



## TitlePLUS<sup>®</sup> Mortgage-Only Policy – Québec Order Form Insurance Representative: Dale Parizeau Morris Mackenzie Inc.

### Eligibility

This transaction is **eligible** for a TitlePLUS policy if:

- Neither I nor my firm acts as mortgage broker for this transaction;
- The property has a maximum of 4 separate dwelling units;
- The property is being used for residential purposes (i.e., not a commercial, mixed use, leasehold or farm property);
- The property is not a timeshare or co-operative building;
- The mortgage amount is \$2 million Cdn or less;
- I am applying for coverage prior to the mortgage advance (or activation of line of credit); and
- The mortgage is not part of an arm's length purchase transaction or transfer involving the property.

Is this transaction eligible for a TitlePLUS policy?  Yes, complete order form.

No, contact Dale Parizeau Morris Mackenzie Inc.

### Notary Information

Notary Name: \_\_\_\_\_ Assurance LAWPRO<sup>®1</sup> No.: \_\_\_\_\_

Contact Name for this file: \_\_\_\_\_ Contact's Phone No.: \_\_\_\_\_

Send TitlePLUS documents to me by (check one):  fax  e-mail

I have or my firm has a direct or indirect financial or ownership interest in this transaction?  Yes  No

### Basic Information

My File No.: \_\_\_\_\_ Date of Advance (or activation of line of credit) (dd/mm/yyyy): \_\_\_\_\_

Name(s) of Borrower(s): \_\_\_\_\_

Name of Mortgage Broker (if any/if available): \_\_\_\_\_

Rank:  1<sup>st</sup>  2<sup>nd</sup>  3<sup>rd</sup>

Mortgage Lender: \_\_\_\_\_

Mortgage Reference No.: \_\_\_\_\_

Mortgage Principal: \$ \_\_\_\_\_ High ratio mortgage?  Yes  No

Interest Rate: \_\_\_\_\_ or  as stated in mortgage

Maturity Date (dd/mm/yyyy): \_\_\_\_\_ or  as stated in mortgage

Type of Mortgage (check one):

Conventional  Line of Credit/Collateral  Construction Mortgage

If construction mortgage, confirm:  I will be subsearching title before any subsequent advances

(continued...)

## Property Information

**Check all that apply:**  Vacant land  Multi-unit  Divided co-ownership  Private water  Private septic

Property Address (including City/Town and Postal Code): \_\_\_\_\_

Cadastre Lot No(s): \_\_\_\_\_  Part Lot(s)

Land Registry Office: \_\_\_\_\_

Additional Legal Description Details: \_\_\_\_\_

Property Tax No. (if available): \_\_\_\_\_

## Title Information

Review your title search. Provide details of any title defects and encumbrances that will continue to affect title after the mortgage advance (or activation of line of credit) in **Appendix**.

**Date of Last Transfer (n/a if new home)** (dd/mm/yyyy): \_\_\_\_\_

If transfer within the past 2 years, were parties at arm's length?  Yes  No

If yes, provide consideration amount: \$ \_\_\_\_\_  Not available

**Mortgage Discharges:** Has a mortgage discharge (other than for a builder's mortgage) been registered in the 6 months preceding your closing/advance date?  Yes  No

**Mortgage Proceeds:** Are the mortgage proceeds being distributed to anyone other than an approved recipient?  Yes  No

If yes, provide amount being distributed: \$ \_\_\_\_\_

## Off-Title Information

**Complete Section A for all properties. Only complete Section B if mortgage is high ratio (i.e., if mortgage amount exceeds 80% of property value).** See Mortgage Only Instruction Sheet for requirements and complete appropriate inquiries.

Provide details of any off-title issues that will continue to affect the property after the mortgage advance (or activation of line of credit) in **Appendix**.

### Section A

If multi-unit:

- Multi-unit use permitted under zoning by-law? . . . . .  Yes  No  No opinion

- Home inspection obtained at time of purchase? . . . . .  Yes  No

- Borrower signing TitlePLUS Affidavit and Acknowledgment confirming no work orders/retrofit non-compliance? . . . . .  Yes  No

- Any known multi-unit issues? . . . . .  Yes  No

Any tenants? . . . . .  Yes  No If yes, describe tenanted unit(s) (e.g., unit #, house, basement apt.): \_\_\_\_\_

If private water system, any known issues (including work orders)? . . . . .  Yes  No

If private septic system:

- Inspection done at time of purchase? . . . . .  Yes  No

- Borrower installed new septic system after purchase with municipal approval? . . . . .  Yes  No

- Any known septic system issues (including work orders)? . . . . .  Yes  No

(continued...)

**Section B (high ratio mortgage only)**

Will all taxes be paid up-to-date? .....  Yes  No  Not separately assessed. If no, indicate arrears:  
\$ \_\_\_\_\_

If divided co-ownership, obtain: (a) Statement issued within the past 2 years and verbal confirmation re: status of common expenses and special assessments; or (b) new Statement. Statement obtained? .....  Yes  No If yes, any Statement issues?  Yes  No

**Notary Confirmation**

I am a notary in good standing with the Chambre des notaires du Québec and am legally entitled to act on this transaction and/or provide a certificate of title, as applicable, in the province where the property is located. I have investigated title to the property to be insured in this application and have conducted all searches customarily performed by a prudent and careful notary, excepting such searches that are expressly waived by published TitlePLUS underwriting criteria. I have submitted accurate and complete information and otherwise disclosed all material information in this application. I have obtained the client's authorization to disclose the above information about the property and/or transaction to Dale Parizeau Morris Mackenzie Inc.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

<sup>1</sup> Assurance LAWPRO is a registered name used in Québec by Lawyers' Professional Indemnity Company.

## Appendix

**Title Defects and Encumbrances:** Provide details of title defects and encumbrances that will continue to affect title after the mortgage advance (or activation of line of credit). All matters listed, other than servitudes in favour of the property, will appear as exceptions in Schedule "A" of the policy unless you request and are granted Insure Over coverage. See Mortgage Only Instruction Sheet for more information.

**Off-Title Issues:** Provide details of off-title issues that will continue to affect the property after the mortgage advance (or activation of line of credit). All issues listed will appear as exceptions in Schedule "A" of the policy unless you request and are granted Insure Over coverage. See Mortgage Only Instruction Sheet for more information.

### Servitudes in Favour of the Property

Provide registration number, location, and purpose: \_\_\_\_\_

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### Other Title Defects and Encumbrances

Provide the type of document and registration number. For the following documents, also provide details as indicated below.

- **Mortgages (existing or other new):** lender, principal amount, rank
- **Servitudes against the property:** location, property in favour of, purpose
- **Judgments:** judgment amount
- **Legal hypothecs/priorities/real rights:** claimant, amount

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### Off-Title Issues

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### Request Insure Over Coverage

All insure over coverage requests are subject to review and approval by a TitlePLUS staff member.

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I have attached a page providing additional information.