

Ordering a TitlePLUS commercial policy just got easier

A streamlined application process. A new order form that saves you phone time. New charts that tell you upfront our usual search and due diligence requirements for different property types and transactions.

It's now faster and easier to order a TitlePLUS® commercial policy – just one reason why sales of these policies are on the rise.

TitlePLUS title insurance is available for commercial properties with purchase prices and mortgage amounts of up to \$2 million.

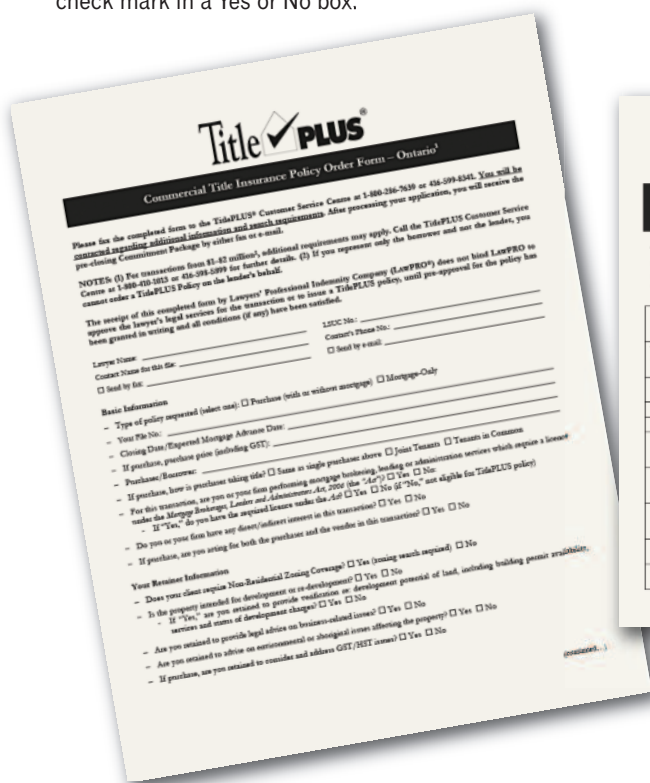
Although you can still order a commercial policy entirely over the phone, you can now speed up the process by using our new Commercial Title Insurance Policy Order Form, available online at www.titleplus.ca/Lawyers/News.

Its simple question-and-answer format enables you to quickly and efficiently provide much of the information needed by our TitlePLUS Underwriting Group. Many questions require only a check mark in a Yes or No box.

Five new charts, which are available on the titleplus.ca website, let you see at a glance our usual search and due diligence requirements for purchase and/or mortgage transactions for the following property types:

- commercial condominiums;
- properties containing stores, restaurants and/or offices, with or without one to four residential dwelling units;
- multi-unit residential properties containing five or more dwelling units;
- industrial properties; and
- vacant land intended for commercial purposes.

The search requirements in each chart are tailored to the type of transaction and property involved. For example, for a property containing stores and/or offices with or without one to four residential units, you usually will not be required to do searches for building department work orders when applying for a policy insuring a mortgage for up to 80 per cent of the property value (up to \$1 million).



TitlePLUS®

Sample Search Requirements for Properties Containing Stores, Restaurants and/or Offices With or Without 1 to 4 Residential Dwelling Units in Ontario

This chart shows the searches and due diligence usually required for applications for TitlePLUS® policies for properties containing stores, restaurants and/or offices, with or without 1 to 4 residential dwelling units. This chart is a sample for information purposes only. These types of properties differ and may involve risks other than those addressed by the requirements in this chart. To obtain search and due diligence requirements for specific transactions, please contact the TitlePLUS Customer Service Centre at 1-800-410-1013 or 416-598-3699.

	Mortgage-Only 80% of value or less, up to \$1 million	Mortgage-Only over 80% of value, up to \$1 million	Purchase up to \$1 million	Purchase or Mortgage-Only, \$1-\$2 million
Title (including deleted instruments and, where part lot, abutting lands)	Back to date of registered mortgage being replaced or last transfer	Back to date of registered mortgage being replaced or last transfer	Yes	Yes
Executions on vendor and/or where mortgage, on borrower and guarantor	Yes	Yes	Yes	Yes
Realty taxes and local improvements	No	Yes	Yes	Yes
Municipal water and sewage	No	No	Yes	Yes
Building department work order search; for new buildings, confirmation of permission to occupy accepted as an alternative	No	Yes	Yes	Yes
Electrical compliance and work orders; for new buildings, confirmation of permission to occupy accepted as an alternative	No	Yes	Yes	Yes
Fire compliance and work orders; for new buildings, confirmation of permission to occupy accepted as an alternative	No	Yes	Yes	Yes
Zoning, if zoning coverage to be provided in Non-Residential Endorsement	Yes	Yes	Yes	Yes
Corporate status on corporate vendor and/or borrower	Yes	Yes	Yes	Yes

(cont'd...)

Fax the completed form to us, and we will contact you to finalize the search and due diligence requirements for your deal. When we have processed your application, we'll send you the pre-closing Commitment Package by either fax or email.

Of course, each property is unique and may involve risks other than those addressed by the requirements in the charts. Other searches or due diligence may therefore be required for specific transactions.

A TitlePLUS commercial policy provides the most comprehensive protection available in the market today. Your clients receive all the benefits of TitlePLUS protection, including title, fraud, and survey coverage, plus coverage for the legal services that you provide in the real estate deal. (TitlePLUS policies issued with respect to properties in Quebec and OwnerEXPRESS® policies do not include legal services coverage.)

