



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:

TITLE:

Municipal Address:

Pursuant to your instructions, we have investigated 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 subject to the exceptions shown below which are neither detrimental to your security nor to the marketability of title..

We certify that all registered restrictions or building/zoning/land use bylaws and regulations have been complied with and there are no mortgages, encroachments, liens, encumbrances, executions, registered easements, or rights of way affecting the said lands.

EXCEPTIONS, if any

TAXES:

We confirm that all taxes and/or condominium fees, if applicable, now due and payable will be paid in full 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 insurance in the full amount of your mortgage with first loss payable to you as first mortgagee.

WARRANTY:

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

COMMENTS:

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. Certified copy of mortgage; ( ) 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. Commitment for Title Insurance
- ( ) 6. Statutory Declaration as to Possession
- ( ) 7. Identification Verification Documents
- ( ) 8. Other documents necessary to comply with the Special Conditions set out in our Mortgage Loan Commitment, as follows:

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

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

\_\_\_\_\_  
NAME OF FIRM

SIGNATURE OF SOLICITOR