

SOLICITOR’S REQUEST FOR FUNDS

To: CMLS Financial Ltd.
c/o FNF Canada

From: Solicitor Name:
Address:
Address:
City/Province:
Postal Code:
Paralegal Name:

Mortgage Number	
Mortgagor(s)	
Guarantor(s)	
Consenting Spouse(s)	
Legal Description	
Full Municipal Address	
Registration District	
Municipal Tax Office	Current Year’s Gross Taxes
Tax Roll Number	Tax Amount in Arrears (to be paid in full prior to closing)

1. The mortgaged property will be insured with a title insurance company without any exceptions or qualifications except those set out in the insurer’s standard form of policy.
2. There are no executions filed against the Mortgagor(s) and Guarantor(s) or executions that may affect your interest in any manner.
3. We have obtained and examined a fire insurance and extended perils policy/binder with Computershare Trust Company of Canada’s interest as loss payee (first mortgage) noted thereon which fully satisfies your requirements.
4. We have examined original copies of at least two valid and current pieces of identification, as indicated on our Identification Verification Form, for each borrower, guarantor, consenting spouse and/or signing officer for a corporate borrower and of any third party beneficial owner of the property, if applicable. A completed ID Verification Form and legible copies of ID are enclosed.
5. If the mortgagor is purchasing the mortgaged property coincident with this mortgage, we have confirmed that the purchase price set out in the agreement of purchase and sale and statement of adjustments, is the purchase price set forth in the Commitment.
6. If the mortgaged property is a condominium unit, we have reviewed the Status Certificate issued by the condominium corporation and have determined that it is satisfactory and no arrears or liens against the subject unit are claimed by the condominium corporation.
7. The mortgage/charge has been prepared in accordance with your instructions, will be registered in the name of Computershare Trust Company of Canada and will constitute a valid charge/mortgage on the Property having a rank as described in the commitment, subject only to Permitted Encumbrances.

We request the funds to advance on the mortgage and confirm funds will be disbursed in accordance with the Instructions to Solicitor and your other instructions. The statements in this Request for Funds may be relied upon by CMLS Financial and its successors and assigns.

IMPORTANT: Funds must be disbursed within 24 hours of the Funding Date. If the funds cannot be disbursed, we will return funds to CMLS Financial immediately, including any accrued interest owed.

Funds Payable To:

Account Details:

Funding Date:

Date:

Solicitor’s Signature: