



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 Preliminary Report and Request for Funds**

Date:

MORTGAGE No.

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

Guarantors:

PROPERTY: Brief Legal Description:  
Municipal Address:

TITLE: Pursuant to your instructions, we have examined 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:

- Property is presently in the name of: \_\_\_\_\_
- Property is to be acquired by: \_\_\_\_\_
- Existing encumbrances registered against title to the Property: \_\_\_\_\_
- \_\_\_\_\_
- All encumbrances will be discharged with the exception of: \_\_\_\_\_
- Title Defects or Irregularities: \_\_\_\_\_

TAXES: We confirm that all issued tax bills are, or will be, paid to a current position 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 and hazard insurance in the full amount of your mortgage with loss payable to you as first loss payee.

ASSIGNMENT OF RENTS: General Assignment of Rents completed in accordance with your Commitment Letter is enclosed.

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

OTHER:

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

- ( ) 1. Original Draft Mortgage
- ( ) 2. Survey
- ( ) 3. Duly Executed Direction re Funds
- ( ) 4. A signed "Authorization to Honor cheques Drawn by AGF Trust Company" form and void cheque
- ( ) 5. Evidence of Fire Insurance showing AGF Trust Company as first loss payee
- ( ) 6. Zoning Certificate/Work Order Clearance
- ( ) 7. Other documents necessary to comply with the Special Conditions set out in our Mortgage Loan Commitment, as follows:

REGISTRATION:

Pending Registration Number(s): \_\_\_\_\_

DATE FUNDS REQUIRED \_\_\_\_\_ PLEASE NOTE THREE DAYS' NOTICE  
REQUIRED

AMOUNT REQUISITIONED \$ \_\_\_\_\_

NAME OF FIRM

SIGNATURE OF SOLICITOR/NOTARY