



66 Wellington Street West, 32<sup>nd</sup> 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, 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 Standard Mortgage Clause.
- ( ) 5. Acknowledgement of Receipt of Standard Mortgage Terms
- ( ) 6. Estoppel Certificate and Assignment of Voting Rights, if applicable
- ( ) 7. Other Documents: \_\_\_\_\_

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