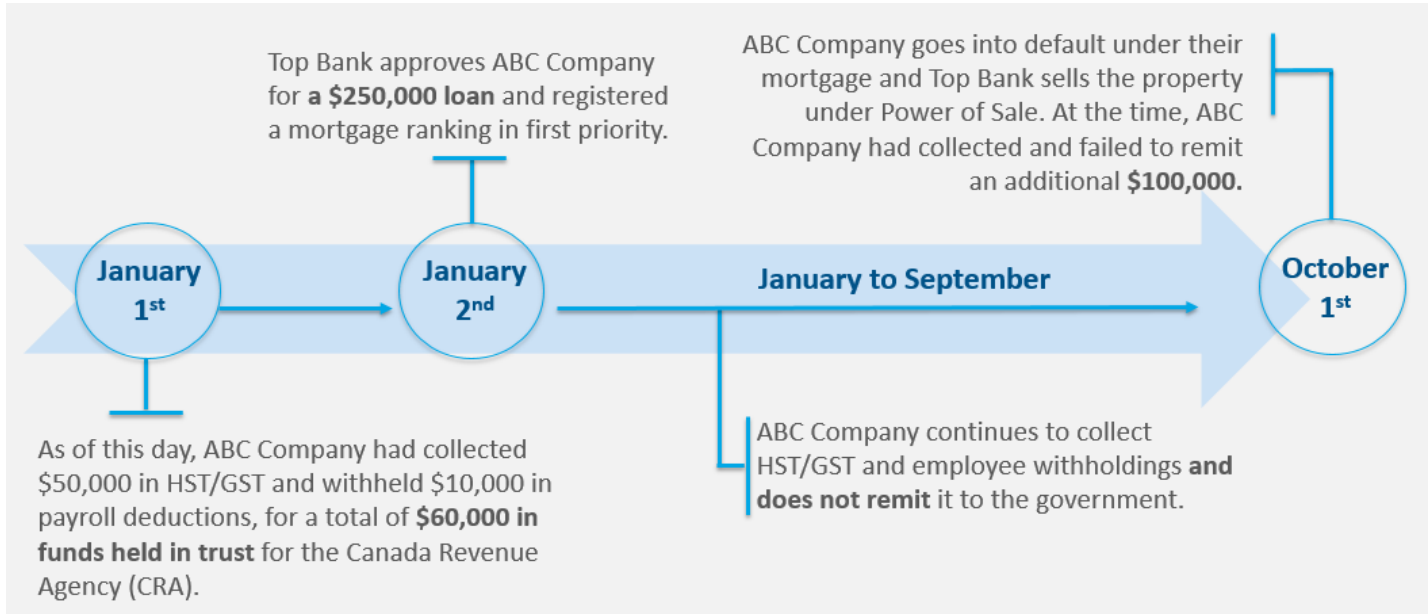




2235 Sheridan Garden Drive, Oakville, Ontario, L6J 7Y5

The Extended Super Priority Lien Coverage from FCT can provide added protection for deemed trust claims made by government authorities within 10 years following the discharge of the mortgage, up to a maximum of \$500,000.

Here's a scenario to illustrate how it works:



In this scenario, what is the priority?

- 1st Priority**
The CRA for **\$60,000** because of the super priority lien
- 2nd Priority**
Top Bank for the **\$250,000** mortgage
- 3rd Priority**
The CRA for the remaining **\$100,000**

Top Bank recovers what they can from the sale proceeds after power of sale proceedings but there was a shortfall given the outstanding balance of the mortgage was still high. **Because FCT title insured Top Bank's mortgage to ABC Company, Top Bank is covered for up to \$60,000 for the lien for the deemed trust owing prior to the effective date of the policy*.**

Historically, Top Bank's coverage for the \$60,000 owed to CRA ends once the mortgage is discharged from title. **With FCT's NEW Extended Super Priority Lien Coverage, the lender's existing protection continues for another 10 years after the mortgage is discharged.**

For more information about the Extended Super Priority Lien Coverage, please contact your FCT [Business Development Manager](#).

Toll free 1.866.804.3112 | commercialsolutions@fct.ca



* Some restrictions apply. The maximum amount of coverage is the lesser of the Insured Amount defined in the policy or \$500,000. The extended Super Priority Lien coverage is not available for vendor take-back ("VTB") mortgages, residential policies insuring private lenders or commercial policies insuring private lenders where the lender is not in first or second priority. Any knowledge of existing liens or unpaid remittances must be disclosed for underwriting purposes.

Most commercial title insurance policies are provided jointly by **FCT Insurance Company Ltd.** and **First American Title Insurance Company**, with the remainder being solely provided by **FCT Insurance Company Ltd.** Reference should be made to policy documents to confirm the insurer on any individual transaction. Services by **First Canadian Title Company Limited**. The services company does not provide insurance products. This material is intended to provide general information only. For specific coverage and exclusions, refer to the applicable policy. Copies are available upon request. Some products/services may vary by province. Prices and products/services offered are subject to change without notice.