



66 Wellington Street West, 32nd Floor
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Solicitors' Final Report

Date:

MORTGAGE No.

MORTGAGOR(S)

COVENANTOR(S) (if any)

PURCHASER(S) (if any)

SECURITY: Legal Description (Brief) _____
Civic Address _____

MORTGAGE: Amount of Mortgage \$ _____
Date of Mortgage _____
Registration Number _____
Registration Date _____
Registry Office _____

TERMS: Interest Rate _____
Payment _____
Maturity Date _____
Prepayment Clause (if any) _____

TITLE:

We have examined the title to the lands and premises (the "Property") described in the mortgage and we certify that at the time of the registration of the said mortgage, the Mortgagor(s) had a good and marketable legal title in fee simple to the Property free and clear of all registered encumbrances (as such term is defined in the *Land Titles Act* R.S.A. 2000, as amended from time to time) other than the mortgage and that the said mortgage constitutes a valid first mortgage thereon.

We certify that the said mortgage has been drawn and executed in accordance with the instructions which we received from AGF Trust Company.

We certify that all taxes and condominium fees, if any, are paid in so far as the same were due and payable to the date the funds were advanced. Current year's taxes are paid to _____.

We certify that there are no easements, encroachments, encumbrances, reservations, liens or rights of way affecting the mortgaged property:

Exceptions, if any:

We certify that the real property report stamped with compliance discloses no breach of municipal by-laws or registered restrictions.

FIRE AND HAZARD INSURANCE:

Name and Address of Insurance Company _____

Policy Number _____ Expiry Date _____

Amount of Coverage (buildings) _____

First Loss payable to AGF TRUST COMPANY.

Name and Address of Agent _____

We are enclosing necessary supporting documents as recorded on the back hereof:

INTEREST on your mortgage runs from the ____ day of _____ 20__

Your First payment is due on the ____ day of _____ 20__

DATED the ____ day of _____ 20__

SOLICITOR

ENCLOSURES:

- () 1. Executed Copy of Mortgage in the form registered against the Certificate of Title to the Property
- () 2. Executed Copy of Assignment of Mortgage or Assignment of Rents in the form registered against the Certificate of Title to the Property, if applicable
- () 3. Alberta Land Surveyor's Real Property Report stamped with compliance
- () 4. Tax Certificate
- () 5. Certified copy or Insurance Binder Letter of the fire insurance policy showing AGF Trust Company as first loss payee including the Standard Mortgage Clause.
- () 6. Acknowledgement of Receipt of Standard Mortgage Terms
- () 7. Estoppel Certificate, if applicable
- () 8. Certified Copy of Title # _____ evidencing registration of items 1 and 2 above
- () 9. Other Documents: _____

