



REQUEST FOR COMMERCIAL TITLE INSURANCE
FOR TRANSACTIONS OVER \$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: \$ _____

[] 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: _____

Legal vehicular and pedestrian access to the property is via: _____ or [] Unknown

P.I.D.: _____

Legal Description: _____

Is the property contiguous? [] Yes [] No If no, please provide details: _____

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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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Does the legal description describe the same property as that identified by the assessment roll number? [] Yes [] No

Additional properties (if applicable):

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 (Where an * asterisk appears, please provide details and attach the documentation for our review).

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

*If Yes, please provide the details: _____

Does a physical inspection of the property reveal persons in possession or using any portion of the land? (e.g. unregistered lease or driveways servicing other lands) [] Yes* [] No

*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 months? [] Yes** [] No

(Please ensure you obtain cancelled instruments)

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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:

MORTGAGE ONLY TRANSACTIONS (not in conjunction with a purchase)

- 1. Are any of the borrowers signing by way of Power of Attorney?
2. Will a portion of the proceeds be used to pay out all existing mortgages?
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 ensure you obtain cancelled instruments)

*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, 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)

TITLE 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. List 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

5. Have all agreements, restrictive covenants and conditions been complied with?
If no, please provide details:

If yes, please provide evidence

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

7. Are there any pending applications? Yes* No *If Yes, please provide details:

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 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. For FCT's corporate Privacy Policy, including information about service providers located outside of Canada, visit our website at www.fct.ca.

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.