



Solicitor's Interim Report On Title
And Request For Funds

TO: CANADIAN WESTERN BANK
RE: Mortgage Loan No.: \_\_\_\_\_

Dear Sirs:

In accordance with your instructions dated the \_\_\_ day of \_\_\_\_\_, 20\_\_\_, we report as follows:

DETAILS OF THE "MORTGAGE":

Date of Mortgage: \_\_\_\_\_ Mortgage Amount: \_\_\_\_\_
Mortgagor(s): \_\_\_\_\_ ("the Mortgagor(s)")
Address of Mortgagor(s): \_\_\_\_\_
Security Address: \_\_\_\_\_ ("the Lands")
Legal Description of Security: \_\_\_\_\_
Dower Consent: \_\_\_\_\_

REGISTRATION DETAILS AND TITLE:

Notice of the Mortgage was registered in the Registry of Deeds for Newfoundland and Labrador as Registration Number \_\_\_\_\_ on the \_\_\_ day of \_\_\_\_\_, 20\_\_\_.

We have investigated the title of the Mortgagor(s) to the Lands and confirm that, at the time the Notice of Mortgage was registered, the Mortgagor(s) was/were registered as owners of an estate in fee simple in the Lands and that you have a good and valid \_\_\_\_\_ first \_\_\_\_\_ Mortgage thereon, subject only to the following:

- (a) The reservations and exceptions contained in the original grant from the Crown;
(b) Such other liens, charges, encumbrances, and interests as need not be registered; and
(c) any and all other applicable Provincial Legislation

We confirm that after the Mortgage has been funded the following will be paid out and a discharge obtained in respect thereof:

- (a) \_\_\_\_\_
(b) \_\_\_\_\_
(c) \_\_\_\_\_

After payout and discharge of the encumbrances stipulated above, the Mortgage will constitute a \_\_\_\_\_ first \_\_\_\_\_ charge on title to the lands.

**EXECUTIONS (LAND TITLES SYSTEM):**

On the date of registration:

- (a) There were no executions/judgments registered against title to the Lands; and
- (b) There were no executions/judgments registered in the Judgment Enforcement Registry against the Mortgagor(s).

**REALTY TAXES:**

All outstanding property taxes and local improvement charges to the date of advance have been paid in full or, in the alternative, will be paid from the mortgage proceeds. We enclose a clear Tax Certificate, or, in the alternative, undertake to forward one as soon as possible after the Mortgage has been funded. Realty taxes for the most recent year assessed totalled \_\_\_\_\_. The realty tax assessment roll number is \_\_\_\_\_.

**SURVEY:**

We enclose (the Statutory Declaration of \_\_\_\_\_, with attached) Real Property Report prepared by \_\_\_\_\_, Newfoundland and Labrador Land Surveyor, and dated the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, showing the buildings which form part of the mortgage security to be wholly within the limits of the Lands, with no encroachments, easements, or rights-of-way except the following:

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**INSURANCE:**

The property is insured as follows, with loss payable to you as \_\_\_\_\_ mortgagee. The policy is subject to the standard mortgage clause of the Insurance Bureau of Canada. Other details of the policy are as follows:

Company: \_\_\_\_\_ Policy Number: \_\_\_\_\_

Amount: \_\_\_\_\_ Expiry Date: \_\_\_\_\_

Agent: \_\_\_\_\_

**CONDOMINIUM:**

There are no arrears of common expenses or liens claimed by the Condominium Corporation against the subject unit. We have reviewed an Estoppel Certificate provided by the Condominium Corporation and find it to be in order, disclosing no deficiencies as at the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. A certificate of insurance confirms that there is currently in force fire and extended coverage over the entire condominium (details given above).

**ENCLOSURES:**

We enclose the following for your records:

1. Certified copy of title;
2. Tax certificate;
3. Copy of Insurance Policy or Cover Note of Insurance;
4. Real Property Report;
5. Executed Direction to Pay;
6. Disclosure Statement; and
7. Other: \_\_\_\_\_

We confirm that the following will be provided as soon as possible following the advance of funds:

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We require funds on the \_\_\_ day of \_\_\_\_\_, 20\_\_\_. We would appreciate receipt of the funds prior to \_\_\_\_\_ o'clock \_\_\_\_\_, if possible. Please contact the writer as soon as the same are ready for pick-up and we will arrange to have a courier attend at your offices.

Yours truly,

LAW FIRM: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

Per: \_\_\_\_\_

Solicitor:

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