



Commercial Title Insurance Policy Order Form – Ontario¹

Please fax the completed form to the TitlePLUS® Customer Service Centre at 1-800-286-7639 or 416-599-8341. You will be contacted regarding additional information and search requirements. After processing your application, you will receive the pre-closing Commitment Package by either fax or e-mail.

NOTES: (1) For transactions from \$1–\$2 million², additional requirements may apply. Call the TitlePLUS Customer Service Centre at 1-800-410-1013 or 416-598-5899 for further details. (2) If you represent only the borrower and not the lender, you cannot order a TitlePLUS Policy on the lender's behalf.

The receipt of this completed form by Lawyers' Professional Indemnity Company (LAWPRO®) does not bind LAWPRO to approve the lawyer's legal services for the transaction or to issue a TitlePLUS policy, until pre-approval for the policy has been granted in writing and all conditions (if any) have been satisfied.

Lawyer Name: _____ LSUC No.: _____
Contact Name for this file: _____ Contact's Phone No.: _____
 Send by fax: _____ Send by e-mail: _____

Basic Information

- Type of policy requested (select one): Purchase (with or without mortgage) Mortgage-Only
- Your File No.: _____
- Closing Date/Expected Mortgage Advance Date: _____
- If purchase, purchase price (including GST/HST): _____
- Purchaser/Borrower: _____
- If purchase, how is purchaser taking title? Same as single purchaser above Joint Tenants Tenants in Common
- For this transaction, are you or your firm performing mortgage brokering, lending or administration services which require a licence under the *Mortgage Brokerages, Lenders and Administrators Act, 2006* (the "Act")? Yes No
 - If "Yes," do you have the required licence under the *Act*? Yes No (if "No," not eligible for TitlePLUS policy)
- Do you or your firm have any direct/indirect interest in this transaction? Yes No
- If purchase, are you acting for both the purchaser and the vendor in this transaction? Yes No

Your Retainer Information

- Does your client require Non-Residential Zoning Coverage? Yes (zoning search required) No
- Is the property intended for development or re-development? Yes No
 - If "Yes," are you retained to provide verification re: development potential of land, including building permit availability, services and status of development charges? Yes No
- Are you retained to provide legal advice on business-related issues? Yes No
- Are you retained to advise on environmental or aboriginal issues affecting the property? Yes No
- If purchase, are you retained to consider and address GST/HST issues? Yes No

(continued...)

Property Information

- Current Property Type/Use (select one): (check here if intended use is different than current use)
 - Commercial condominium
 - Store, restaurant and/or office (check here if property also includes 1 to 4 residential dwelling units)
 - Multi-unit residential (5 or more dwelling units)
 - Industrial building, including warehouse and factory (i.e., no retail or residential; no offices other than accessory to industrial use)
 - Vacant land intended for commercial purposes (i.e., zoned commercial, industrial or residential with intention to use for 5 or more dwelling units)
 - Farming operation (check here if property also includes 1 to 4 residential dwelling units)
 - Other _____
(provide brief description of property type and use)
- Property Address: _____
City/Town: _____ Postal Code: _____
- Assessment Roll No.: _____
- LRO: _____ PIN: _____ LT R
- Legal Description: _____

- Is the property newly constructed? Yes No
- Are both the water and sewage services municipal? Yes No

Mortgage Information

- Mortgage Type (select one):
 - Conventional/One Advance Only
 - Line of Credit (provide standard charge terms no.: _____)
 - Construction (check here if you will be subsearching title prior to any subsequent advances)
 - VTB/Assumed (mortgage not eligible for TitlePLUS coverage)
- Mortgage Lender: _____
Mortgage Principal: _____ Reference No.: _____
Interest Rate: _____ Maturity Date: _____ or on demand
- Any Guarantor? Yes No
- Are you retained to act for the lender for this mortgage? Yes No (mortgage not eligible for TitlePLUS coverage)
 - If "Yes," please ensure the lender will accept a TitlePLUS policy for this transaction.
- Are you retained to act for both the lender and the borrower? Yes No
 - If "Yes," have you obtained the appropriate consents to act for both parties? Yes No
- Is the lender providing you with standard-form security documents?³ Yes No
- List any additional security documents that will be registered on closing: _____

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 Transactions over \$2 million are not eligible for a TitlePLUS policy.

³ Coverage for mortgage lenders where one lawyer/firm acts for both lender and borrower is available only where you will be using the mortgage lender's standard security documentation (as opposed to your own customized documentation).

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