



Title Insurance for Commercial Properties in Ontario¹

Superior protection from your partner in real estate

TitlePLUS[®] title insurance is available for commercial properties with purchase prices and mortgage amounts of up to \$2 million.

A TitlePLUS **commercial** policy provides the most comprehensive protection generally available in the market today. Your clients receive all the benefits of TitlePLUS protection, including title, fraud, and survey coverage, plus coverage for the **legal services**² that you provide in the real estate deal. Our policy automatically includes legal services coverage² at **no extra cost**.

Applying for a TitlePLUS commercial policy is now more efficient. New charts listing our usual search and due diligence requirements³ are available for purchase and/or mortgage transactions for each of these property types:

- commercial condominiums;
- properties containing stores, restaurants and/or offices, with or without 1 to 4 residential dwelling units;
- multi-unit residential properties containing 5 or more dwelling units;
- industrial properties; and
- vacant land intended for commercial purposes.

The search requirements in each chart are tailored to the type of transaction and property involved. For example, you usually will not be required to do searches for work orders, or fire or electrical compliance when applying for a policy insuring a mortgage up to 80% of the property value, on a property with stores or offices. You can view these charts on our website at www.titleplus.ca, or contact us to obtain copies.

We now offer you two options for ordering a commercial policy:

- 1) complete our new Commercial Title Insurance Policy Order Form and fax it back to us. You will be contacted to finalize the search and due diligence requirements for your deal, or
- 2) provide the necessary information to a member of the TitlePLUS Underwriting Group over the phone, without using the form.

The TitlePLUS Program is the only all-Canadian title insurance program in the market today. We are committed to working with you and keeping you central to the real estate transaction.

For more information, please contact the TitlePLUS Customer Service Centre at 416-598-5899 or 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 TitlePLUS policies issued with respect to properties in Québec and OwnerEXPRESS[®] policies do not include legal services coverage.

³ Charts are samples for information purposes only. Other searches or due diligence may be required for specific transactions.

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