improvements have been made to the Land since the septic system was installed:

Yes

No

Unknown

If yes or unknown, please provide details: _____

3.

The Land is waterfront:

Yes

No

4.

This property is being purchased under power of sale, foreclosure or judicial sale:

Yes

No

5.

Real estate taxes (including utilities to the extent they form a lien) will be paid up to the Date of Policy and/or an undertaking will be obtained:

Yes

No

Requesting CTIC to obtain the tax verification*

**Notwithstanding this request, an undertaking to readjust is needed. There is an additional charge for this service.*

If a tax verification is required, please provide the assessment roll number: _____

6.

The legal description of the Land matches the property associated with the assessment roll number:

Yes

No

Unknown

7.

There are unregistered easements or utility easements affecting the Land:

Yes

No

Unknown

8.

There are unregistered leases or agreements to lease with a term of three years or less (including renewals):

Yes

No

Unknown

9.

A search with the municipality/region confirms that all agreements, restrictive covenants and conditions registered against the Land have been complied with:

Yes

No

Search not done

Statutory Declaration confirms compliance

Representations and warranties from the vendor contained in the purchase agreement

10.

If a loan policy is required, there are private charges or assessments; options to purchase; rights of first refusal; or rights of prior approval of a future purchaser or occupant affecting Title to the Land.

Yes

No

Statutory Declaration confirms there are none

If yes, please provide details: _____

11.

All existing mortgages will be discharged on closing or an undertaking** will be obtained:

Yes

One or more existing mortgage(s) will remain on title*

No mortgage(s) currently registered on title

**Please provide a copy of the parcel register/PIN page including deleted instruments.*

***Private mortgages must be discharged on closing as an undertaking is not acceptable.*

12.

There have been transfers, mortgages or discharges within the last 6 months which were not registered by our firm:

Yes

No

If yes, please provide details or provide a copy of the parcel register/PIN page including deleted instruments: _____

13.

The Survey or Reference Plan reveals defects:

Yes

No

No Survey or Reference Plan is available

If yes, please provide details or provide a copy of the Survey or Reference Plan: _____



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14. The Land consists of one contiguous parcel of land or if multiple parcels, they are contiguous to each other: Yes No

15. The Land has actual vehicular and pedestrian access to and from a physically open and publicly maintained access route:
Yes No

16. Current use of the Land: _____
If vacant or land under development then the intended use of the Land: _____

17. The current use of the Land is permitted by the zoning classification contained in the municipal zoning by-laws:
Yes No Unknown
If vacant or land under development, the intended use of the Land is permitted by the zoning classification as per the municipal zoning by-laws:
Yes No Unknown

18. The use of the Land has changed from when it was originally built: Yes No Unknown
If yes, please provide details: _____

19. If a loan policy is required, a search shows outstanding work orders with the building department, fire department or any other quasi-governmental authority:
Yes No Unknown Statutory Declaration confirms no work orders
If yes, please provide details: _____

20. List all registered instruments affecting the Land which **will not** be discharged on closing or attach a copy of the current historical Title:
Encumbrance: _____ Instrument No.: _____ Registration Date: _____ In Favour Of: _____
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Lender Information (if additional lenders are to be insured, provide the below noted information as a schedule to this order):

Lender: _____

The Insured Lender is an administrative agent* and different from the lender listed on the loan agreement: Yes No
*Certain lenders will register their mortgage in the name of an administrative agent, such as Computershare. These agents are not the true lender.

If yes, please provide the name of the lender listed on the loan agreement: _____

Mortgage Closing Date: _____

Mortgage Amount: \$ _____ Mortgage Ref. No.: _____

Priority: 1st 2nd 3rd 4th Other: _____

Construction Loan: Yes No

Type of Mortgage: Standard Loan Private Lender* Vendor Take Back Mortgage Other
*A private lender is any lender which is not a Chartered Bank, Trust Company, Credit Union, Insurance Company or Mortgage Finance Corporation.

If a private lender, to your knowledge has the private lender submitted a title insurance claim to any title insurer in the past 5 years? If unknown, please inquire with the private lender or their solicitor:
Yes No

If yes, please provide details: _____

If a private lender, the mortgage proceeds are being used for: _____

If a private lender, proceeds will be directed ONLY to registered owner/their solicitor; prior mortgagee; registered owner's unsecured debtors; disbursements directly related to the transaction. I will notify the Company of any re-direction of funds:
Yes No

If no, please provide details: _____

21. The loan to value ratio is less than 75%: Yes No
If no, the percentage of the loan to value ratio: _____

22. The terms of the loan / credit agreement allow for:
Construction Advances Revolving line of credit Variable interest rate None

23. If a purchase and the mortgage amount is higher than the purchase price it is because:

The mortgage is a line of credit and/or the funds being advanced are less than the purchase price.

The mortgage appraisal value is higher than the purchase price and the funds being advanced are less than the purchase price.

The Land is a new construction and/or the excess funds will be used for renovations.

The mortgage amount is no more than 25% over the purchase price.

Other, please provide details: _____

24. The Super Priority Liens / Deemed Trust Endorsement is required: Yes* No

**Not available for private lenders that are not 1st or 2nd priority*

25. The Insured requires the Encroachments, Restrictions and Work Orders – Post Date of Policy Endorsement: Yes* No

**Not available for private lenders; the Insured mortgage priority must be either 1st or 2nd priority and there is an additional fee.*

26. If there are existing/uninsured mortgages, please provide details:

Lender: _____	Registered Amount: _____	Priority: _____
Lender: _____	Registered Amount: _____	Priority: _____
Lender: _____	Registered Amount: _____	Priority: _____

27. This firm represents the following parties (and is allowed under the Rules of Professional Conduct of the Law Society to do so):

Purchaser/Mortgagor(s)* Lender Both*

I have acted for the purchaser / mortgagor(s) before: Yes No

*Purchaser / Mortgagor(s) were referred by:

Another solicitor acting in the transaction

Broker who I have worked with previously

Existing client(s)

Family member/friend

Lender

Real estate agent who I have worked with previously

Other*, please provide details: _____

**Please provide a copy of the current historical title.*

If Broker / Real estate agent, please provide the name and phone number:

Name: _____ Phone Number: _____

If not acting for both parties, please provide the full name and phone number of the other lawyer:

Name: _____ Phone Number: _____

28. If a private lender, the Lender has done business with the mortgagor(s) before. Yes No

29. If a private lender, the lender has verified ALL of the following: a) income, b) employment and c) performed a credit bureau check on the mortgagor(s).

Yes No

30. A notice of change has been filed in the past 12 months that changes the officers, directors or shareholders for the mortgagors(s) and/or vendor(s):

Yes* No N/A

If yes, please provide details: _____

**Please provide a copy of the corporate registry search.*

31. A corporate borrowing resolution signed by authorized officers/directors has been obtained for the purposes of this transaction:

Yes No N/A

If no, please provide details: _____

32. The borrowing resolution contains details of the transaction and to the best of my knowledge complies with provincial/federal requirements:

Yes No* N/A

If no, please provide details: _____

**Please provide a copy of the borrowing resolution.*



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33. All other required corporate consents for this transaction (including from any shareholders) has been obtained:
Yes No N/A
If no, please provide details: _____
34. Title insurance has been applied for or this transaction has been discussed with another title insurance provider: Yes No
If yes, please provide details: _____
35. A party to this transaction is signing by way of Power of Attorney: Yes No
If yes, I confirm that I have prepared the power of attorney or that the power of attorney has been prepared by a Lawyer authorized to practice in this jurisdiction:
Yes No
36. If a purchase, I confirm that I have reviewed the agreement of purchase and sale.
Yes, and there are no concerns/ issues to disclose Yes, and I have concerns/issues to disclose
No, I have not reviewed the agreement of purchase and sale
If yes, please provide details: _____
37. If a purchase, a portion of the deposit was paid to someone other than the Lawyer, Real Estate Agent/Broker or Builder:
Yes No
If yes, please provide details: _____
38. There are matters or issues not addressed in this form that Chicago Title should be made aware of: Yes No
If yes, please provide details: _____
39. PPSA (Personal Property Security Act) Insurance Policy is required: Yes* No
- * Please note that an underwriter will contact you to discuss this transaction, as further information is required in order to underwrite.

I am a solicitor in good standing with the Law Society of Ontario and I have investigated Title and off title to the insured Land in accordance with the Search Guidelines of Chicago Title Insurance Company (the «Company»), and I confirm the following:

Note: A law clerk or paralegal may submit the order on behalf of the solicitor, provided they have been specifically instructed by the solicitor. The statements contained herein are as if the lawyer made them himself/herself.

- 1. I have disclosed all title and off title matters which would otherwise qualify my opinion on title;**
- 2. I will advise the Company of any changes to the information provided, to the extent it affects Title and/or the Land, including additional registrations prior to closing;**
- 3. Identification of the purchaser(s) and/or of the signing officers/directors has been/will be verified before closing by reviewing a piece of Canadian Federal or Provincial Government issued PHOTO identification and confirm the validity to the best of your ability.**
- 4. A clear execution certificate for the mortgagor and/or vendor (for purchase transactions) and a status/estoppel certificate (for a purchase of a condominium unit) have been obtained;**
- 5. If the transaction is a purchase and part of a lot, an abutting land search has been completed and any Planning Act violation reported to the Company;**
- 6. If a loan policy is being issued, I will comply with any and all requirements of the mortgage lender as set out in its Instructions to Solicitor prior to funding;**
- 7. I have obtained consent from my client to have their personal information provided to the Company for the purpose of issuing a title insurance policy and, where applicable, to have their personal information transmitted electronically.**

Yes No

If no, please provide details: _____

If needed, additional qualifications or details can be attached to this form.

All policies ordered but not issued are subject to a cancellation fee. Your order will be processed in sequence, during our business hours of 9 am to 8 pm EST Monday to Friday. If you have any inquiries please feel free to call us at 289-562-5216 or 1-888-868-4853. Chicago Title Insurance Company Canada is committed to protecting your client's privacy and personal information. The personal information you provide is kept confidential and is used to underwrite, assess and control risks, and issue and administer policies of title insurance. For our complete corporate Privacy Policy, please visit our website at www.chicagotitle.ca or contact our Privacy Officer at 1-888-868-4853.