

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.*

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**Policies Required:** Owner  Lender  Scheduled Closing Date: \_\_\_\_\_

**Transaction Information:**

Property Purchase:  New Home  Resale Home Purchase Price: \$ \_\_\_\_\_

Mortgage Refinance  Other  \_\_\_\_\_

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**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 \_\_\_\_\_

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**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

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**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

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

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**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: \_\_\_\_\_