**SOLICITOR’S FINAL REPORT ON TITLE**

|  |  |  |  |
| --- | --- | --- | --- |
| To: | FNF Canada  | From: | Solicitor: |
|  | Fax: 1-877-818-4359 |  | Address: |
|  | Email: cmlsFTQC@fnf.ca  |  | Address: |
|  |  |  | City/Province: |
|  |  |  | Postal Code: |

|  |
| --- |
| Mortgage/Hypothecary Loan Number |
| Mortgagor(s)/Borrower(s) |
| Guarantor(s)  |
| Legal Description |
| Full Municipal Address (the “Property”) |
| Mortgage/Hypothec Amount |
| Date of Mortgage/Hypothec | Registration Date |
| Land Registry Office | Registration Number  |

\*If title is registered as a leasehold interest, complete Solicitor’s Final Report on Title – Leasehold Interest

The undersigned hereby certifies that the mortgage/hypothec and all ancillary documentation have been drawn and registered in accordance with your written instructions. We are of the opinion that at the time of execution of the Mortgage/Hypothec, the mortgagor(s)/borrower’s) and guarantor(s) had the capacity and the power to execute same and perform their respective obligations thereunder.

**Fire Insurance**

We have reviewed the fire insurance policy on the Property and confirm that coverage is for the full replacement value of the buildings and other structures on the Property. The policy contains the standard Insurance Bureau of Canada mortgage/hypothecary clause and shows Computershare Trust Company of Canada as the loss payee (first mortgagee/hypothecary creditor). Details of the policy are as follows:

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Insurer Policy Number

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Agent Expiry Date

**Disbursement of Mortgage/Loan Proceeds (If Applicable)**

We have disbursed mortgage/loan proceeds to pay out and discharge, or pay down the indebtedness described in the mortgage/financing commitment.

**Enclosures**

1. A copy of the registered Mortgage/Hypothec and/or Certificate of Title
2. A copy of the registered Assignment of Rents (if applicable)
3. Confirmation of Guarantee (if applicable)

This opinion may be relied upon by CMLS Financial Ltd, Computershare Trust Company of Canada and their respective assigns.

Date: Solicitor’s Signature:

Name of Firm: Name of Solicitor: