



Fraud Coverage for Remote Signings

As a result of COVID-19, governments are urging social distancing and we understand that you may be meeting with clients and verifying identification remotely.

To facilitate this, Stewart Title is not requiring face-to-face meetings as a precondition to obtaining title insurance coverage, and our policies will continue to provide the comprehensive coverage for title fraud that you rely upon for closing your transactions. Stewart Title's fraud coverage is not impacted by whether you obtain signatures in person or digitally.

We remind lawyers and notaries that remote signing introduces additional risk in terms of fraud and they should remain vigilant with respect to verifying identification of their clients by ensuring that they obtain, for their records, an electronic copy of the front and back of the client's Canadian government issued photo identification and using some form of video conferencing.

Here are some red flags to watch out for:

- Mortgage or Sale proceeds are directed to parties not connected with the transaction*
- Private mortgage being placed on mortgage free property
- The borrower is elderly and may be susceptible to pressure
- Non-titled party appears to be the directing mind of the transaction
- High interest rates and fees on the mortgage where the title or the credit of the borrower would seem to indicate that they could qualify for a lower interest rate
- Power of Attorney is being used
- Lack of Canadian government issued identification
- Pressure is exerted to close the transaction
- Recent changes to corporate officers or directors
- Borrower only recently obtained fire insurance

Our Underwriting Team is here to help

Regardless of whether your file flags in our policy order system, if you have any concerns about a transaction, do not close without speaking with a Stewart Underwriter. Our experienced team continues to be available to answer any questions and provide assistance to help close your deals.

Please check applicable legislation along with your Provincial Law Society/Notary Society and Land Registry Office guidance to determine appropriate protocols for executing/witnessing/commissioning documents.

During this trying time, we are committed to working with you to help close your real estate transactions on time.

**Should you have any questions, please contact your
Business Development Manager.**

(888) 667-5151 | stewart.ca

The logo features the words "stewart" and "title" in white lowercase letters on a red square background.

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*Please note that for private lender refinance transactions there are specific requirements as to payment of the mortgage funds for fraud coverage to apply. Please review the private lender exception endorsements for [residential](#) or [commercial](#).

This information is intended to provide general information only. For full coverage details, please refer to a copy of our policy. Please note that we continue to monitor these changing circumstances and will send updates if there are any changes to this coverage. The confidentiality and protection of personal information is important to Stewart Title. To view our privacy policy, visit stewart.ca/privacy.