

SOLICITOR’S REPORT ON TITLE

Attn:

DATE: REFERENCE NUMBER:

TO: Libro Credit Union Limited FAX NO: MORTGAGOR(S):

SECURITY: (brief legal description, or municipal address)

MORTGAGE: INSURANCE (Do Not Leave Blank): Amount of Mortgage: Company: Date of Mortgage: Agent: Registration Number: Policy Number: Registration Date: Amount of Policy \$ Registry Office: Expiry Date:

We have acted as your solicitors in completing the mortgage loan mentioned above as set out and described in your Letter of Instructions. We hereby certify as follows:

PRIORITY: (Check “first” or “second” as appropriate) The Mortgagor duly executed in your favour the mortgage described above which was prepared in accordance with your Letter of Instructions and the same is a registered first second charge against the property.

The charge of your mortgage is subject only to: (check if applicable) the following described existing mortgage which is in good standing and is the first mentioned in your Letter of Instructions:

Mortgagee:

Address of Mortgagee:

Principal balance now owing \$ Interest rate: % Maturity date:

the following further liens or encumbrances which you have instructed us in writing you will accept. (If no further liens, etc. insert “NIL”. If space is insufficient attach schedule.)

(NOTE: If your mortgage is a building mortgage, no opinion whatsoever is offered on the extent to which your mortgage security may yield priority to the dollar amount of the deficiency, if any, in the holdback required by law for the improvements made to the property.)

TITLE

We investigated the title of the Mortgagor to the lands described in the Mortgage herein and the same is good, marketable and free of all liens and encumbrances.

TITLE INSURANCE

The property mortgaged is title insured and all requirements in the Instructions to Solicitor relating to title insurance have been met.

SURVEY: (Check appropriate survey)

In accordance with the terms of your Instructions to Solicitor, we obtained the following survey:

No survey required Existing survey, supplied by mortgagor, used Up to date survey obtained: Surveyor Date of survey Title insurance

Unless otherwise noted below the survey indicates that the buildings and other structures comprising the mortgaged property are situated wholly within the limits of the lot lines, and that there are no encroachments upon the mortgaged property or easements (registered or prescriptive) thereof.

RESTRICTIONS, BY-LAWS, ETC.:

All municipal by-laws, Provincial statutes and registered restrictions affecting the property have been complied with and there are no violations, whether or not in the form of work orders, on record with the appropriate municipal or Provincial departments. The use of the mortgaged property for its present purposes is in compliance with municipal zoning by-laws.

TAXES AND UTILITIES:

No realty taxes, penalties, local improvement charges or utility accounts were due at the date of final advance of funds.

EXECUTIONS:

We obtained a Sheriff’s Certificate indicating that there were, immediately prior to the registration of the mortgage described above, no writs of execution on file with the Sheriff against the mortgagor(s), guarantor(s) (if any) or any predecessor in title which would affect your security.

INSURANCE:

The policy of fire insurance described above is in effect. We have requested that the Insurer make any loss payable to you and that the insurance policy contain the standard Insurance Bureau of Canada Mortgage Clause or its equivalent.

SPECIAL TERMS:

Any special terms or conditions referred to in your Letter of Instructions have been met.

**ENCLOSURES:**

We enclose the following:

- Duplicate registered Mortgage described above
- Sheriff's Certificate
- Tax Certificate
- Survey
- Confirmation of Title Insurance
- Statement of Adjustments (where mortgage funds applied to purchase of the mortgaged property)
- Acknowledgment and Direction regarding registration (ERS Charge only)
- Duplicate Registered Mortgage or confirmation of registration of an ERS Charge
- Acknowledgement of Standard Charge Terms
- Status Certificate (If applicable)

**REMARKS:**

Dated this  
at

day of  
Ontario

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Name of Solicitor's Firm

Signature of Solicitor