



REQUEST FOR COMMERCIAL TITLE INSURANCE
FOR TRANSACTIONS UP TO \$25 MILLION
BRITISH COLUMBIA

To: FCT
Attention: Commercial Solutions
Date:
Tel: 905.287.3112 / 1.866.804.3112
Fax: 905.287.1009 / 1.866.566.8599
Email: commercialsolutions@fct.ca
Your File No.:

ORDERING LAW FIRM INFORMATION: Acting for: Purchaser/Borrower Lender
Solicitor/Notary: Contact:
Law Firm:
Address: (new customers only)
Email Address:
Telephone Number: Fax Number:

ADDITIONAL LAWYERS INVOLVED IN THE TRANSACTION: Acting for: Purchaser/Borrower Lender
Solicitor/Notary: Contact:
Law Firm:
Address:
Email Address:
Telephone Number: Fax Number:

POLICIES REQUIRED

Loan Policy Owner's Policy FCT Reference # (if we provided you with a quote)

TRANSACTION INFORMATION

Closing Date: Purchase Price: \$
MM/DD/YYYY

Property Purchase Property Purchase and Mortgage Share Purchase Cannabis Deal
Energy Deal New Mortgage/Refinance CMHC Insured, Number of Units (if CMHC insured)

Interest Held: Fee Simple Leasehold\* Easement

Property Type: Apartment Building Bed and Breakfast Church Gas Station/Garage Hotel/Motel
Industrial Building Office Building Restaurant/Bar Condo Retirement Home
Trailer Park Medical Practice Educational Facility Salon/Aesthetics
Mixed Use (commercial with residential) Retail First Nations Land
Vacant Agricultural Land (income generating) Agricultural Land (income generating) with Residential Home
Vacant Land (non-farm) Other (please specify)

Would you like to add the Deal Protection coverage? (additional premium applies) Yes No

Has an order for this transaction previously been placed with another title insurer? Yes No

May we contact any additional lawyer/notary involved in this transaction? Yes No

\* If Leasehold, please provide name of Landlord and Lease registration particulars
Please provide term of lease

PROPERTY INFORMATION

Municipal Address:
P.I.D.:
Legal Description:

Telephone 905.287.3112 | Toll free 1.866.804.3112 | Email commercialsolutions@fct.ca

FCT.ca

Subject to certain exceptions, commercial title insurance policies equal or below \$10M CAD are provided by FCT Insurance Company Ltd. Commercial title insurance policies above \$10M CAD are provided by First American Title Insurance Company. Reference should be made to policy documents to confirm the insurer on any individual transaction. Services by First Canadian Title Company Limited. The services company does not provide insurance products. This material is intended to provide general information only. For specific coverage and exclusions, refer to the applicable policy. Copies are available upon request. Some products/services may vary by province. Prices and products/services offered are subject to change without notice.



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Additional properties (attach schedule if necessary):

Municipal Address: \_\_\_\_\_

P.I.D.: \_\_\_\_\_

Legal Description: \_\_\_\_\_

PURCHASER/MORTGAGOR INFORMATION

Purchaser/Mortgagor Name: \_\_\_\_\_

Address for Service: \_\_\_\_\_

Beneficial Owner (if applicable): \_\_\_\_\_

Has the Beneficial Owner consented to this transaction? [ ] Yes [ ] No

Are you acting for the Purchaser/Mortgagor? [ ] Yes [ ] No

If mortgagor is a Corporation has a notice of change been filed within the past 12 months that changes the Officers, Directors or Shareholders?

[ ] Yes\* [ ] No

\*If yes please provide copy of Notice of Change and Corporate Profile.

MORTGAGE INFORMATION (If an additional mortgage is to be insured, provide the same details in a schedule)

Mortgagee: \_\_\_\_\_

Custodian (if applicable): \_\_\_\_\_

Address for service: \_\_\_\_\_

Mortgage Amount: \$ \_\_\_\_\_ Insured Amount: \$ \_\_\_\_\_ Mortgage Reference No. \_\_\_\_\_

Priority: [ ] 1st [ ] 2nd [ ] 3rd Other \_\_\_\_\_

Would you like to add the extended Super Priority Liens coverage? (additional premium applies) [ ] Yes [ ] No

Would you like to add the Post-Policy Date - Encroachments, Restrictions & Work Orders coverage? (additional premium applies) [ ] Yes [ ] No

Does the Loan Agreement allow for the following? [ ] Construction Advances [ ] Subsequent Advances up to Amount of Insurance

[ ] Subsequent Advances exceeding Amount of Insurance [ ] Revolving Credit Facility [ ] Variable rate of Interest

PURCHASE TRANSACTIONS

1. If a survey or survey certificate is available, does it reveal any defects? [ ] Yes\* [ ] No [ ] Unavailable

\*If Yes, please provide the details: \_\_\_\_\_

2. Please provide the name and phone number of the Real Estate Agent involved in this transaction.

Company/Agent Name: \_\_\_\_\_ Telephone Number: (\_\_\_\_) \_\_\_\_\_

[ ] No Agent (please send a copy of the Agreement of Purchase and Sale and title.)

3. Was any portion of the deposit paid directly to the vendor? [ ] Yes\*\* [ ] No

(Do not answer "Yes" if the deposit was paid to the vendor's solicitor and is retained in his trust account)

4. Have there been any Amendments with respect to the purchase price and/or deposit after the date of signing the Agreement of Purchase and Sale, which exceed the sum of \$30,000.00? [ ] Yes\*\* [ ] No

5. Is there a mortgage on title that will be paid out with the sale proceeds? [ ] Yes [ ] No

a. Is the mortgage to be paid out held by a private lender? [ ] Yes [ ] No

b. Will you have the discharge available on closing? [ ] Yes [ ] No

6. Are the net mortgage proceeds (after payments to any secured or unsecured creditor for which there is evidence of a debt) being paid by lender's borrower's or vendor's counsel to all registered owners? [ ] Yes [ ] No\* [ ] No Net Proceeds

7. Are any Vendors signing by way of Power of Attorney? [ ] Yes\*\* [ ] No

8. Have there been any transfers of title/conveyances or discharges of mortgages registered within the last 6 month? [ ] Yes\*\* [ ] No

(Please ensure you obtain cancelled instruments)

9. If the property is a condo/strata, does the Form B and F certificate indicate any adverse matters that will not be clear on closing?

[ ] Yes\* [ ] No [ ] Unknown

10. Name of Vendor's Solicitor (Firm and Lawyer Name): \_\_\_\_\_ Phone number: \_\_\_\_\_



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MORTGAGE ONLY TRANSACTIONS (not in conjunction with a purchase) (Where an \* appears, please provide details and documentation for our review)

- 1. Are any of the borrowers signing by way of Power of Attorney?
2. Is there a mortgage on title that will be paid out with the sale proceeds?
a. Is the mortgage to be paid out held by a private lender?
b. Will you have the discharge available on closing?
3. Are the net mortgage proceeds (after payments to any secured or unsecured creditor for which there is evidence of a debt) being paid by lender's or borrower's counsel to all registered owners?

4. Have any transfers of title/conveyances or discharges of mortgage been registered within the last 6 months, including transfers of title registered immediately prior to this mortgage?
\*Please provide an explanation if applicable and attach pertinent documentation to this order (e.g. Title Search, Survey or Survey Certificate, Form B and F Certificate, Direction re Funds, Statement of Adjustments)

\*\*Please attach the Agreement of Purchase and Sale with all amendments, Title Search and Power of Attorney, as applicable)

SEARCH AND OFF TITLE INFORMATION

- 1. Will taxes be paid up to date on closing?
2. To the extent utilities form a lien, will they be paid up to date on closing?
3. Are there any unregistered commercial leases or agreements to lease?
4. Are there any pending applications?
\*If Yes, please provide details:

5. List details of all registered instruments or other matters affecting the property (or attach the title search) including but not limited to easements, restrictive covenants, development agreements, etc.

Table with 3 columns: Instrument Type, Instrument Number, Registration Date. Includes placeholder lines for data entry.

6. If you are ordering an Owner's Policy, have you confirmed that all private notices, agreement, restrictive covenants and conditions have been complied with?
If no, please provide details:

7. List any other matters that would normally qualify your opinion (including but not limited to title matters, judgements, liens, etc.):

STATEMENTS

Please review the following statements prior to submitting your request. If you are unable to confirm the following statements, please provide additional details when submitting your request, or alternatively, contact our office for instructions.

- 1. I will obtain a corporate profile dated no more than 30 days prior to the Date of Policy showing an active status for the borrower and/or vendor and predecessor to vendor, if applicable; and
2. Where the transaction relates to a purchase of a condominium, I will obtain a clear status/estoppel certificate dated no more than 30 days prior to the Date of Policy.
3. I confirm that I have obtained consent from the parties to the transaction (purchasers, vendors, borrowers, lenders, as applicable) in compliance with all applicable laws to have their personal information provided to FCT for the purposes of issuing and administering a title insurance policy, and any other ancillary policy relating thereto, including for underwriting purposes and assessing and controlling risks.

FCT is committed to protecting your client's privacy and personal information. The personal information you provide is kept confidential and is used to underwrite, assess and control risks, and issue and administer policies of title insurance. For our complete corporate Privacy Policy, please visit our website at www.fct.ca.