

Solicitor's Final Report and Certificate of Title

TO: Tangerine Bank

Tangerine Bank – REF. NO: _____

Mortgagor: _____

**Civic Address
including Postal Code:** _____

**Full Legal Description
of Property:** _____

Electronic Registration: Yes No

Registration No: _____

Date of Mortgage: (MM/DD/YY): _____

**Parcel Identification No.
(PID/PIN No.)** _____
(if applicable):

Land Registry Office: _____

Registration Date: (MM/DD/YY): _____

**Collateral
Charge Amount:** \$ _____

Taxes paid up to: (MM/DD/YY): _____

FIRE AND HAZARD INSURANCE: Verified and loss payable to you as instructed.

Insurer: _____

Policy No: _____

Amount of Insurance: \$ _____

Expiry Date: (MM/DD/YY): _____

The undersigned hereby certifies that the mortgage and all ancillary documentation have been drawn and registered in accordance with mortgagee's written instructions. The mortgagor has good and marketable title free and clear of all judgments and other charges and you have a valid first charge against the property subject only to the exceptions shown below, which are neither detrimental to your security nor to the marketability of title.

Title Insurance Option

All requirements contained in your instructions to Solicitor have been carried out and the subject property has been insured with the Title Insurance Company named in the Interim Report/Requisition for funds.

Exceptions:

NOTE: The following reservations need not be listed or, if preferred, may be briefly described: EASEMENTS, ETC., for utilities servicing the property providing the building does not encroach thereon and is not affected thereby, OCCUPANCY or USE RESTRICTIONS which would not be violated by normal use of the property for the purposes intended or for which it is adaptable.

Enclosures:

- Registered Charge/Mortgage of Land
- Acknowledgement/Direction and Guarantee – include only when the mortgage is registered electronically
- Signed copy of Mortgage Commitment
- Survey/Certificate of Non-Encroachment/Certificate of Location Plan
- Execution Certificate
- Certificate of Independent Legal Advice
- Fire Insurance Certificate
- Other (specify): _____

For Electronically Registered Charge/Mortgage Land. I hereby certify that:

The effect of the electronically registered documents has been fully explained to the parties “signing” the document.

DATED at _____ this _____ day of _____, _____.

(Date to be on or after date of advance.)

Name of Solicitor’s Firm: _____

Signature of Solicitor: _____