

# Benefits of COMMERCIAL TITLE INSURANCE

Stewart Title partners with legal professionals to provide title insurance solutions that safeguard their lender and buyer clients' investments. Our broad portfolio of title insured commercial properties is among the most impressive in the industry and includes properties such as retail developments, multi-site portfolio projects, cross-border properties, wind farms, power plants, office towers, First Nations lands, business centres, pipelines, acclaimed hotels, golf courses and vacant parcels of land.

At Stewart Title, our goal is to provide lenders and owners with the best security, coverage and service available at a highly competitive premium.

## Underwriting Excellence

We understand that commercial transactions present specific closing challenges. Our team of professionals specializes in processing transactions which require custom underwriting and unique risk analysis. Each challenge is met by our knowledgeable underwriters who possess the expertise necessary to provide timely solutions for the most complex transactions.

## Reducing Risk

Endorsements on a title insurance policy are one of the primary elements that supplement coverage and enhance the value of a commercial policy. Endorsements exist that provide coverage for matters ranging from access, zoning, survey issues, losses due to errors in government responses and many more transaction specific requirements. Stewart Title automatically attaches the most requested endorsements to our commercial policies and our Underwriting Team assesses each transaction to ensure we provide coverage tailored to suit even the most complex situations\*.

## Timely Closings

Delays in a closing are costly from both a time and monetary standpoint. Stewart Title can insure over matters that might otherwise stand in the way of completing a purchase or mortgage transaction. Our commercial underwriting and processing capabilities make for fast turnaround times and an efficient closing for our clients.


## Registration Gap Coverage

A commercial policy provides gap coverage for loss that could occur from intervening title registrations between the closing date and the date that the insured instrument is registered. Gap coverage has become essential where acquisitions or financing take place in several provinces concurrently or where there are inherent delays in the provincial registration system.

## Financial Strength

With over a century of experience in protecting property owners and lenders against losses due to inherent risks, Stewart Title stands proud as one of the largest, most respected title insurers in the world. Stewart Title Guaranty Company has one of the largest policyholders' surpluses in the industry. Our proven commitment to maintaining financial strength indicates that we will be there for our clients today and in the years to come.

The Stewart Title logo consists of the words "stewart" and "title" stacked vertically in a white, lowercase, sans-serif font. The logo is set against a solid red square background.

Read more 



## Additional Benefits of a Stewart Title Commercial Policy

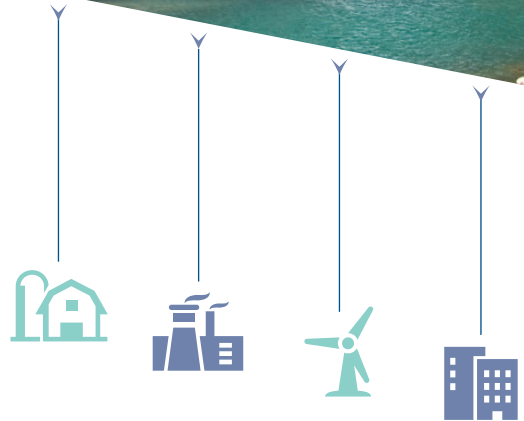
- **Reduced Searches** – certain searches may not be required in order to obtain policy coverage resulting in timely closings and cost savings
- **Comprehensive Coverage** – coverage often exceeds that which could be provided by a lawyer’s opinion or determined by search results
- **Coverage for Known Defects** – Stewart has the ability to insure over known defects, such as encroachments onto adjoining land
- **Duty to Defend Title** – policies contain a duty of the insurer to pay legal fees and costs associated with defending the insured’s interest in court with respect to matters covered by the policy (this duty ends when the claim is settled)
- **Survey/certificate of location/RPR coverage** – available for insureds as set out below:
  - owners without the need for an existing survey/certificate of location/RPR for transactions with a policy amount of up to \$25 million provided the transaction involves a completed structure; for vacant land or properties under construction this coverage is available for owners with a policy amount of up to \$12 million
  - lenders regardless of the policy amount
- **Work Order Coverage** – Governmental and quasi-Governmental work order coverage for lenders is available for transactions of up to \$50 million
- **Permit Coverage** – available for forced removal by a Governmental authority due to lack of a required building permit or occupancy certificate on lender transactions with a policy amount of up to \$50 million

## Our Pricing & Service

- Competitively priced policies with a variety of endorsements available at no additional cost
- Commercial Operations Team available to answer questions and see your transaction through
- The experience and knowledge of an Underwriting Team equipped to provide guidance with each commercial coverage scenario
- Ability to process and underwrite complex transactions including multi-site portfolio projects, cross-border properties, wind farms, power plants, First Nations lands and pipelines
- Expert claims handling

\* Endorsements included by default may be subject to issuing guidelines being satisfied as applicable. However, each transaction is evaluated on its own merits and endorsements may be added or removed based on an underwriting review of the characteristics of the particular transaction, including the title and off title searches provided.

This brochure is intended to provide information that is of a general nature and is subject to change. For full particulars of coverage, including exceptions and exclusions, please review the actual policy issued. Sample policies are available on request. Sample policies may not represent the final policy language issued for any particular transaction. The confidentiality and protection of personal information is important to Stewart Title. To view our privacy policy, visit [www.stewart.ca/privacy](http://www.stewart.ca/privacy).



Work with the partner that provides solutions fit to your needs.

Contact us for more information.

(888) 667-5151  
[stewart.ca](http://stewart.ca)



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