

This Streamline Service is NOT available for
Commercial Transactions
Or for Existing Owner Transactions

LAW FIRM INFORMATION: Is this your first time using Stewart Title? Yes No

Solicitor: _____ Contact: _____ Your File # _____

Firm: _____ Tel: _____

Address: _____ Fax: _____

Address: _____ E-mail: _____

Please list the names of any other solicitors acting on this transaction _____

Do you prefer documents to be sent by: Fax Email* - Provide Email address _____

*If no selection is made, policy will be delivered via fax. *Lawyer/Notary acknowledges that they have obtained consent from their client(s) to have their personal information transmitted over the internet, being a non-secure transmission route.*

Policies Required: Owner Lender **Scheduled Closing Date:** _____

StewartPROTECT™: Yes No (Not available for existing owner policies)

Transaction Information:

Property Purchase: New Home Resale Home **Purchase Price:** \$ _____

Mortgage Refinance **Other** _____

Property Information

Single Family Residential: Condominium Yes No Vacant Land Yes No

Two to Six Unit Residential Number of Units _____ Farm Property With a residential house Yes No

Municipal Address: _____

Legal Description (fax additional metes and bounds description) **PID #:** _____

Town/City: _____ **Region/County:** _____

Are there any easements/Rights of Way/Restrictions/Encroachment Agreements? Yes* No

*Please describe any type of Instrument and include the Registration Numbers. Attach additional information if required.

Owner Details: (Last Name, First Name) *For additional owner names, please attach a separate page _____

Interest in Land: Fee Simple Leasehold (Original Inst. No. _____ Reg. Date: _____)

Current Vendor Names (if purchase transaction) _____

Mortgage Details (for additional Lenders attach a separate sheet): **Private Mortgage:** Yes No

Mortgagee: _____

Mortgage Reference Number: _____ **Term:** _____ **Priority:** 1st 2nd 3rd

Mortgage Amount: _____

Vendor Take Back Mortgage: Yes No **Construction Mortgage:** Yes No

Survey/Title Results:

- The survey (if available) does not show any defects Yes No
- The property is single family residential and there will not be any tenants. Yes No
- Taxes will be paid on closing or an undertaking to pay obtained. Yes No
- Title will be clear of all Judgments on closing Yes No
- All title matters that would normally qualify my opinion have been disclosed Yes No

If you answer "No" to any of the above: attach a copy of the survey or send the SRI, CRO or relevant pages from title search

- Do you require: **Septic System Endorsement** Yes No **Water Potability Endorsement (Lender)** Yes No

Additional Questions: *Note that additional information or documentation may be requested based on your responses.

- Will you be obtaining and reviewing prior to closing Canadian/Provincial government issued photo ID for your purchase/borrower client and keeping a legible copy in you file? Yes No
If no, have you known the client(s) personally for more than one year? Yes No
- Was any portion of the deposit paid directly to the Vendor? (not applicable for refi's or new home purchases) Yes No
- Are the mortgage proceeds being paid to anyone other than an existing lender or to the borrower directly? (refi only) Yes No
- Have there been any transfers or mortgage discharges registered within the last 6 months? Yes No
- Has another title insurer refused to issue a policy of title insurance in respect to this transaction? Yes No
- Is a Power of Attorney being used in this transaction? Yes No

Report on Title: I have investigated title to the insured land in the manner prescribed by my Law Society, excluding, however, those searches not required by Stewart Title Guaranty Company; and in my opinion, in so far as that investigation revealed each named insured will obtain a good marketable interest in the insured land referred to in Schedule "A" of the Policy. I also confirm the following:

- I will comply with any and all requirements of the mortgage lender as set out in its Instructions to Solicitor prior to funding;
- I have disclosed all title matters which would otherwise qualify my opinion on title;
- I will advise Stewart Title of any additional registrations or matters affecting title, changes to the status of the property and/or the insured's interest prior to closing. If I become aware of any of these circumstances arising after closing but prior to payment remittance, I will advise Stewart Title immediately;
- I will advise Stewart Title of any changes in the Scheduled Closing Date; and
- I will disclose all Schedule B exceptions to coverage to the purchaser/mortgagor and mortgagee as applicable.

I understand that Stewart Title Guaranty Company waives any rights of subrogation it may have against me in respect of any and all of the foregoing and I shall be liable to Stewart Title Guaranty Company for any loss resulting from my intentional act or omission or gross negligence and/or any fraudulent act or omission by me. **If this transaction has already closed** – please provide the registration information on a separate page. Whenever possible, Stewart Title requires policies be ordered prior to closing. Please Note: Stewart Title reserves the right to refuse to issue policies that are ordered after closing.

Solicitor Signature: _____ Dated: _____