



Residential Search Guidelines

Searches for all transactions:

Search	Requirements
Title search	<p>Purchase transaction:</p> <ul style="list-style-type: none"> Title search for a period of ten (10) years according to general rules of practice. The period covered of this title search must include at a minimum the last arm's length purchase transaction where this transaction occurred more than 10 years ago. A summary search for 30 years of the index of immovables to confirm a 30-year chain of title, identify the following deeds and disclose them in the title insurance order: <ul style="list-style-type: none"> Hypothecs and charges that are not released; Servitudes. <p><i>Note: For properties held in divided co-ownership, the search can be limited to the private portions.</i></p> <p>Refinance transaction:</p> <ul style="list-style-type: none"> Title search since the last arm's length purchase transaction. Servitudes and encumbrances published after the borrower's title, and assumed hypothecs by the borrower, must be added to the title insurance application.
Real estate taxes	Verbal confirmation on the status of real estate taxes (certificates not required).
Divided co-ownership	<p>Purchase transaction:</p> <ul style="list-style-type: none"> Verbal confirmation on the status of the co-ownership contributions from the Syndicate of co-owners. Confirmation that the form described as the Information request to the syndicate of co-owners does not reveal any litigation, legal proceedings, formal notices, notices of contravention or special assessments due as of the date of the purchase transaction or any other condominium-related issues. <p>Refinance transaction:</p> <ul style="list-style-type: none"> No confirmation required.
Certificate of location	<p>Purchase transaction:</p> <ul style="list-style-type: none"> Certificate of location must be provided to the Company if one is available. <p>Refinance transaction:</p> <ul style="list-style-type: none"> Not required, but if a certificate of location is available, copy is required.

Note: Any irregularities, non-compliance with municipal by-laws, title defects or litigation must be disclosed on the request for title insurance.

Additional Information

Although some due diligence may not be required to issue a title insurance policy, each order must be reviewed and the risk assessed to determine if any additional information or document is required for the purpose of issuing the title insurance policy prior to the closing of the transaction.

All title and off-title matters which would otherwise qualify your opinion on title must be disclosed to Chicago Title. If any of the searches outlined above were not conducted, or if the search is older than what is required, it must be disclosed to Chicago Title. Failure to conduct a search may result in the addition of an exception to the policy or the removal or amendment of an endorsement.

Gap Coverage: Systematically attached to all Title Insurance Policies issued by Chicago Title

Gap Coverage allows a transaction to close the day the deeds are executed.

Gap coverage insures both purchaser and lender against loss or damage resulting from intervening registration between the date of closing and the date of registration of the documents. The date of policy is the date of execution of the deeds and becomes the date of registration at the time when the documents are registered.

Waiver of subrogation

When issuing title insurance policies for a real estate transaction, Chicago Title waives its right of subrogation against the notary or lawyer who acted and will hold them harmless from any claim relating to the coverage contained in these policies, except in the case of fraud, willful misconduct or gross negligence.

Transaction Protection Endorsement

The transaction protection endorsement may be purchased as part of the title insurance policy for an owner and/or a lender and protects against loss or damage relating to errors or omissions of the solicitor in the residential real estate transaction. The endorsement should be consulted for the scope of coverage.

Increased Policy Amount Endorsement

Every residential owner policy issued by Chicago Title contains a standard provision to address the increase in fair market value of the Land, which will compensate an insured owner for a maximum of 200% of the Amount of Insurance for an Actual Loss because of a Covered Risk. The Increased Policy Amount Endorsement will provide additional comfort to the insured.

The amount of the policy coverage will reflect the increase in current market value of the homeowner's property. Should the insured homeowner suffer a loss because of a Covered Risk, the Increased Policy Amount Endorsement will provide coverage for that loss up to the current market value of the residential home.*

The Increased Policy Amount Endorsement is available to be added to residential owner policies whether the insured is purchasing a residential property or wishes to protect the home they already own with an existing homeowner policy.



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This document is intended to provide general information on title insurance. For specific details regarding policy coverage, 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.

*Please note: The Increased Policy Amount endorsement does not provide coverage for an increase in value due to renovations or improvements undertaken by the homeowner.