SOLICITOR'S INTERIM REPORT

To: THE EQUITABLE TRUST COMPANY **Mortgage Loan #_____**

MUNICIPAL ADDRESS OF PROPERTY: _____

_____

MORTGAGOR: **Name (s)** _____

_____

ADDRESS AFTER CLOSING: _____

_____

COVENANTOR OR GUARANTOR: _____

MORTGAGE LOAN: **Amount** $_____

Interest Rate _____

Date of Mortgage _____

AMOUNT REQUISITIONED **Amount** $_____

Date Required _____

Int. Adj. Date _____

DETAILS OF PRIOR MORTGAGE(S) IF ANY _____

_____

_____

SOLICITOR'S CERTIFICATION:
The undersigned hereby certifies that expect as noted in #8 in this report when the advance is made:

1 The Mortgage will be:
a) a good and valid FIRST Mortgage on the property, with no liens, charges, or execution prior thereto except as noted in the commitment: and
b) in accordance with your instructions and you commitment and the enclosed draft and will correctly describe the lands and premises intended to be mortgaged.

and the mortgage will have a good, marketable, and enforceable title to the Mortgaged lands and premises.

2 Taxes will have been paid to the first payment date of the charge.
Tax Roll Number is _____
Current Year Taxes are $_____
The instalment of taxes falling due after closing is $_____ on the ____day of ____, 20____.

3 The principal money secured by the mortgage will be disbursed within two business days of the Date Funds Required in the amount herein mentioned.

4 Insurance coverage specified in your instructions with the standard IBC mortgage clause attached will have been verified.

5 Your requirements with respect to Covenantors/Guarantors and the taking of other security and all other requirements of your mortgage commitment and your instructions, will have been met.

6 The survey received will have been prepared by the Ontario Land Surveyor with his seal affixed and dated within the last 10 years. If it is an older survey, we will have received your instructions as to whether same is acceptable.

7 Any legal non-conforming uses and all registered and other restrictions (all as approved by you), municipal by-laws, and provincial statutes will been complied with and there are no easements, encroachments, encumbrances, or other qualifications (including taxes) affecting title to the subject property or which would cause difficulty in selling the property.

8 You are informed by letter of all matters listed below prior to this report and all such matters were accepted by you.

PLEASE LIST AND GIVE PARTICULARS OF EXCEPTIONS:
Enclosures:
1 Draft of the mortgage (and if required, Assignment of Rents, Security Agreement, etc)
2 Survey, date_____prepared by_____.
3 Executed Direction as to disbursement of funds.
4 Executed Pre-Authorized Cheque Plan, plus one void cheque; and
5 Other (set out as required here or on the reverse, including such documents as Mortgage Statements from prior encumbrances, confirming terms and balances as per commitment, status certificate etc.)

Date:_____

Insert Name and Address of Law Firm:

Per:_____
Solicitor's Signature