



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)

[NTD: 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 the Mortgagor(s) have good and marketable legal title in fee simple to the Property free and clear of all registered encumbrances other than: (i) the mortgage and that the said mortgage constitutes a valid first mortgage thereon; and (ii) the exceptions shown below, which are neither detrimental to your security nor to the marketability of title.

We certify that the said mortgage has been drawn and executed in accordance with the instructions which we received from AGF Trust Company and that we have complied with all instructions of AGF Trust Company.

We certify that all taxes and condominium fees, if any, 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 easements, encroachments, encumbrances, reservations, liens or rights of way affecting the mortgaged property:

Exceptions, if any:

FIRE AND HAZARD INSURANCE:

Name and Address of Insurance Company _____

Policy Number _____ Expiry Date _____

Amount of Coverage (buildings) _____

First 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

NAME OF FIRM

ENCLOSURES:

- () 1. Certified Copy of Mortgage registered against the Certificate of Title to the Property
- () 2. Certified Copy of Assignment of Mortgage or Assignment of Rents registered against the Certificate of Title to the Property, if applicable

- () 3. Tax Certificate
- () 4. Certified copy or Insurance Binder Letter of the fire insurance policy showing AGF Trust Company as first loss payee including the Standard Mortgage Clause.
- () 5. Acknowledgement of Receipt of Standard Mortgage Terms
- () 6. Condominium Estoppel of Disclosure Certificate, if applicable
- () 8. Certified Status of Title # _____ evidencing registration of items 1 and 2 above
- () 9. Other Documents: _____

