



**PurView**<sup>®</sup>  
POWERED BY TERANET



# PurView Property Reports Data Coverage

The chart below provides an overview of what data is included in the PurView property report for each province.

Property Report Features	BC		AB		MB	ON	QC	NB	NS	NL
	With Title Search*	Without Title Data	With Full Title Search*	Partial Title Search						
Property Summary	●	●	●	●	●	●	●	●	●	●
Property Identification Information	●	●	●	●	●	●	●	●	●	●
Ownership Information	●	●	●	●	●	●	●	●	●	●
Title Checks	●	●	●	●	●	●	●	●	●	●
Fraud Check	●	●	●	●	●	●	●	●	●	●
Title Information	●	●	●	●	●	●	●	●	●	●
Sales History	●	●	●	●	●	●	●	●	●	●
Estimated Value (AVM)	●	●	●	●	●	●	●	●	●	●
Neighbourhood Sales Range, Average, Median	●	●	●	●	●	●	●	●	●	●
Registered Mortgages	●	●	●	●	●	●	●	●	●	●
Assessment Information & Valuation	●	●	●	●	●	●	●	●	●	●
Structural Details	●	●	●	●	●	●	●	●	●	●
Neighbourhood Profile	●	●	●	●	●	●	●	●	●	●
Historical Comparable Sales	●	●	●	●	●	●	●	●	●	●
Comparables Sales (at Valuation Date)	●	●	●	●	●	●	●	●	●	●
Aerial View of Neighbourhood	●	●	●	●	●	●	●	●	●	●
Comparable Sales (Subject Property +3 Additional Comparable Properties)	●	●	●	●	●	●	●	●	●	●
<b>Additional Property Report Features:</b>										
Title Document/Parcel Register	●	●	●	●	●	●	●	●	●	●

● Included    ● Partially Included    ● Not Available    ● Applicable Fees May Apply

\*Title document will be emailed to you separately

# PurView Definitions

## — Property Summary

Confirm all owners on title and view high-level key aspects of the property.

## — Property Identification Information

Quickly view property details and visually inspect outside features using dynamic imaging linked to Google Maps.

## — Condominium Details

Includes the condominium corporation legal name and common name, the condominium declaration registration date, suite number, and related unit PINs (where available). The condominium details section is presently available only for Ontario properties.

## — Ownership Information

Helps to confirm this is the correct property owner, and for refinance transactions provides validation the customer is the property owner.

## — Title Checks

Check for activity on title such as active mortgages, active liens and power of sale.

## — Fraud Check

Check for suspicious or fraudulent activity and flag applications for further investigation.

## — Title Information

View data from title and the full legal description of the property.

## — Sales History

Provides a historical view of property's sales to assess if any overly inflated sales have occurred. This section also indicates non-arm's-length transfers.

## — Estimated Value (AVM)

Determine property value based on a proven and precise AVM and view relevant neighbourhood property details.

## — Neighborhood, Sales Range, Average, Median

View a chart that provides a quick indication of how well neighbourhood house prices are trending.

## — Registered Mortgages

Includes registered mortgages (charges), the face value and owner of all active mortgages (where available).

## — Assessment Information

Provides subject property Assessment Roll identification information, use type and class.

## — Assessment Valuation

Provides assessed values for current and previous years, as well as changes in assessed values year-over-year.

## — Assessment Property Details (Structural Details)

Provides assessment site information, interior and exterior structure information for the subject property.



# PurView Definitions

## — Neighbourhood Profile

Provides a snapshot of the real estate activity in the area of the property.

## — Historical Comparable Sales

Compare similar properties in the neighbourhood at sales date to get a snapshot of the real estate activity in the area.

## — Comparable Sales (at Valuation date)

Compare similar properties in the neighbourhood at valuation date to get a snapshot of the real estate activity in the area.

## — Aerial View of Neighbourhood

View aerial imagery to confirm property characteristics such as a pool and identify proximity to parks, train tracks and schools.

## — Comparable Sales (Subject Property + 3 Additional Comparable Properties)

Compare similar properties and identify address, consideration value, registration date and distance from the subject property.

## — Parcel Registers

Parcel Register is a record containing a property description and list of instruments registered against the property within the Province of Ontario Land Registration Information System (POLARIS) as of the date of the property search. This gives you a real-time, up-to-date report for a property and the provincial ownership record.



## — Title Certificate

A Title Certificate is the official report of record for a Title to Land in Alberta as maintained by the Land Titles Office, part of the Registry Services Division of Service Alberta. Title Certificates help you easily exercise due diligence by confirming ownership information, identifying legal interests and encumbrances registered against the title, and acquire the registration number for any of the charges on title.

## — Title Search

A Title Search is the official report of record for a Title to Land in British Columbia as maintained by the Land Title and Survey Authority of British Columbia (LTSA). Title Searches can help you easily exercise due diligence by confirming ownership information, identifying legal interests and encumbrances registered against the title, and acquire the registration number for any of the charges on title.



To learn more about how you can grow your business with PurView or to see a sample report, please contact your dedicated account manager.