

Solicitor's Final Report
Financial Institution Information

Financial Institution Name (the "Lender") and Address Tru Cooperative Bank 200-19933 88th Ave Langley, BC V2Y 4K5	Date	Phone 604-539-7419
Website https://www.firstwestcu.ca/mortgage-lending/retail/	Branch	Member Number
Loan/Primeline® Account No.(s)	Email FWRetailending@firstwestcu.ca	
		Solicitor File No.

Signer Information (the "Signers") (If more than 6 Borrowers and/or Guarantors, attach additional page 1.)

Borrower Name(s)	Borrower Name(s)
Guarantor Name	Guarantor Name

Security (All currency in Canadian dollars)

☐ More than two (2) Properties are secured. See attached Inter Alia Property Schedule, Form 9627, for security details.

Mortgaged Property 1

Mortgaged Property Address	Property Owner ☐ Borrower ☐ Guarantor	Property Type ☐ Single-family ☐ Duplex ☐ Triplex ☐ Fourplex ☐ Manufactured Home ☐ Strata Lot / Condominium Unit
Legal Description	Priority of Registration ☐ First ☐ Second (First mortgage not to exceed: \$ _____)	
Additional Conditions ☐ Security Interest registered in the Personal Property Registry (Manufactured Home) ☐ Other:	Governing Jurisdiction ☐ British Columbia ☐ Ontario	Property Use ☐ Owner-occupied ☐ Investment
	Registration Date	Date Taxes Paid to

Security (Continued)

Property Insurance Insurer	Policy No.	Agent
Loan Insurer		Reference No.: _____
☐ Not Applicable ☐ CMHC ☐ Sagen ☐ Canada Guaranty Mortgage Insurance		
Survey Certificate	Septic Tank Certificate	Water Certificate
☐ Not Required ☐ Required	☐ Not Required ☐ Required	☐ Not Required ☐ Required

Mortgaged Property 2

Mortgaged Property Address	Property Owner ☐ Borrower ☐ Guarantor	Property Type ☐ Single-family ☐ Duplex ☐ Triplex ☐ Fourplex ☐ Manufactured Home ☐ Strata Lot / Condominium Unit
Legal Description	Priority of Registration ☐ First ☐ Second (First mortgage not to exceed: \$ _____)	
Additional Conditions ☐ Security Interest registered in the Personal Property Registry (Manufactured Home) ☐ Other:	Governing Jurisdiction ☐ British Columbia ☐ Ontario	Property Use ☐ Owner-occupied ☐ Investment
	Registration Date	Date Taxes Paid to
Property Insurance Insurer	Policy No.	Agent
Loan Insurer		Reference No.: _____
☐ Not Applicable ☐ CMHC ☐ Sagen ☐ Canada Guaranty Mortgage Insurance		
Survey Certificate	Septic Tank Certificate	Water Certificate
☐ Not Required ☐ Required	☐ Not Required ☐ Required	☐ Not Required ☐ Required

Certification by Solicitor

The undersigned certifies that the mortgage or charge has been duly prepared, executed, delivered, and registered on the appropriate form and prepared in accordance with the Lender's Instructions to Solicitor (the "Instructions"). The Lender has a valid and enforceable first or second mortgage or charge, as set out in the Instructions. In addition, any loan documentation required by the Lender in the Instructions has been duly prepared, if necessary, and executed by all required parties. The mortgagor has good and marketable registered and beneficial title, or good and marketable leasehold title, to the Property, as applicable, free and clear of all registered claims, mortgages, charges, liens, and/or encumbrances, subject only to those registered claims, mortgages, charges, liens, and/or encumbrances, if any, which do not affect the security of the mortgage nor the marketability of the Property and which are described on page 2. A list of all documents enclosed with this report is set out on page 2, as is a list of documents that the undersigned will forward to the Lender as soon as possible. In the opinion of the undersigned, the Mortgage has been registered in all registries and offices and under all statutes of the Province in which the Mortgaged Property is located where such registration is necessary for the protection, perfection, or priority of the security constituted by the Mortgage or for the validity or enforceability thereof. We have disbursed the Mortgage proceeds in accordance with the enclosed duly executed direction to pay. We confirm that there are no arrears of property taxes, municipal taxes, water and municipal utility charges and strata/condominium fees and assessments and that there are no outstanding local improvement charges or municipal utility charges which could constitute a lien or encumbrance in priority to the Mortgage.

Enclosures and Other Information

- ☐ CreditMaster® Term Loan and/or Primeline® Loan Agreement(s) signed by Borrower(s) and Guarantor(s), if any
- ☐ Registered Mortgage Form (signed by Mortgagor(s) for Mortgage registered in British Columbia)
- ☐ Acknowledgement of Receipt of Standard Mortgage Terms signed by Mortgagor(s) and Guarantor(s), if any
- ☐ CreditMaster® Guarantee signed by the Guarantor(s)
- ☐ Certificate of Independent Legal Advice for:

- ☐ Inter Alia Property Schedule signed by the Borrower(s) and Guarantor(s), if any
- ☐ CreditMaster® Construction Draw Mortgage Loan Schedule signed by the Borrower(s) and Guarantor(s), if any
- ☐ Collateral Security Agreement (Manufactured Home)
- ☐ Registered Financing Statement (Manufactured Home)
- ☐ Direction to Pay signed by the Borrower(s) and Guarantor(s), if any
- ☐ State of Title Certificate / Parcel Registered (PIN) obtained following registration of the Mortgage
- ☐ Purchase and Sale Agreement
- ☐ Purchaser's Statement of Adjustments
- ☐ Registered discharges of any encumbrances other than permitted encumbrances
- ☐ Property Insurance Binder
- ☐ Survey Certificate, Building Location Survey, Real Property Report (with evidence of municipal compliance), and/or Engineer's Report
- ☐ Acknowledgement/Direction (Ontario only; required if mortgage is registered electronically)
- ☐ Other:

Enclosures and Other Information (Continued)

The following documents are not available at the present time, but will be supplied to the Lender as soon as possible:

Other Information:

Name of Solicitor’s Firm

X

Solicitor Signature	Name	Date
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