

PROTECT YOUR SALE! INCLUDE THE SURVEY

We have seen countless situations where purchasers were expecting a survey plan but received other kinds of maps and title documents instead. The lack of a survey plan sometimes causes **closings to be delayed** or has the Realtor scrambling to find a genuine survey plan to **enable the sale to be completed**.



BOUNDARYWISE
ACCREDITED EDUCATION



A random sample of land survey plans from GTA homes shows that **one out of every two properties has a potential property boundary issue** and unexpected financial consequences.



Many problems could be prevented at the time of the initial real estate transaction by the review of a survey plan. Full disclosure of all relevant information is key to protecting both parties in the transaction. If everyone is aware of the "as-is" condition of the land, it could help minimize expensive consequences for the buyer and **"trailing liabilities" for the seller**.



By providing a land survey plan early in the process, you will **eliminate potential buyer concerns and level the playing field among competitors** for your home, so they can confidently focus their bidding on price alone. The end result? **More clean offers and the best-selling price**. And it's the right thing to do – potentially saving you the misery and expense of a lawsuit down the road should a hidden "boundary time bomb" explode.

WHY A SELLER'S REPORT SHOULD BE IN YOUR SELLING PACKAGE

Selling a property? Boundary-related issues have become a high-risk topic for sellers. Avoid the pitfalls and protect yourself from trailing liabilities with the customized Seller's Package.

The Report Includes:

- » Parcel Register (official property document from Province of Ontario).
- » Full Legal Description of property.
- » Easement Instruments (official documents from Province of Ontario).
- » Registered Subdivision (survey) Plan for property.
- » Plain English explanation of easements, liens and encumbrances.
- » The PYB Official guide to the BoundaryWise™ listings.
- » Seller's Resource Guide.
- » **Optional:** verify property area (square footage)



PROTECT YOUR PURCHASE, GET THE SURVEY

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The strength of a survey plan lies in its ability to communicate how unseen boundaries, physical site features and abstract title information relate spatially to one another. It enables data from a variety of critical sources to be visually illustrated on a unique, specialized map.

In addition to the **displaying the legal boundaries of the property** – the most critically important feature – a survey plan also shows:

- » The size and shape of the property
- » The location of rights of ways and easements
- » Distances from the boundary to houses, sheds, fences, utilities and any features of importance to the landowner
- » The location of physical monuments that mark the limits of the land (e.g., iron survey bars)



Survey plans can also **reveal hidden title deficiencies, highlight building encroachments and demonstrate authentic property dimensions that may not correspond with the unverified descriptions included in the deed.** Be sure to review the survey plan with your lawyer and realtor before making a final decision to purchase the property.

? **WHY DO I NEED A SURVEY PLAN? I HAVE TITLE INSURANCE.**

Title insurance provides protection against certain deficiencies (listed in the policy) in the title to a parcel of land; however, title insurance does not reveal potential problems before you buy the land. Title insurance is also subject to exclusions from coverage, including issues or problems with fences, boundary walls and other items.

? **WHY A BUYERS REPORT SHOULD BE PURCHASED WHEN BUYING A HOME**

Looking to buy a property? 49% of residential properties in Ontario have hidden boundary issues and 99% of fences in the GTA are NOT on the property line.

Get the Buyer's Package to help you make a sound and risk-free buying decision.

This Report Includes:

- » Parcel register (official property document from Province of Ontario).
- » Easement Instruments (official documents from Province of Ontario).
- » Plain English explanation of easements, liens and encumbrances.
- » The PYB Official guide to evaluating and researching a property.
- » **Optional:** verify property area (square footage)