



TitlePLUS® Mortgage-Only Policy – Québec Order Form
Please fax completed form to our insurance representative:
HUB International Québec Limitée at 514-374-8840

Eligibility

This transaction is **eligible** for a TitlePLUS policy if:

- Neither I nor my firm acts as mortgage broker for this transaction;
- The property has a maximum of 4 separate dwelling units;
- The property is being used for residential purposes (i.e., not a commercial, mixed use, leasehold or farm property);
- The property is not a timeshare or co-operative building;
- The mortgage amount is \$5 million Cdn or less;
- I am applying for coverage prior to the mortgage advance (or activation of line of credit); and
- The mortgage is not part of an arm's length purchase transaction or transfer involving the property.

Is this transaction eligible for a TitlePLUS policy? Yes, complete order form.

No, contact HUB International Québec Limitée.

Has another title insurance company declined to provide title insurance for this transaction? Yes No

Notary Information

Notary Name: _____ Assurance LAWPRO®¹ No.: _____

Contact Name for this file: _____ Contact's Phone No.: _____

Send TitlePLUS documents to me by (check one): fax e-mail

I have or my firm has a direct or indirect financial or ownership interest in this transaction? Yes No

Basic Information

My File No.: _____ Date of Advance (or activation of line of credit) (dd/mm/yyyy): _____

Name(s) of Borrower(s): _____

Name of Mortgage Broker (if any/if available): _____

Rank: 1st 2nd 3rd

Mortgage Lender: _____

Mortgage Reference No.: _____

Mortgage Principal: \$ _____ High ratio mortgage? Yes No

Interest Rate: _____ or as stated in mortgage

Maturity Date (dd/mm/yyyy): _____ or as stated in mortgage

Type of Mortgage (check one):

Conventional Line of Credit/Collateral Construction Mortgage

If construction mortgage, confirm: I will be subsearching title before any subsequent advances

Property Information

Check all that apply: Vacant land Multi-unit Divided co-ownership Private water Private septic

Property Address (including City/Town and Postal Code): _____

Cadastre Lot No(s): _____ Part Lot(s)

Land Registry Office: _____

Additional Legal Description Details: _____

Property Tax No. (if available): _____

Title Information

Review your title search. Provide details of any title defects and encumbrances that will continue to affect title after the mortgage advance (or activation of line of credit) in **Appendix**.

Date of Last Transfer (n/a if new home) (dd/mm/yyyy): _____

If transfer within the past 2 years, were parties at arm's length? Yes No

If yes, provide consideration amount: \$ _____ Not available

Mortgage Discharges: Has a mortgage discharge (other than for a builder's mortgage) been registered in the 6 months preceding your closing/advance date? Yes No

Mortgage Proceeds: Are the mortgage proceeds being distributed to anyone other than an approved recipient? Yes No

If yes, provide amount being distributed: \$ _____

Off-Title Information

Complete Section A for all properties. Only complete Section B if mortgage is high ratio (i.e., if mortgage amount exceeds 80% of property value). See Mortgage Only Instruction Sheet for requirements and complete appropriate inquiries.

Provide details of any off-title issues that will continue to affect the property after the mortgage advance (or activation of line of credit) in **Appendix**.

Section A

If multi-unit:

- Multi-unit use permitted under zoning by-law? Yes No No opinion

- Home inspection obtained at time of purchase? Yes No

- Borrower signing TitlePLUS Affidavit and Acknowledgment confirming no work orders/retrofit non-compliance? Yes No

- Any known multi-unit issues? Yes No

Any tenants? Yes No If yes, describe tenanted unit(s) (e.g., unit #, house, basement apt.): _____

If private water system, any known issues (including work orders)? Yes No

If private septic system:

- Inspection done at time of purchase? Yes No

- Borrower installed new septic system after purchase with municipal approval? Yes No

- Any known septic system issues (including work orders)? Yes No

(continued...)

Section B (high ratio mortgage only)

Will all taxes be paid up-to-date? Yes No Not separately assessed. If no, indicate arrears:
\$ _____

If divided co-ownership, obtain: (a) Statement issued within the past 2 years and verbal confirmation re: status of common expenses and special assessments; or (b) new Statement. Statement obtained? Yes No If yes, any Statement issues? Yes No

Notary Confirmation

I am a notary in good standing with the Chambre des notaires du Québec and am legally entitled to act on this transaction and/or provide a certificate of title, as applicable, in the province where the property is located. I have investigated title to the property to be insured in this application and have conducted all searches customarily performed by a prudent and careful notary, excepting such searches that are expressly waived by published TitlePLUS underwriting criteria. I have submitted accurate and complete information and otherwise disclosed all material information in this application. I have obtained the client’s authorization to disclose the above information about the property and/or transaction to HUB International Québec Limitée.

Signature

Date

¹ Assurance LAWPRO is a registered name used in Québec by Lawyers’ Professional Indemnity Company.
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(January 20, 2016)

Appendix

Title Defects and Encumbrances: Provide details of title defects and encumbrances that will continue to affect title after the mortgage advance (or activation of line of credit). All matters listed, other than servitudes in favour of the property, will appear as exceptions in Schedule "A" of the policy unless you request and are granted Insure Over coverage. See Mortgage Only Instruction Sheet for more information.

Off-Title Issues: Provide details of off-title issues that will continue to affect the property after the mortgage advance (or activation of line of credit). All issues listed will appear as exceptions in Schedule "A" of the policy unless you request and are granted Insure Over coverage. See Mortgage Only Instruction Sheet for more information.

Servitudes in Favour of the Property

Provide registration number, location, and purpose: _____

Other Title Defects and Encumbrances

Provide the type of document and registration number. For the following documents, also provide details as indicated below.

- **Mortgages (existing or other new):** lender, principal amount, rank
- **Servitudes against the property:** location, property in favour of, purpose
- **Judgments:** judgment amount
- **Legal hypothecs/priorities/real rights:** claimant, amount

Off-Title Issues

Request Insure Over Coverage

All insure over coverage requests are subject to review and approval by a TitlePLUS staff member.

I have attached a page providing additional information.