

NOTARY'S FINAL REPORT ON TITLE

FROM:

DATE:

TO: HOME TRUST COMPANY

LOAN NO:

Re: Your hypothecary Loan to _____

On Property at _____

The above-noted hypothecary loan was completed in accordance with your Loan Commitment dated the _____ day of _____, 20_____, and in this regard, we are pleased to advise as follows:

CERTIFICATE OF TITLE

At the time the loan was advanced, you had a good and valid first ranking hypothec thereon. You are insured as an hypothecary lender under Title Insurance Policy Number _____ with _____.

MORTGAGE DETAILS

Borrower:

Borrower's Spouse:

Address of Borrower:

Security Address:

Brief Legal Description:

Guarantor(s):

REGISTRATION DETAILS

The deed of hypothec was prepared in accordance with the terms set out in your Loan Commitment and bears the date of the _____ day of _____, 20_____, and was registered in the Land Registry Office for the Registration Division of _____ under number _____.

SERVITUDES, ENCROACHMENTS, RIGHTS OF WAY

There are no servitudes, encroachments and rights of way disclosed on title to the property.

REALTY TAXES

All outstanding realty taxes / school and municipal real property taxes to the date of advance have been paid in full. Such taxes for the previous year total \$_____.

INSURANCE

We have verified that the property is insured for an amount not less than the full insurable value of the improvement against fire and lightning including extended coverage and that loss is payable to you as first mortgagee. The policy is subject to Insurance Bureau of Canada Form 3000.

Company:

Policy No:

Amount:

Expiry Date:

Name of Agent:

Telephone No:

CO-OWNERSHIP (if applicable)

There are no arrears of common expenses or legal hypothecs claimed by the Syndicate against the subject unit. We have reviewed the current certificate of arrears/letter of clearance provided by Syndicate, find 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.

CORPORATE BORROWERS (if applicable)

We confirm that the Borrower, being a corporation, has been duly incorporated with full power and authority to hold, hypothecate and otherwise deal in the lands and premises described in the deed of hypothec and all necessary corporate action has been taken to authorize the borrowing of the principal sum stated in the deed of hypothec with interest as therein provided and the giving of the hypothecated security therefor.

CORPORATION TAX

On the date of the advance of the funds herein the Province of Québec claimed no prior claim or legal hypothec against the hypothecated lands.

CERTIFICATION

We hereby certify the accuracy of all the foregoing and this transaction complies with all applicable provincial legislation.

ENCLOSURES

We herewith enclose the following for your records:

- Deed of hypothec;
- Certified statements of the Register of Personal and Movable Real Rights;
- Copy of Title Insurance Policy;
- Acknowledgement and Direction re: Funds;
- Fire Insurance Policy;
- Certificate of location and survey plan (if available);
- Statutory Declaration;
- Executed copy of Commitment;
- Executed copy of Disclosure Statement.

Per:

[Signature of Notary]

(Notary Firm)

(Address)