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**Solicitors Preliminary Report and Request for Funds**

Date:

MORTGAGE No.

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

Guarantors:

PROPERTY:                      Legal Description

Civic Address

MORTGAGE:                      Amount of Mortgage

Interest Adjustment Date

DATE FUNDS REQUIRED \_\_\_\_\_

AMOUNT REQUISITIONED \$ \_\_\_\_\_ (the "Advance")

**PLEASE NOTE THREE DAYS' NOTICE ARE REQUIRED FOR THE ADVANCE OF FUNDS**

**The Undersigned Hereby Certifies that:**

TITLE:                                      As of the date hereof, there are no registered encumbrances, easements, encroachments, reservations or restrictions affecting the Property except as follows:

◆  
◆

When the Advance is disbursed, the Mortgage will constitute a good and valid \_\_\_\_\_ mortgage and charge against the Property.

After the Mortgage has been funded the following will be paid out and a discharge obtained thereof:

◆

After payout and discharge of the encumbrances stipulated above, the Mortgage will constitute a first mortgage and charge against the Property.

SURVEY:                                      Prior to the disbursement of the Advance, the survey/real property report/surveyor's certificate or other (does not apply if title insurance is being obtained) satisfactory evidence will show that the Property complies with all municipal, provincial and other government requirements, and that all zoning and other restrictions have been complied with and that all buildings on the Property are within the boundaries of the Property

TITLE INSURANCE                              Name of Title Insurer: ◆  
(if applicable)                                      Amount of Insurance: ◆  
Named Insured: ◆  
Policy Number: ◆

TAXES    Prior to the disbursement of the Advance, all outstanding property taxes and local improvement charges to the date of advance will have been paid in full. The date to which taxes have been paid is \_\_\_\_\_.

INSURANCE                                      Prior to the disbursement of the Advance, fire insurance will be placed on the Property for at least the amount of the Mortgage or the replacement value of the buildings, whichever is less, with AGF Trust Company shown as first loss payee and with the Standard Mortgage Clause attached to the said policy.

CONDOMINIUM                                      Prior to the disbursement of the Advance, all condominium fees, if any, will be paid in so far as the same are

(if applicable)

due and payable to the date the funds are advanced and we will have reviewed an Estoppel Certificate provided by the Condominium Corporation to find it to be in order disclosing no risks to AGF Trust Company that have not otherwise been accepted in writing by AGF Trust Company.

WARRANTY:

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

LEASED LAND  
(if applicable)

Prior to the disbursement of the Advance, all payments required to be made under the Lease will be current and there will be no current default with any provision of the Lease. In addition, the Lease will allow for the transfer or assignment of the Lease from the Lessee to AGF Trust Company and a notice of the Mortgage will have been given to the Landlord where applicable.

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. Surveyor's Certificate
- ( ) 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:

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NAME OF FIRM

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SIGNATURE OF SOLICITOR