

Consent and Authorization to Release Information to Title Insurance Company

Re: _____ (the “Client”).

By signing this Consent and Authorization, the Client hereby consents and authorizes _____ [the “**Law Firm**”], to release the information requested by _____ (the “**Title Insurer**”) in order to issue a title insurance policy to the Client.

We understand:

- (a) the information the Law Firm discloses to the Title Insurer (the “**Information**”) will be used by the Title Insurer to meet its requirements as a reporting entity under the *Proceeds of Crime (Money Laundering) and Terrorist Financing Act* and associated regulations;
- (b) the Title Insurer may request copies of any identification or evidence of existence (in the case of an entity), provided by the Client to the Law Firm;
- (c) as a reporting entity, the Title Insurer is required to submit reports to the Financial Transactions and Reports Analysis Centre of Canada (“**FINTRAC**”) which include suspicious transactions reports;
- (d) the Information the Law Firm discloses about the Client could be reported to FINTRAC by the Title Insurer as a part of their reports to FINTRAC without the Law Firm’s or the Client’s knowledge;
- (e) FINTRAC discloses information it receives from reporting entities to law enforcement as it considers appropriate;
- (f) the Law Firm is acting as the agent for the Title Insurer for the limited purpose of providing the Information and is not providing legal services to the Title Insurer; and
- (g) the Law Firm does not anticipate receiving a fee from the Title Insurer for acting as the Title Insurer’s agent, but if it does, it will disclose to the Client any such fee and its amount, in writing.

If the Client does not provide the Law Firm with consent to act as the Title Insurer’s agent for the limited purpose of providing the Information, then the Law Firm will not provide the Information to the Title Insurer and as a consequence, there may be a delay in obtaining such insurance or the Title Insurer may not issue the insurance policy.

The Information may include, amongst other items;

- (a) real estate closing information including closing date, legal description and address of the property being insured, purchase price, seller's name, lender's name and mortgage amount, title and off title information about the property,
- (b) the Client's name, current address, date of birth, and copies of documents and information necessary to assist in verifying the Client's identity or its legal existence in case of an entity,

all for the purposes of processing the application for title insurance, assessing risk, underwriting and issuing the policy, verifying identity, investigating and adjudicating claims, detecting and preventing fraud and complying with legal and regulatory requirements.

By signing this Consent and Authorization, the Client voluntarily consents and authorizes the Law Firm to provide the Information to the Title Insurer.

Dated at _____, British Columbia on _____, 20____