



## TitlePLUS® Purchase 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 will only be 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 purchase price is \$2 million Cdn or less; and
- I am applying for coverage prior to closing.

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

No, contact Dale Parizeau Morris Mackenzie Inc.

### Notary/Lawyer Information

Notary/Lawyer Name: \_\_\_\_\_ Assurance LAWPRO®1 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.: \_\_\_\_\_ Closing Date (dd/mm/yyyy): \_\_\_\_\_ Purchase Price: \$ \_\_\_\_\_

Name(s) of Purchaser(s)/Borrower(s) (indicate % interest, if applicable): \_\_\_\_\_

### Property Information

**Check all that apply:**  New home  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): \_\_\_\_\_

### New Mortgages

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

Enter assumed mortgages in Appendix 1: Title Defects and Encumbrances.

Rank:  1st  2nd  3rd

Is TitlePLUS coverage required for the mortgage lender?  Yes  No

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

(continued...)

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  Vendor Take Back (not eligible for TitlePLUS coverage)

Construction Mortgage

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

I have attached a page detailing additional new mortgages.

## Title Information

Review your title search. Provide details of any title defects and encumbrances that will continue to affect title after closing in **Appendix 1: Title Defects and Encumbrances**.

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

## Off-Title Information

**Complete Section A for all properties. Only complete Section B if the property is a part lot.**

See Purchase Instruction Sheet and Quick Facts for requirements and complete appropriate inquiries. Provide details of any issues or defects that will continue to affect the property after closing in **Appendix 2: Off-Title Issues**.

### Section A

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

If divided co-ownership, current Statement obtained? . . .  Yes  No If yes, any Statement issues?  Yes  No

If new home, is money being held back for legal hypothecs of construction? . . . . .  Yes  No

If multi-unit:

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

- Home inspection obtained? . . . . .  Yes  No  Obtaining vendor warranty

- Any electrical work orders or non-compliance? . . . . .  Yes  No  No opinion

- Any fire dept. work orders or retrofit non-compliance? . . . . .  Yes  No  No opinion

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

If private water/septic system, inspection done? . . . . .  Yes  No Any potability or septic issues?  Yes  No

Is property on a lake or river? . . . . .  Yes  No If yes, any waterfront issues?  Yes  No

Is a legal right of access available? . . . . .  Yes  No

Is property a registered cultural property or in a protected area? . . . . .  Yes  No If yes, any cultural property/protected area issues?  Yes  No

Any concerns that year-round use may not be permitted under zoning by-law? . . . . .  Yes  No If yes, year-round use permitted?  Yes  No  No opinion

(continued...)

**Section B (part lot only)**

- Is a certificate of location available? . . . . .  Yes  No If yes, any defects or updates?  Yes  No
- Home inspection obtained? (n/a if new home) . . . . .  Yes  No If yes, any building defects?  Yes  No
- If no inspection, building dept. work order search  
done? (n/a if new home) . . . . .  Yes  No  Obtaining vendor warranty. If yes, any work orders?  Yes  No
- Any utility lines, towers or structures on the property? . . . . .  Yes  No If yes, describe location of apparent utility servitude:  
\_\_\_\_\_
- Any watercourses, ravines or environmentally significant  
features on or near the property? . . . . .  Yes  No If yes, any natural heritage issues?  Yes  No  No opinion
- Any servitude of non-access on title? . . . . .  Yes  No If yes, right of access confirmed?  Yes  No  No opinion

**Notary/Lawyer Confirmation**

I am a notary/lawyer in good standing with the Chambre des notaires du Québec or the Barreau du Québec, as applicable, 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/lawyer, as applicable, 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.



