

NOTARY'S INTERIM REPORT ON TITLE
AND REQUEST FOR FUNDS

FROM: _____ DATE: _____
TO: HOME TRUST COMPANY LOAN NO: _____

Pursuant to your instructions, I/we will have executed and registered prior to any funds being disbursed, a first ranking hypothec in the appropriate form and am/are pleased to report as follows:

BORROWER

CIVIC ADDRESS

BRIEF LEGAL DESCRIPTION

ADDITIONAL COVENANTOR(S) / GUARANTOR(S)

SERVITUDES / ENCROACHMENTS / RESERVATIONS / RESTRICTIONS, ETC.

TITLE

I/we have investigated the title of the Borrower(s) to the lands described in a deed of hypothec from he/she/they to Home Trust Company, dated the _____ day of _____, 20____, and find subject to a final search, that the said Borrower(s) has/have a good title in the said lands free and clear of all encumbrances subject only to the exceptions shown in this report and I/we undertake to ensure that Home Trust Company, on the closing of this transaction will have a first ranking hypothec upon the said lands.

TITLE INSURANCE

We have obtained a Commitment to Insure or similar coverage undertaking that satisfies your requirements from:

Title Insurer: _____ Commitment/Policy No.: _____ Date: _____

TAXES

I/we will ensure that all outstanding realty taxes / school and municipal property taxes where applicable are paid from the proceeds of the loan. Interim / Final Tax Bill for 20____ will be paid on or before closing.

Tax Roll Number - _____

FIRE / HAZARD INSURANCE

I/we have ensured that fire and extended coverage be placed for an amount not less than the full insurable value of the improvements and that the policy be subject to the Standard Mortgage Clause of the Insurance Bureau of Canada.

I/we further undertake to forward a copy of the fire insurance policy noting your interest as first mortgagee, as soon as available.

Company: _____ Policy No.: _____

Amount: _____ Expiry: _____

Name and address of the agent: _____

SECOND MORTGAGE

The following are the details of the second ranking hypothec to be registered against the subject property in accordance with the terms of the Loan Commitment:

2nd ranking creditor	Address	Principal Amount	Payment Amount
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ENCLOSURES

Drafts of all documentation including Pre-authorized debit form and VOID Cheque, Draft Charge and evidence that acceptable Title insurance has been arranged are enclosed.

REQUEST FOR FUNDS

I/we hereby request your cheque covering the proceeds of the loan on _____ day of _____, 20____ at _____ am/pm.

CHOOSE METHOD OF DELIVERY

Wire Transfer to Solicitor's Trust Account at a cost of \$75.00

If funds are to be disbursed by wire transfer, please provide a VOID cheque for your trust account

Bank: _____

Address: _____

Transit No. _____

Account Name: _____

Per: _____

[Signature of Notary]

If the mortgage does not close by the 3rd business day, funds must be returned to Home Trust Company.