

**MORTGAGE/HYPOTHECARY LOAN
SOLICITOR'S/NOTARY'S REPORT ON TITLE
ALL PROVINCES EXCEPT QUEBEC**

Solicitor's/Notary's Ref. No. _____ Lender's Ref. No. _____

**TO: THE BANK OF NOVA SCOTIA/
SCOTIA MORTGAGE CORPORATION
Central Mortgage Unit
P.O. Box 1122
Stratford, Ont. N5A 7X9**

RE: Mortgagor(s)/Borrower(s) _____
Guarantor(s) _____
Registered Owner(s) _____
Legal Address of Property _____
Municipal Tax Roll Number _____

The undersigned hereby certifies as follows:

- All terms and conditions as set out in your Requisition to Solicitor/Notary for Mortgage/Hypothecary Loan (the Requisition), have been fulfilled and, where required, supporting documentation has been obtained.
- A valid and legally binding _____ (1st or 2nd) mortgage, charge, hypothec or Deed of Loan, if applicable, (the Mortgage), on the form enclosed with your Requisition, has been registered over the lands described in the Mortgage. The priority of the Mortgage is as shown in your Requisition.

Your 1st mortgage is not subject to other prior encumbrances, other than minor defects which do not negatively affect the marketability of title.

OR

Your 2nd mortgage is subject only to the existing 1st mortgage as described in your Requisition, and other minor defects which do not negatively affect the marketability of title. Actual notice of your 2nd mortgage registration has been provided in writing to the 1st mortgagee in a manner that is effective to permit The Bank of Nova Scotia to claim priority over any advances by the 1st mortgagee after _____ [insert date].

In Nova Scotia, the notice has been registered in the appropriate manner.

In Alberta and Saskatchewan, the existing 1st mortgage does not secure readvances of credit up to a specific principal sum and does not provide for a revolving line of credit up to a specific principal sum

Enclosures:

- Registered Mortgage, Charge, or Deed of Loan and Hypothec (Que). For Ontario electronic registration counties, Electronic Charge and Acknowledgement and Direction.
- Survey/Certificate of Survey/Certificate of Non-Encroachment/Certificate of Location and Plan.
- Title Insurance Policy and, if applicable, Exceptions from Coverage.
- Execution Register Certificate(s).
- Registered Amending Agreement.
- Guarantee Agreement (Ontario electronic registration counties only).
- Quebec – Deed of Sale.
- Certificate of Independent Legal Advice.
- Provincial Home Warranty Program – Certificate of Completion and Possession (purchase from builder or general contractor has built property); or
- Occupancy Permit (borrower is acting as the contractor), as applicable.
- Manitoba – Assignment of Rents registrations (PPSA and LTO)
- Other (specify) _____
- 2nd Mortgages Only** – Notice to 1st Mortgagee. Nova Scotia only, proof of registration of Notice to 1st Mortgagee.

Date _____

Signed _____

SOLICITOR/NOTARY