

Solicitor's Final Report on Title

FROM:

DATE:

TO: HOME TRUST COMPANY

HYPOTHECARY LOAN NO.:

RE: Your Hypothecary Loan to \_\_\_\_\_  
On Property at \_\_\_\_\_

The above noted hypothecary loan was completed in accordance with your Hypothecary 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 hypothecary funds were advanced, you had a good and valid first ranking hypothec thereon. You are insured as a hypothecary lender under Title Insurance Policy Number \_\_\_\_\_ with \_\_\_\_\_.

HYPOTHECARY LOAN DETAILS

Borrower(s) \_\_\_\_\_

Borrower(s) Spouse \_\_\_\_\_

Address of Borrower(s) \_\_\_\_\_

Security Address \_\_\_\_\_

Brief Legal Description \_\_\_\_\_

Guarantor(s) \_\_\_\_\_

REGISTRATION DETAILS

The contract of loan and hypothec was prepared in accordance with the terms set out in your Hypothecary Loan Commitment and bears the date of the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and was registered in the Land Register for the Registration Division of \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, 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/provincial 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. \_\_\_\_\_

INTERVENING ENTRIESLand Titles System

On the date of advance of the funds there were no intervening entries in the Land Register for the Registration Division of \_\_\_\_\_:

CONDOMINIUM (if applicable)

There are no arrears of common expenses or hypothecs claimed by the Condominium Corporation against the subject unit. We have reviewed the current certificate of arrears/letter of clearance provided by Condominium Corporation, 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 contract of loan and hypothecs and all necessary corporate action has been taken to authorize the borrowing of the principal sum stated in the contract of loan and hypothecs with interest as therein provided and the giving of the hypothecs security therefor.

CORPORATION TAX

On the date of the advance of the funds herein the Province of Québec claimed no lien against the hypothecated property.

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:

- ( ) Duplicate registered Contract of Loan and Hypothecs registered under
- ( ) Plumentif and Index of Defendants against the Borrower(s) and Guarantor(s), if any.
- ( ) Copy of Title Insurance Policy
- ( ) Acknowledgement and Direction re Funds
- ( ) Fire Insurance Policy.
- ( ) Certificate of Location (if available)
- ( ) Statutory Declaration
- ( ) Executed copy of Commitment
- ( ) Executed copy of Disclosure Statement

Per: \_\_\_\_\_  
(Signature of Solicitor)

\_\_\_\_\_  
(Law Firm)

\_\_\_\_\_  
(Address)