



Hotsheet

Expanded Coverage for Mortgage Lenders re: Private Services in Québec¹

To obtain coverage for mortgage lenders under the TitlePLUS[®] Rural Property Endorsement, for residential properties² on private services, you are no longer required to:

- (a) confirm that inspections of the private water or septic systems were done;
- (b) confirm that a new septic system was installed with municipal approval after the borrower purchased the property; or
- (c) conduct a search for work orders on the private water system.

This applies to coverage for mortgage lenders under TitlePLUS mortgage-only and purchase policies.

TitlePLUS mortgage-only policies for properties on private services will not contain exceptions to coverage in Schedule "A" where these confirmations or searches were not done.

TitlePLUS purchase policies will contain exceptions to coverage in Schedule "A" where the required confirmations or searches for private water or septic systems were not done. However, the words "This exception does not apply to any MORTGAGE LENDER" will appear at the end of the exceptions, without the need to make an "Insure Over" request for the lender.

Regardless of whether confirmations or searches are required, you must advise us of any known problems (including work orders) with the private water or septic systems that will not be resolved before closing. However, you are not required to make any specific inquiries of your client or others to fulfill this obligation.

If you have any questions, please contact the TitlePLUS Customer Service Centre at 1-800-410-1013.

¹ The TitlePLUS policy is underwritten by Assurance LAWPRO^{®3}. Please refer to the policy for full details, including actual terms and conditions.

² Containing one to four dwelling units, up to \$1 million. Different search requirements may apply to transactions between \$1 and \$2 million. The TitlePLUS program does not provide policies for transactions over \$2 million.

³ Assurance LAWPRO is a registered name used in Québec by Lawyers' Professional Indemnity Company.

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