



## TitlePLUS® OwnerEXPRESS® Policy – Québec Order Form Insurance Representative: Dale Parizeau Morris Mackenzie Inc.

### Coverage Information

- OwnerEXPRESS policies automatically cover matters related to fraud and registered title, including fraud protection on a go-forward basis.
- Survey-related matters as of the date the registered owner(s) acquired the property are covered without an up-to-date certificate of location if: (a) the property is one or more whole lots on the cadastre of Québec; or (b) the registered owner(s) has/have reviewed an existing certificate of location for accuracy.
- Coverage for other matters is available if a request is made and the request is approved by a TitlePLUS staff member.
- Always refer to the specific TitlePLUS policy for full details, including actual terms and conditions.
- OwnerEXPRESS policies do not insure mortgage lenders.

### Eligibility

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

- The property has a maximum of 4 separate dwelling units;
- The property is being used for residential purposes only (i.e., not a commercial, mixed use, leasehold or farm property);
- The property is not a timeshare or co-operative building;
- The property value is \$2 million Cdn or less;
- My client already owns the property (i.e., is not currently purchasing or acquiring title to the property);
- My client is not already insured under a title insurance policy for the property;
- Title insurance has not been denied for the property, to the best of my client's knowledge;
- The property, or any other real property owned by my client, has never been and is not now the target of actual or attempted fraud or other illegal dealings;
- My client is not aware of a person or corporation contemplating the commission of a fraud with respect to the property; and
- Within the past 2 years, there has not been an actual or attempted fraudulent misuse of my client's identity.

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

No, contact Dale Parizeau Morris Mackenzie Inc.

### Notary/Lawyer Information

Notary/Lawyer 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 property?  Yes  No

(continued...)

## Basic Information

My File No.: \_\_\_\_\_ Date Title Acquired (dd/mm/yyyy): \_\_\_\_\_

Name(s) of Registered Owner(s) (indicate % interest, if applicable): \_\_\_\_\_

### Property Value – Policy Amount for coverage purposes (check one):

Price at Date of Purchase: \$ \_\_\_\_\_

Amount of Municipal Tax Assessment (current or prior year): \$ \_\_\_\_\_

Written Appraisal (from appraiser or real estate agent): \$ \_\_\_\_\_

## Property Information

Is the property a divided co-ownership?  Yes  No

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): \_\_\_\_\_

Do you have knowledge of any current survey-related issues that existed as of the date the registered owner(s) acquired the property?  Yes  No

If yes, provide details in **Appendix**.

If the property is a part lot, is a certificate of location available for review by the registered owner(s)?  Yes  No

## Title Information

Either: (a) subsearch forward from the date the registered owner(s) acquired the property, if the prior title search is available; or (b) conduct a full title search if the prior title search is not available. Provide details of title defects and encumbrances, other than restrictions and airport zoning regulations, in **Appendix**. See TitlePLUS OwnerEXPRESS Instruction Sheet for requirements and complete appropriate steps.

**Title Search Date** (Policy Date for coverage purposes) **within past 30 days** (dd/mm/yyyy): \_\_\_\_\_

## 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 provide a certificate of title 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 required by TitlePLUS underwriting criteria for an OwnerEXPRESS policy. 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 all that affect title, other than restrictions and airport zoning regulations.

**Off-Title Issues:** Provide details of all that affect the property, including current survey-related issues that existed as of the date the registered owner(s) acquired the property.

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 TitlePLUS OwnerEXPRESS 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.

- **Existing Mortgages:** 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.