



Chicago Title's Comprehensive Coverage

Commercial Loan Program

A commercial loan program with Chicago Title Insurance Company ("CTIC") has many benefits.

Comprehensive Coverage

14 covered risks in the policy jacket, including:

- Unmarketability of title
- Access
- Fraud, forgery and impersonation
- Defects, liens and adverse interests
- Gap coverage
- Lack of priority
- Survey coverage
- Duty to defend

Over 40 endorsements available

Endorsements add further coverage to what is contained in the policy jacket. To the extent an endorsement applies to a transaction, it will automatically be added to the loan policy. Contact us for more information or refer to our [Commercial Endorsements Reference Guide](#) in the resource library on our website.

Coverage ONLY Available Through Title Insurance

A title opinion is sometimes used as an alternative to title insurance. However, even the best title opinion does not protect a lender against:

Defense Costs	Legal costs incurred in the defense of any insured risk under the policy are included with every policy. This is in addition to the insured amount.
Survey/Real Property Report Errors	Surveys or real property reports can have errors. Title insurance covers issues that should have been revealed.
Known Defects	Transactions can close on time even with defects or issues that can be covered by title insurance.

Mistakes in Searches	We are seeing an increasing number of errors in search results obtained from governmental authorities. There is government response coverage in the policy if a loss is suffered because the search results are incorrect.
Opinion Errors	To recover a loss under the policy, it must fall under a covered risk and the claim is paid. It's no fault insurance. There is no need to commence a lawsuit to recover losses.
Forgery, Fraud and Impersonation	These issues can cause a mortgage to be invalid or enforceable, but often are not foreseeable. Title insurance protects a lender from such losses.
Gap Coverage	Protection against intervening registrations between the advance of funds and registration of security in the land registry office.

Preferential Pricing and Simplified Requirements

Lenders with a commercial loan program will benefit from preferential pricing as well as less title and off title search requirements. Everyone wins! The borrower will be happy about substantial cost savings and the lender will have comprehensive title coverage for their loan.

Industry Leader for Financial Strength

CTIC is part of the Fidelity family of underwriters, the largest title insurance company in the world. A loan policy is backed by claims reserves that are larger than the rest of our competitors.

Custom Packages

Customization of loan policies is our specialty. CTIC has a team of qualified underwriters trained to issue insurance for:

- Renewable energy projects including wind, hydro-electricity, solar and biomass;
- Indigenous lands; and
- Mining transactions including fee simple interests, mining leases and mining claims.

Benefits to a Direct Relationship with CTIC

Lenders are in capable hands with direct access to our knowledgeable team of underwriting experts. These experts include the Vice President of Sales and Business Development, the Regional Directors and Vice President of Underwriting.

Head Office – Ontario / Western Canada

1-888-868-4853
 info@chicagotitle.ca
 www.chicagotitle.ca

Québec Office – Québec / Atlantic Canada

1-877-849-3113
 souscription@ctic.ca
 www.ctic.ca