



ADDITIONAL ANALYSIS TOOLS

Available in the GeoWarehouse Store

The GeoWarehouse Store is your go-to source for comprehensive and authoritative transactional reports for real estate professionals in Ontario.

We understand the importance of accurate and up-to-date data, and we're committed to providing you with the most reliable information available. Our transactional reports are designed to meet the needs of our subscribers who conduct additional due diligence on a property.

Eliminate the guesswork, make your life easier and be the trusted property expert! Log in and visit the GeoWarehouse Store today!

geowarehouse.ca



PRODUCT GUIDE

Title Check Tool + Parcel Register*

The Title Check Tool displays a variety of active instruments/encumbrances registered against the Title on a subject property. It lists instruments such as: Charge(s) (also known as Mortgage), Liens, Notice of Security Interest (NOSI), Condo Declaration, Condo Plan, Court Order, Application for Inhibiting Order-Land, Certificate Tax Arrears, Application to Annex Restrictive Covenant S.118, Caution- Land (Bankruptcy & Insolvency Act), Caution- Notice, Caution-Land. If any of these appear on Title, it's suggested users invest in a Parcel Register* to uncover the details of each of these instruments/encumbrances. Learning about potential complications on Title and completing due diligence is efficient using this tool.

To access, navigate to Additional Due Diligence under the Property Details section of the report.

HOW TO BUY

Select the Store icon for Title Check Tool located in the Property Details section to purchase the parcel register plus any associated instruments registered against the Title.

Active PINs page 1:	Additional Pages:
FEE Starting at \$36.17	\$2.56 per page
STATUTORY FEE \$9.45	ELRSA FEE \$1.20
ELRSA FEE \$23.65	STATUTORY FEE \$1.20

Parcel Register*

A real-time report showing the property's legal description and a list of registered instruments (e.g., mortgages, liens, transfers) as of the search date.

Note: Instrument are included, but full documents must be purchased separately.

For a faster, all-in-one option, use Title Check to get all seven key instruments in a single purchase workflow.

HOW TO BUY

Select the Store icon for Parcel Register located in the Property Details section of the Property report.

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Property Insights with AVM Range

This detailed report provides you with all the knowledge you need to know about a residential property. This includes a trusted valuation using Teranet's AVM, mortgage charge, and encumbrances on title. The report includes the subject property AVM, authoritative Title Check data, Active Mortgages, Liens, Judgements, Cautions, Discharges and more.

HOW TO BUY

To purchase you can either select the Store icon and click on View Products located in the property insights section or you can locate them in the Valuation & Sales section of the Property report.

FEE \$22.99

Enhanced AVM Comparable Report

The Enhanced Comparable Report provides you with all the insight you need on a residential property. This includes a trusted valuation using Teranet's AVM, as well as authoritative Title Check information, including Active Mortgages, Liens, Judgements, Cautions, Discharges indicators and more. This report also provides you with up to six (6) Comparables (inclusive, non-exclusive, sale by owner, builder sale), you can take comfort in knowing that you're seeing a full picture.

HOW TO BUY

To purchase you can either select the Store icon and click on View Products located in the property insights section or you can locate them in the Valuation & Sales section of the Property report.

FEE \$29.99

Basic Zoning Report

Provides a quick snapshot of zoning designation, permitted uses, restrictions under local bylaws, and high-level constraints. This report is ideal for early-stage reviews and transaction due diligence, created in partnership with LandLogic Inc.

HOW TO BUY

To purchase, you can either select the Store icon and click on "View Products" located under Zoning Reports, or you can locate the report in the Zoning section of the Property Details report.

FEE \$40.00

Appraiser Property Intelligence Report

The Appraiser Property Intelligence Report is an exclusive resource available only to Appraisers & designed to support the creation of high-quality valuations. This comprehensive report brings together critical property and land information sourced from the Ontario Land Registry and MPAC, giving Appraisers the insight they need to assess with accuracy and confidence.

HOW TO BUY

To purchase, select the Store icon and click on View Products located under the MPAC Reports section of the store.

FEE \$12.00

Instrument Image*

Image of a registered document within the Land Registration System of Ontario. Instruments may include liens, easement, by-laws, notices, mortgages, transfers and condominium declarations, among others. An Instrument Number is required to purchase an Instrument Image.

HOW TO BUY

To purchase a copy of an instrument image, you need the instrument registration number, which can often be found by first purchasing a Parcel Register. From the search bar, select “Search by Instrument/Plan”, enter the registration number, and run your search.

Important: Make sure you’re in the correct Land Registry Office (LRO) for the property - instrument searches must be performed in the LRO where the document was originally registered. Once results appear, select “View Details” to proceed.

FEE \$3
STATUTORY FEE \$0
ELRSA FEE \$3

PYB (Protect Your Boundaries)

With the GeoWarehouse and Protect Your Boundaries (PYB) partnership, you can access various PYB Reports that include the easement counter technology that will notify you of all easements that affect each property in Ontario. There are three (3) versions of these plain language reports that summarize key information from official land registry records into simple reports – allowing you to remain the expert in the transaction.

**Please note that these reports take 2-3 business days to process.*

PYB Seller's Report

The PYB Sellers report is a customized Seller's package that includes boundary- related documents to mitigate risk as much as possible. This report includes the property's Parcel Register, Full Legal Description of the property, Easement Instruments, Registered Subdivision (survey) Plan for the property, the PYB Official guide to the BoundaryWise™ listings and the PYB Seller's Resource Guide.

HOW TO BUY

To purchase you can either select the Store icon and click on View Products located in under Protect Your Boundaries Reports or you can locate them in the Plans, Surveys & Easements section of the Property report.

FEE Starting at \$176

PYB Buyer's Report

The PYB Buyer's Report is a comprehensive title, easement and ownership report written in plain English and supported by the official Ontario Land Registry documents for the property. This report includes the property's Parcel Register, Easement Instruments and the PYB Official guide to evaluating and researching a property.

HOW TO BUY

To purchase you can either select the Store icon and click on View Products located in under Protect Your Boundaries Reports or you can locate them in the Plans, Surveys & Easements section of the Property report.

FEE Starting at \$156

HoodQ Address Report

The HoodQ Address Report is designed to give homebuyers an attractive and easy-to-digest topline view of a particular address, including designated public catchment schools. This one-page report highlights the subject property's best features including schools designated in the catchment area, Parks and recreational facilities, transit-related travel information, safety and more.

HOW TO BUY

To purchase you can either select the Store icon and locate it in the HoodQ reports section or access it through the HoodQ additional due diligence section when you click on property reports.

FEE \$14.95

HoodQ Detailed Report

The HoodQ Detailed Report is a deep dive into the subject property's address, including listed the nearby schools, parks & recreation, transit, safety, and convenience. This is a comprehensive 8-to-10-page report including a full-coloured map.

HOW TO BUY

To purchase you can either select the Store icon and locate it in the HoodQ reports section or access it through the HoodQ additional due diligence section when you click on property reports.

FEE \$14.95

HoodQ School Report

The HoodQ School Report highlights all school types such as public, catholic, private, alternative, special education and designated catchment school in one report.

HOW TO BUY

To purchase you can either select the Store icon and and locate it in the HoodQ reports section or access it through the HoodQ additional due diligence section when you click on property reports.

FEE \$14.95

Plan Image*

Image of a plan registered or deposited within the Land Registration System of Ontario. The Property Survey will not typically be one of the Plans registered or deposited on a property, however Reference Plans and Plans of Subdivision can be sourced. Quickly view graphical representation to assist with identifying property boundaries and their location.

HOW TO BUY

Visit the Plans, Surveys and Easements section of the Property Report for the subject property to see if a registered plan is available. Select Buy to purchase.

FEE \$15
STATUTORY FEE \$5
ELRSA FEE \$10

Property Survey Image

Image of the Survey Plan portion of a Surveyor's Real Property Report, Building Location Survey or other undeposited plan provided by third-party surveying firms. Easily acquire dimensions of property boundary and structural elements of the land.

HOW TO BUY

Visit the Plans, Surveys and Easements section of the Property Report for the subject property to see if an existing private survey is available. Select Buy to purchase.

FEE Variable

Aerial Imagery

Purchase high-quality aerial imagery for use in listings and other marketing materials. Access aerial imagery coverage for all Southern Ontario, including areas not currently available in many commercial mapping platforms. Receive photos at three zoom levels for marketing properties of all sizes.

HOW TO BUY

Select the Store icon for Aerial Imagery located in the Plans & Surveys section of the Property Report. The first Zoom2it image is charged at full price of \$20 then a bulk order discount of 20% is applied to any additional Zoom2it images added to the same order. Discounts applied on a per PIN / transaction basis.

Condominium Status Certificates

Find, purchase and receive condominium status certificates online through GeoWarehouse and Conduit. GeoWarehouse will inform you of which unit status certificates are available online (close to 20% of units in the province and growing!), and a one-click auto-login to Conduit takes you right to the purchasing process for your requested unit's status certificate.

HOW TO BUY

If a Condo Status Certificate is available to request online, a Store icon will be available in the Condo Details section of the Property Report. Select it to start your purchase.

FEE \$100
Convenience Fee \$37

Residential Relocation Reports

The Residential Relocation Report includes insights on real estate transactions into and out of the specified region in a custom timeframe, historical sales data, breakdown of property type and buyer segmentation information on first-time home buyers. These reports are available for purchase in the GeoWarehouse store in three aggregate geographic levels, Land Registry, Municipality and FSA (Forward Sortation Area).

HOW TO BUY

To purchase any of the three (3) Residential Relocation Reports versions, you can either select the Store icon and scroll until you see the Residential Relocation Reports or you can locate the Residential Relocation section in the Property Details section of the Property report.

FEE:

Residential Relocation Report – LRO (\$9.99 This is a discount price)
Residential Relocation Report – Municipality (\$14.99 This is a discount price)
Residential Relocation Report – FSA (\$19.99 This is a discount price)

PYB Easement Report

The PYB Easement Report is a comprehensive expert analysis and explanation of easements on the subject property. This report will allow you to fully understand the nature of any easement that affects the subject property and includes the property's Parcel Register, and original easement Instruments on title.

HOW TO BUY

To purchase the PYB easement report, you can navigate to our Store within the top right-hand corner of the GeoWarehouse application and search for products under our partner, Protect Your Boundaries. You can also locate them directly within the Plans, Surveys and Easement section of a property report.

FEE Starting at \$156

Above Grade SQFT Report

Unlock key property insights with verified square footage data from MPAC. Designed to support your appraisal work, this report provides essential details on the above grade living area of the subject property, helping you assess value with confidence and precision. This report is available only to MPS Residential subscribers.

HOW TO BUY

To purchase, select the Store icon and click on View Products located under Above Grade SQFT Report.

FEE \$4.00

Prices are subject to change. Data elements are subject to availability.

* An official product of the Ontario government pursuant to provincial land registration statutes.

1. The system of electronic land registration of Ontario was established pursuant to provincial land registration statutes.
2. Electronic Land Registration Services Act.
3. For residential properties of four units or less. Not for vacant land.

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