



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

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 Mortgage, the Mortgagor(s) had a good safeholding and marketable legal title in fee simple to the Property, subject to and in accordance with s. 23(2) of the BC *Land Title Act*, and that the 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 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 non-financial charges registered against title to the Property other than those permitted encumbrances described as follows: _____

We certify that the sketch of survey 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) _____

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/NOTARY

NAME OF FIRM



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ENCLOSURES:

- () 1. Duplicate Registered Mortgage and Assignment of Rents (if applicable)
- () 2. Survey (or Survey's Certificate)
- () 3. Tax Certificate
- () 4. Certified copy of the fire insurance policy showing AGF Trust Company as first loss payee and including the IBC Standard Mortgage Clause.
- () 5. Acknowledgement of Receipt of Standard Mortgage Terms
- () 6. State of Title Certificate
- () 7. Other Documents: _____
