



# Solicitor's FINAL Report on Title

Date:

TO: **CANADIAN WESTERN BANK** ("The Bank")

RE: Your Mortgage Loan to: \_\_\_\_\_ (the "Mortgagors")

Mortgage Loan No.: \_\_\_\_\_

Dear Sirs:

Further to our Interim Report on Title and Request for Funds dated the \_\_\_ day of \_\_\_\_\_, 20\_\_ we provide our Final Report as follows:

1. The Mortgagors executed and delivered to the Bank, as security for the Mortgage Loan, a Mortgage dated the \_\_\_ day of \_\_\_\_\_, 20\_\_, to secure the payment of the principal sum of \$\_\_\_\_\_ together with interest at the rate of \_\_\_\_\_% per annum calculated semi-annually not in advance. The Mortgage was registered against property situated at \_\_\_\_\_ and legally described as follows:

\_\_\_\_\_  
\_\_\_\_\_

("the Lands")

at the \_\_\_\_\_ Land Titles Office on the \_\_\_ day of \_\_\_\_\_, 20\_\_ as Instrument No. \_\_\_\_\_.

2. The undersigned is of the opinion that the mortgage has been drawn in accordance with your written instructions. The mortgagor has a good and marketable title free and clear of all judgments and other registered charges and you have a valid \_\_\_\_\_ charge against the property subject to section 23 of the Land Title Act for the Province of British Columbia and the exceptions described in the Solicitor's Interim Report on Title, and those shown below, which were accepted by you.

Exceptions (if any):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

At the time of registration of the Mortgage, there were no executions, decrees, or orders registered against the Mortgagor(s) which take priority over the Mortgage.

**Enclosures:**

We enclose the following:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Yours very truly,

LAW FIRM: \_\_\_\_\_

Per: \_\_\_\_\_  
Solicitor: