

TITLE SEARCH REQUIREMENTS

Purchase Transactions:

Registry Properties: A full 40-year search is required including compliance with the *Planning Act*.

Land Titles Absolute and Land Titles Conversion Qualified (“LTCQ”): You are not required to search behind the parcel abstract. However for documents that appear on the parcel register or for which the property is “subject to” we request that you review those documents and provide details to Stewart Title. For commercial transactions up to \$10 million, abutting land searches should be done for the current owner as listed in the abstract when you are dealing with a property where the search would normally be required for ascertaining compliance with the *Planning Act*. A full abutting land search is required for commercial transactions exceeding \$10 million. **NOTE: Your search must contain deleted instruments.**

Refinances:

Only a Sub-search from the last arm’s length deed is required for commercial refinances up to \$50 million. No abutting land searches are required for transactions up to \$10 million, provided that you make a verbal inquiry of the borrower to determine if they have an interest in an abutting property. An abutting lands “names search” is required for transaction between \$10 million and \$50 million. (A full search of title is required for commercial refinances over \$50 million, including a full abutting land search) **NOTE: For Land Titles, your search must contain deleted instruments.**

NOTE: Where a prior opinion is available, the above search requirements may be altered with the approval of a Stewart Title Underwriter. Please contact any of our Underwriters to discuss.

SURVEY REQUIREMENTS

For Owner:

An up-to-date survey is *not* required to obtain a survey endorsement for:

- developed properties up to \$25 million;
- vacant land, or properties under construction, up to \$12 million.

For all other thresholds, an up-to-date survey is required to obtain a survey endorsement; however, survey coverage may be negotiated in the event that a suitable survey is available and the vendor(s)/mortgagor(s) is willing to provide a suitable statutory declaration confirming that there have been no improvements to the subject property, up to the Policy Date.

For Lender:

For all Commercial Transactions: An up-to-date survey is *not* required to obtain the survey coverage found in the commercial lender policy jacket.

OFF-TITLE SEARCH REQUIREMENTS

- (1) **Execution Searches** are required against the current vendor(s) and if a mortgage is being insured, against the purchaser(s)/mortgagor(s). Please note that similar name executions may be underwritten on a case-by-case basis. Execution searches are not required against any other parties.

As of January 9, 2017

(2) **Public Utility Certificates/Arrears**

For Owner: For transactions up to \$25 million, no public utility certificate is required, provided you are able to obtain one of the following: (i) a receipted utility bill, (ii) confirmation that utilities are paid to closing in a vendor's statutory declaration, or (iii) verbal confirmation from the relevant department/agency that utilities are paid in full to date. Public utility certificates are required on transactions over \$25 million.

For Lender: Regardless of the mortgage amount, no public utility certificate is required, provided you are able to obtain one of the following: (i) a receipted utility bill, (ii) confirmation that utilities are paid to closing in a vendor's/mortgagor's statutory declaration, or (iii) verbal confirmation from the relevant department/agency that utilities are paid in full to date.

NOTE: Coverage is provided to the extent the arrears form a lien.

(3) **Municipal Realty Tax Certificate**

For Owner: For transactions up to \$25 million, no tax certificate is required, provided you are able to obtain one of the following: (i) a receipted tax bill, (ii) confirmation that taxes are paid to closing in a vendor's statutory declaration, or (iii) verbal confirmation from the municipality that taxes are paid in full to date. Tax certificates are required on transactions over \$25 million.

For Lender: Regardless of the mortgage amount, no tax certificate is required, provided you are able to obtain one of the following: (i) a receipted tax bill, (ii) confirmation that taxes are paid to closing in a vendor's/mortgagor's statutory declaration, or (iii) verbal confirmation from the municipality that taxes are paid in full to date.

(4) **Corporate Profile Report or Certificate of Status** is required against the vendor(s), and the purchaser(s)/mortgagor(s). They are not required against prior corporate owners.

(5) **Zoning Compliance**

For Owner: A zoning search is not required in order to obtain a zoning endorsement if the purchase price is up to \$25 million.

For Lender: A zoning search is not required in order to obtain a zoning endorsement for lender policies up to \$50 million*.

NOTE: The policy will insure that the land will be permitted to continue its present use. If the land is vacant or if a change of use is contemplated, the client or solicitor may wish to confirm that zoning corresponds with future plans for development/improvements. For construction loans, Stewart Title will require sufficient confirmation that the intended use is permitted.

(6) **Work Orders**

For Owner: No coverage is provided for this matter.

For Lender: No work order search is required in order to obtain our *governmental and quasi-governmental (excluding environmental)* work order endorsement coverage for lender policies up to \$50 million*.

(7) **Unregistered Hydro Easements**

For Owner: Where the purchase price is up to \$25 million no search is required unless the property is vacant. Where the property is vacant, this search is required prior to the issuance of an owner's policy regardless of the policy amount.

For Lender: Where the loan amount is up to \$50 million and the land is developed, no search is required. However, where the property is vacant and the loan amount is over \$10 million, this search is required prior to the issuance of a lender's policy.

(8) **Estoppel Certificates/Status Certificates** this search is required for all condominium transactions except for condominium refinances up to \$50 million.

As of January 9, 2017

- (9) **Orders Under *The Residential Tenancies Act, 2006 (Ontario) Concerning Unlawful Rents***
No file search is required for lender policies up to \$50 million*. For all owner policies, no coverage is provided for this matter.
- (10) **Subdivision and Development Agreement Compliance**
For Owner: This search is not required for owner policies up to \$25 million *unless the property is currently under construction or construction is intended post-closing*, in which case this search should be completed regardless of the policy amount. For all transactions over \$25 million, this search is required.
For Lender: No search is required for lender policies up to \$50 million*. Where the loan is for the purpose of funding construction, this search is required for loans over \$10 million.
- (11) **Fire Department Compliance**
No file search is required for lender policies up to \$50 million*. For all owner policies, no coverage is provided for this matter.
- (12) **Electrical Safety Authority**
No file search is required for lender policies up to \$50 million*. For all owner policies, no coverage is provided for this matter.
- (13) **Technical Standards and Safety Authority**
No file search is required for lender policies up to \$50 million*. For all owner policies, no coverage is provided for this matter.

* Where searches are waived for lenders between \$25 million and \$50 million in paragraphs 5, 6, 9, 10, 11, 12, and 13 above, a suitable statutory declaration from the vendor (purchase mortgage transaction) or borrower (refinance) must be obtained where the LTV is greater than 75%. Please contact Stewart Title to obtain a sample declaration.

NOTE: Where a policy includes a Government Response Endorsement, coverage may be provided for losses resulting from incorrectness in a written statement received, prior to or at the date of policy, with respect to the off-title governmental inquiries listed in the endorsement. Please see the endorsement for full details.

Items Not Covered By Commercial Policies

Please Note- Existing Owner and Existing Lender Policies are not available for Commercial Properties

The following searches may reveal title or other defects which are of relevance to your client and are NOT covered by commercial title insurance policies:

- (1) Conservation Authority (except as may be available in a Government Response Endorsement)
- (2) Environmental Matters
- (3) Residential Tenancies Act, 2006 (Ontario) (except as provided in No. 9 above)
- (4) Water Potability and Quantity
- (5) PPSA Re: Chattels
- (6) Estoppel Certificate/Status Certificate for Condominium (except as provided in No. 8 above)

As of January 9, 2017

- (7) Fire Department Compliance (except as provided in No. 11 above)
- (8) Bank Act Issues
- (9) Bankruptcy Act
- (10) Public Health Department Issues (except as may be available in a Government Response Endorsement)
- (11) Septic System
- (12) Electrical Safety Authority (except as provided in No. 12 above)
- (13) Technical Standards and Safety Authority (except as provided in No. 13 above)
- (14) Work Orders (except as provided in No. 6 above)

Stewart Title Commercial Policies do not provide coverage for the foregoing matters. This list is for guidance only and is not intended to be an exhaustive list of searches that Solicitors should consider. Solicitors should determine if any of the above or other searches are relevant to the subject transaction and if so, which of the above or other searches need to be conducted to adequately protect their client's interests. Please review the actual policy documents for full particulars of coverage.

IMPORTANT NOTE: In addition to your normal corporate due diligence, it is a requirement of Stewart Title that you obtain Canadian/Provincial Government issued PHOTO ID for all private individuals and corporate signing officers for private corporations, that you review and confirm the validity to the best of your ability, and that you keep a legible photocopy in your file. We will not insure a transaction for which acceptable PHOTO ID is not obtained. If you are unable to obtain acceptable PHOTO ID please contact a Stewart Title underwriter PRIOR to closing.

It is imperative that you order your title insurance policy prior to the closing date. This ensures all underwriting matters can be considered in the coverage provided for the Insured. Please inform Stewart Title immediately if your deal has been delayed over 30 days.