

Form 1215(ON)CWB (12/10)

 **CANADIAN WESTERN BANK**
Solicitor's Interim Report On Title
And Request For Funds

TO: CANADIAN WESTERN BANK ("CWB")

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:

The Mortgage was registered in the Land Titles Office for the _____ Ontario,
Land Registration District as Instrument 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 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 _____ 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 pursuant to the provision of the Ontario Land Titles Act.
- (c) The Transaction complies with all provisions of the Family Law Reform Act (Ontario)
- (d) 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 _____ charge on title to the lands.

EXECUTIONS (LAND TITLES SYSTEM):

On the date of registration:

- (a) There were not executions/judgments registered against title to the Lands; and
 (b) There were not executions/judgments filed in the Land Titles Office, _____
 Ontario Registration District, 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 _____, Ontario 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:

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

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

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.
