



# Commercial Condominium Search Requirements - Ontario

Searches and due diligence usually required for commercial condominium properties in addition to our standard residential search requirements found on [titleplus.ca/info-for-legal-professionals](http://titleplus.ca/info-for-legal-professionals). This chart is a guideline, additional or fewer searches may be required for specific properties. To confirm search requirements for specific transactions, please contact the TitlePLUS Customer Service Centre at 1 800 410 1013 or 416 598 5899 or by email at [titleplus@lawpro.ca](mailto:titleplus@lawpro.ca).

	Refinance 80% of value or less	Refinance over 80% of value	Purchase up to \$1 million	Purchase \$1-\$5 million
Building work orders and open permits	No	No	No	Yes
Electrical work orders	No	No	No	Yes
Fire work orders	No	No	No	Yes
Verify that use of unit(s) complies with Declaration and By-laws	No	No	Yes	Yes
Corporate Status of corporate vendor and/or borrower	Yes	Yes	Yes	Yes
Commercial lease review and/or tenant estoppel certificates, where tenancies assumed	No	Yes	Yes	Yes
Postponement of existing commercial leases or tenancies to mortgage being insured	No	Yes	Yes	Yes
Status Certificate dated within 90 days before closing	No	Yes	Yes	Yes

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

Underwritten by Lawyers' Professional Indemnity Company.

© 2022 Lawyers' Professional Indemnity Company (LAWPRO®).

\* LAWPRO and TitlePLUS are registered trademarks and the TitlePLUS logo is a trademark of Lawyers' Professional Indemnity Company.