

Available for transactions with a purchase price or mortgage amount up to \$5 million.

| Search                            | Requirement  |
|-----------------------------------|--|
| Title Search                      | Purchase Transaction: Review parcel register, including deleted Instruments, and any “subject to” and “together with” interests. Search current registered owners of abutting land where required to confirm compliance with the Planning Act. |
|                                   | Refinance Transaction: Sub search to last arm’s length transfer, including deleted instruments   |
| Realty Taxes and Public Utilities | Verbal/online confirmation or vendor’s/borrower’s undertaking  |
| Executions                        | Dated within 14 days of closing  |

If the title and execution searches have been completed more than 14 days prior to closing, an update confirming no new registrations must be conducted.

## Additional Property Specific Searches for Owner’s Policies Only:

| Property Type   | Search Requirements                                |
|---|--|
| Condominium   | Status certificate dated within 90 days of closing |
| 2 – 6 dwelling units (including basement apartments and rooming houses)<br><small>*excluding new homes</small>    | Building, Zoning and Fire Department work orders   |
| All single-family dwellings in the City of Greater Sudbury<br><small>*excluding condominium and new homes</small> | Property Search Request                            |

Any title or off-title concerns that will not be remedied on closing must be entered into the TitlePLUS application and may result in an exception to coverage. If a required search is not done, this may also result in an exception to coverage.

Underwritten by Lawyers’ Professional Indemnity Company.

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