



CHICAGO TITLE
CANADA

Why Chicago Title Insurance?

Difference for Legal Professionals

Chicago Title is more than just a trusted title insurance provider. Lawyers and notaries across Canada choose Chicago Title to gain unmatched efficiencies in their processes and take advantage of many of our value-added tools. Aligning your practice with us will result in comprehensive protection for your clients and workflow enhancements for your office.

Residential Title Insurance

For residential transactions, our web-based ordering system, CTICExpress, has allowed our lawyer and notary clients to streamline the workflow in their practices to save time and reduce costs.

Just to name a few advantages that Chicago Title offers our partners:

- No delay in receiving your title insurance policies even at the busiest time of year;
- Immediate issuance of the final policy. Your title insurance order is a one-touch process so you do not have to follow up with us on any post-closing administration such as a Report on Title, registration particulars or generating a cheque if you have chosen either our credit card or electronic funds transfer (EFT) payment option;
- Electronic document storage for all of your title insurance documents and invoices;
- Flexible accounting tool to simplify the management of your payments;
- 24/7 accessibility and a live chat feature to get your questions answered quickly; and
- Reduced premium on every policy ordered through CTICExpress, a savings to be passed on to your clients.

CTICExpress is not just an order entry system. It is a fully interactive, flexible and easy to use title insurance management system for you and your staff. With many firm-administered functions such as account profile management; document delivery options; invoice tracking and reconciliation; as well as document storage, your relationship with Chicago Title will provide workflow efficiencies that are unmatched in the industry.

Commercial Title Insurance

This innovative approach to enhancing our customer's experience extends into our Commercial Services as well. The following are just a few reasons why Chicago Title is quickly becoming the preferred partner of lawyers and notaries for their commercial title insurance needs throughout Canada:

- Local knowledge and expertise allows us to effectively underwrite regional specific commercial title matters;
- Experience which allows us to understand and underwrite your most complex commercial title matters in a creative and solutions-oriented manner with a proven ability to work with you to build transaction specific policies using our extensive endorsement library;
- Service focused team underwrites and processes your orders in a timely and responsive manner, allowing you to meet your clients' expectations; and
- Competitive pricing.

We invite you to contact one of our residential or commercial specialists to learn more about what the Chicago Title difference means to your firm.

Key Advantages Of Title Insurance

For those who are less familiar with the general benefits that title insurance offers legal professionals and their clients, the following is a summary of the key advantages that you and your clients may gain:

- Simplifies the closing process, ensuring a less costly closing while reducing the risk for you and your clients;
- Eliminates the need for many costly off title searches, where required;
- Eliminates the requirement for an up-to-date survey or Real Property Report in most circumstances; and
- Reduces the legal professional's time per file, saving the client money.
- Provides for the ability to underwrite and insure over some known defects;
- Insures over the registration "gap" so that transactions can close on time without confirmation of registration of the new ownership and/or mortgage; and
- A low, one-time premium makes title insurance an affordable purchase but the advantages and comprehensive protection makes it an invaluable asset.

A Chicago Title policy includes comprehensive protection that complements the service you provide your clients.

It indemnifies the insured against any losses incurred in rectifying title defects and any defects that would have been revealed by an up-to-date survey/RPR, zoning memorandum or compliance certificate, shifting risk from your E&O insurance to Chicago Title.

To summarize some important aspects of coverage:

- Any defects that would have been revealed by an accurate, up-to-date survey/RPR is standard on most residential policies and available on select commercial policies;
- Non-compliance with zoning by-laws is standard on most residential policies and available on select commercial policies;
- Outstanding work orders and failure to have obtained a building permit is standard on most residential policies;
- Liens and encumbrances;
- Gap coverage is standard on all residential policies and commercial policies;
- Errors in the public records is standard on all residential and commercial policies; and
- Residential policies also include the added comfort of fraud and forgery coverage in the event that your purchaser or lender clients are the victims of real estate fraud at any time during the ownership of their home or the loan.

The duty to defend is an important component of every title insurance policy issued. As the title insurer, we are responsible for any costs, legal and/or notary fees and expenses incurred in the defense of an insured risk, including title itself or the charge against title.

Owner policies are in effect as long as the insured retains an interest in the land and lender policies are in effect as long as the mortgage remains registered on title. A one-time premium at the time of the transaction provides long-term protection for the insured.

About Chicago Title

For over 70 years, Chicago Title has proudly provided security for Canada's real estate transactions. We understand the true value of your clients' properties, that they represent more than just numbers on a statement. That's why our experts know the ins and outs of even the most localized legislation across Canada. When it comes to your clients' peace of mind, no detail is too small to overlook. From offering better value than anywhere else, and unmatched customer care, we will safeguard the real estate industry, one property at a time.

Owned by Fidelity National Financial, North America's largest title insurer, we are an industry leader in title insurance solutions, customer service, and real estate technology. Our focused, Canadian-based organization lets us respond quickly to your needs. We're not just in the title insurance business, we're in the client success business.

We put the customer first, listening carefully to hear your unique needs and provide creative solutions. We strive for results, providing world-class products and services while continually innovating to improve what we offer. We never rest, nurturing our workforce to be the top tier in the industry, letting you experience the peace of mind you deserve.

If you have further questions, please contact one of our experienced underwriters to discuss further.

Disclaimer: This document is intended to provide general information on Title Insurance. For specific details regarding policy coverage, conditions, exceptions and exclusions, please contact us for copies of the complete title insurance policy. Known title and survey defects are subject to underwriting review and approval.

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