



TitlePLUS® Purchase 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 will only be 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 purchase price is \$5 million Cdn or less; and
- I am applying for coverage prior to closing.

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/Lawyer Information

Notary/Lawyer 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.: _____ Closing Date (dd/mm/yyyy): _____ Purchase Price: \$ _____

Name(s) of Purchaser(s)/Borrower(s) (indicate % interest, if applicable): _____

Property Information

Check all that apply: New home 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): _____

New Mortgages

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

Enter assumed mortgages in Appendix 1: Title Defects and Encumbrances.

Rank: 1st 2nd 3rd

Is TitlePLUS coverage required for the mortgage lender? Yes No

(continued...)

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 Vendor Take Back (not eligible for TitlePLUS coverage)

Construction Mortgage

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

I have attached a page detailing additional new mortgages.

Title Information

Review your title search. Provide details of any title defects and encumbrances that will continue to affect title after closing in **Appendix 1: Title Defects and Encumbrances**.

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

Off-Title Information

Complete Section A for all properties. Only complete Section B if the property is a part lot.

See Purchase Instruction Sheet and Quick Facts for requirements and complete appropriate inquiries. Provide details of any issues or defects that will continue to affect the property after closing in **Appendix 2: Off-Title Issues**.

Section A

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

If divided co-ownership, current Statement obtained? . . . Yes No If yes, any Statement issues? Yes No

If new home, is money being held back for legal hypothecs of construction? Yes No

If multi-unit:

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

- Home inspection obtained? Yes No Obtaining vendor warranty

- Any electrical work orders or non-compliance? Yes No No opinion

- Any fire dept. work orders or retrofit non-compliance? Yes No No opinion

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

If private water/septic system, inspection done? Yes No Any potability or septic issues? Yes No

Is property on a lake or river? Yes No If yes, any waterfront issues? Yes No

Is a legal right of access available? Yes No

Is property a registered cultural property or in a protected area? Yes No If yes, any cultural property/protected area issues? Yes No

Any concerns that year-round use may not be permitted under zoning by-law? Yes No If yes, year-round use permitted? Yes No No opinion

Section B (part lot only)

Is a certificate of location available? Yes No If yes, any defects or updates? Yes No

Home inspection obtained? (n/a if new home) Yes No If yes, any building defects? Yes No

- If no inspection, building dept. work order search
done? (n/a if new home) Yes No Obtaining vendor warranty. If yes, any work orders? Yes No

Any utility lines, towers or structures on the property? Yes No If yes, describe location of apparent utility servitude:

Any watercourses, ravines or environmentally significant
features on or near the property? Yes No If yes, any natural heritage issues? Yes No No opinion

Any servitude of non-access on title? Yes No If yes, right of access confirmed? Yes No No opinion

Notary/Lawyer Confirmation

I am a notary/lawyer in good standing with the Chambre des notaires du Québec or the Barreau du Québec, as applicable, 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/lawyer, as applicable, 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 1: Title Defects and Encumbrances

Provide details of title defects and encumbrances that will continue to affect title after closing. 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 Purchase Instruction Sheet and Quick Facts for more information.

Servitudes in Favour of the Property

Provide registration number, location, and purpose: _____

Other Title Issues

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

- **Assumed mortgages:** lender, principal amount, rank
- **Servitudes against the property:** location, property in favour of, purpose
- **Judgments:** judgment amount
- **Legal hypothecs/priorities/real rights:** claimant, amount

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 detailing additional title defects and/or encumbrances.

