

Title PLUS[®]

Hotsheet

Updated TitlePLUS^{®1} Underwriting re: Residential Building Issues City of Greater Sudbury Effective February 15, 2011

As you know, building claims for properties in the City of Greater Sudbury (the “City”) continue to cause serious concern for purchasers, lawyers and title insurers. Accordingly, we are revising our underwriting to address these concerns by creating specific building-related underwriting requirements for properties in the City. The changes are designed to help your clients avoid building issues by identifying and, where possible, addressing potential problems before closing.

The updated underwriting will apply to TitlePLUS purchase applications for resale, freehold homes² in the City up to \$1 million³ created on or after February 15, 2011 (on titleplus.lawyerdonedeal.com and [RealtiWeb[®]](http://RealtiWeb[®])). For these applications, **a Property Search Request is mandatory. Without this search, the deal is ineligible for a TitlePLUS policy.**

All applications for properties in the City will contain an exception to coverage for lack of a building permit or lack of approval from a conservation or similar authority. This exception will be automatically insured over for mortgage lenders insured under the policy.

Any outstanding issues disclosed by the search response, or otherwise known to you, should be entered as exceptions to coverage in the application unless they will be resolved on or before closing. You are not required to make any specific inquiries of your client to fulfil this obligation. An insure over request may be made for these issues, in which case the request will be reviewed by a member of the TitlePLUS Underwriting Group.

Properties in Sudbury Land Registry Office No. 53 (“LRO No. 53”), but not in the City

An entry of “Sudbury” as the Land Registry Office in a TitlePLUS application will generate the underwriting applicable to properties in the City. However, if a property is within LRO No. 53, but not in the City, the updated Ontario-wide underwriting will apply but **must be manually adjusted**. When making an application to insure one of these properties, please contact the TitlePLUS Customer Service Centre for instructions before submitting the application for pre-approval.

If you have questions or would like further information, please contact your TitlePLUS Area Consultant or the TitlePLUS Customer Service Centre at 1-800-410-1013.

¹ The TitlePLUS policy is underwritten by Lawyers’ Professional Indemnity Company (LAWPRO[®]). Please refer to the policy for full details, including actual terms and conditions.

² Containing from one to four dwelling units. For properties containing five or more units, please contact us to obtain a commercial policy.

³ Different search requirements apply to transactions from \$1 to \$2 million. Please call for details.

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