



Extended Protection Endorsement for Commercial Transactions

Stewart Title's Extended Protection Endorsement (EPE) is an enhancement to commercial owner and lender policies* for transactions up to \$5 million. The endorsement's coverage protects the insured for losses arising from certain errors or omissions made by the lawyer/notary who acted for the insured as part of the real estate transaction, as set out under the following covered risks:

- ▶ Errors in the review of the Agreement of Purchase and Sale (owner policy) or Loan Agreement (lender policy) and related documents
- ▶ Failing to conduct title or off-title searches with a governmental/quasi-governmental authority as per written instructions from the insured
- ▶ Errors in the lawyer's/notary's written legal opinion regarding the title or off-title searches conducted with a governmental/quasi-governmental authority
- ▶ Errors in the Statement of Adjustments or disbursement of closing proceeds for items ordinarily adjusted for or disbursed as part of the closing or as provided for in the Agreement of Purchase and Sale
- ▶ Failing to obtain a document specifically required in written instructions from the Insured
- ▶ Fraud, theft, dishonesty or negligence by the lawyer/notary acting for the insured in handling funds or documents of the insured in connection to closing the transaction as it relates to the status of the insured's interest in the title to the land

Key Benefits of EPE

- ▶ Available for a one-time nominal fee with no deductible or renewals required
- ▶ No enrollment or commitment to annual fees
- ▶ Amount of coverage is based on the policy liability amount
- ▶ Coverage lasts for as long as the policy is in effect
- ▶ Claims are made directly to Stewart Title. There's no limit to the number of claims that can be made and no need for the insured to pursue legal action*.

Premiums

TRANSACTION AMOUNT	EPE PREMIUM	PER ADDITIONAL POLICY
\$0 - \$300,000	\$40	\$10
\$300,001 - \$500,000	\$75	\$15
\$500,001 - \$2,000,000	\$90	\$20
\$2,000,001 - \$5,000,000	\$125	\$20

Close Confidently with EPE

When you combine EPE with our superior commercial title policies and the support of our experienced team you have commercial title insurance at its very best. Trust in Stewart to safeguard your client's investment.

Contact us for more information.

888.667.5151

stewart.ca

*The Extended Protection Endorsement is available for commercial purchase and refinance transactions. Coverage is subject to the amount of insurance and the terms and conditions of the issued policy. EPE is not available for transactions in Saskatchewan, Northwest Territories, Nunavut or Yukon or for VTB Mortgages and Single Risk policies. 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 of the EPE and 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. ©2021 Stewart. All rights reserved. CA-219E-NTL | 03/21