

# LETTER OF OPINION - REAL ESTATE TRANSACTION ONTARIO

To: \_\_\_\_\_

**Re:**

Property Address: \_\_\_\_\_

Legal Description: \_\_\_\_\_

**Opinion Provided By:**

Name: \_\_\_\_\_

Firm/Company: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Information: \_\_\_\_\_

**Client Information:**

Client Name: \_\_\_\_\_

Contact Information: \_\_\_\_\_

**Subject Property Details:**

Municipality: \_\_\_\_\_

Zoning: \_\_\_\_\_

Lot Size: \_\_\_\_\_

Building Description: \_\_\_\_\_

**Opinion Scope and Purpose:**

This Letter of Opinion is provided solely for the benefit of the Client for the specific purpose of evaluating the real estate transaction described herein. It is based on the documents reviewed, inspections conducted, and information made available as of the date of this Letter. This Letter does not constitute a guarantee or warranty of title, property condition, or legal compliance.

**Documents Reviewed:**

The following documents were reviewed in forming this opinion, including but not limited to: deed(s), title search reports, survey plans, municipal zoning and land use bylaws, property tax records, environmental reports, and any agreements or contracts related to the property.

**Opinion:**

Based on the information reviewed and inspections conducted, it is our opinion that, to the best of our knowledge and subject to the limitations set forth herein, the title to the subject property is free and clear of all encumbrances except those disclosed. The property complies with applicable zoning and land use regulations. No material defects or conditions adversely affecting the use or value of the property have been identified.

**Limitations and Disclaimers:**

This Letter of Opinion is subject to the following limitations: It is not a legal opinion and does not constitute legal advice. It is based on information available at the time of issuance and is subject to change. No environmental assessments, structural inspections beyond visual observations, or other specialized evaluations have been performed unless expressly stated. This opinion is not transferable or assignable without prior written consent.

**Governing Law:**

This Letter of Opinion shall be governed by and construed in accordance with the laws of the Province of Ontario, Canada. Any disputes arising from or relating to this Letter shall be subject to the exclusive jurisdiction of the courts of Ontario.

**Acknowledgement:**

The Client acknowledges and agrees that this Letter of Opinion is provided for informational purposes only and does not replace the need for independent legal, financial, or other professional advice. The Client assumes all risks related to decisions made based on this Letter.

**OPINION PROVIDER SIGNATURE**

**CLIENT SIGNATURE**

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

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