

Purchaser's Waiver of Building Compliance Issues Search

TO: *Lawyer*
AND TO: *Law firm*
RE: *Name(s) of purchaser(s)* purchase of the property
PROPERTY: *Address* (the "property")

This will confirm that:

- you as my/our lawyer have reviewed and explained all of the information listed below; and
 - I/we instruct and direct you to complete my/our purchase, fully understanding and appreciating the importance of this information and its impact on my/our real estate purchase.
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You have advised me/us of the options of either:

- (a) conducting a search to discover the existence of building compliance issues (a "BCI search") , such as:
 - outstanding work orders on the property; and
 - open permits for work done or to be done on the property; or
- (b) purchasing title insurance to cover building compliance issues existing as of the closing date, and reviewed with me/us the advantages and disadvantages of each option.

I/We understand:

- (a) the value of the information which a BCI search could disclose;
- (b) that title insurers may not require that a BCI search be conducted when obtaining a title insurance policy; and
- (c) that if you conduct a BCI search and any work orders, open permits or other deficiencies are discovered, you will be required to disclose that information to a title insurer and I/we may not obtain the title insurance coverage for them which may otherwise be available to me/us under a title insurance policy.

You are authorized and instructed **not to conduct a BCI search** and, instead, obtain a policy of title insurance for this transaction.

Dated at _____, this _____ day of _____, 20__.

Purchaser(s):

Witness:

(signature)

(signature)

Name: _____
(print)

Name: _____
(print)

Barrister and Solicitor

(signature)

Name: _____
(print)