



66 Wellington Street West, 32nd Floor
PO Box 331, TD Centre
Toronto, Ontario M5K 1E9
Tel: (416) 216-5353/ Fax: (416) 216-5350

Solicitors Preliminary Report and Request for Funds

Date:

MORTGAGE No.

Mortgagor(s):
(Name(s) in full)

Guarantors:

PROPERTY:

Brief Legal Description:

TITLE:

Municipal Address:

Pursuant to your instructions, we have investigated the title to the above property and upon registration of your mortgage, the said mortgage will constitute a good and valid first mortgage upon the lands described therein.

We certify that all registered restrictions or building/zoning/land use bylaws and regulations have been complied with and there are no encroachments, liens, encumbrances, executions, registered easements, or rights of way affecting the said lands.

EXCEPTIONS, if any

TAXES:

We confirm that all taxes and/or condominium fees, if applicable, now due and payable will be paid in full and proof has been or will be obtained that no arrears exist.

The gross annual taxes for the current/past year are \$_____

INSURANCE:

We confirm that the property will be covered by fire insurance in the full amount of your mortgage with first loss payable to you as first mortgagee.

WARRANTY:

The Mortgagor(s) purchased the property for \$_____ with \$_____ by way of cash down payment. We therefore confirm that the warranties made in your Mortgage Loan Commitment are accurate.

COMMENTS:

FINAL REPORT:

We will, following funding, provide you with our final report and opinion on your form of Solicitor's Final Report.

ENCLOSURES

The following documents are to be in our possession three working days prior to advancing funds:

- () 1. Alberta Land Surveyor's Real Property Report stamped with compliance
- () 2. Duly Executed Direction re Funds
- () 3. A signed "Authorization to Honor cheques Drawn by AGF Trust Company" form, one void cheque
- () 4. Evidence of Fire Insurance showing AGF Trust Company as first loss payee
- () 5. Other documents necessary to comply with the Special Conditions set out in our Mortgage Loan Commitment, as follows:

DATE FUNDS REQUIRED _____ PLEASE NOTE THREE DAYS' NOTICE REQUIRED

AMOUNT REQUISITIONED \$ _____

NAME OF FIRM

SIGNATURE OF SOLICITOR