

Stewart Title Electronic Policy System (STEPS™)

PUTTING LEGAL PROFESSIONALS FIRST

Stewart Title has more than a century of experience protecting property owners and lenders against the title risks inherent in residential and commercial real estate transactions.

Throughout our Canadian history, our unwavering philosophy has always been that the role of a title insurer in Canada should be to underwrite risk, allowing lawyers/ notaries to provide legal advice and prepare documents. Stewart Title does not support programs that reduce or eliminate the traditional lawyer's/ notary's role in real estate transactions.

As customers of Stewart Title, lawyers/ notaries have access to our title insurance products, while maintaining their role at the forefront of the real estate transaction. Lawyers/ notaries benefit by being able to offer to their clients the comprehensive protection of Stewart Title Policies via our online application, and at highly competitive premiums.

STEWART TITLE ELECTRONIC POLICY SYSTEM (STEPS)

Designed to automate and simplify the process of ordering title insurance, STEPS is an easy-to-use web-based application that guides users through a step-by-step data entry and document selection.

STEPS automates a number of important processes to reduce the amount of time lawyers/ notaries need to spend ordering title insurance policies for their clients. The STEPS application:

- provides a quick turnaround time;
- automatically generates and assigns policy numbers;
- allows transactions to be underwritten electronically by Stewart Title;

- enables lawyers/ notaries and their staff to print draft policies;
- calculates the premium; and
- distributes Stewart Title communications.

By maintaining the file within their office, legal professionals can control their workflow; manage their processing times; and eliminate delays caused by manual processing. There is no cost associated with using STEPS and our customers receive a user manual.

Lawyers/ notaries still need to conduct the standard title and off-title searches in accordance with Stewart Title's guidelines, and must contact a Stewart Title underwriter prior to closing if there are any matters that affect marketability of title, or for which the lawyer's/ notary's opinion would be qualified.

Lawyers/ notaries do not underwrite the transaction, Stewart Title Guaranty Company does. Stewart Title waives its rights of subrogation against lawyers/ notaries in all cases except in those that include willful misconduct or gross negligence.

STEPS can be used to order policies for residential properties of up to six units. Commercial policy orders are also available through Stewart Title.

TECHNOLOGY MAKES A DIFFERENCE

Stewart Title is an industry leader in computer-related services and information technology, and has built technology systems that truly focus on the needs of our customers to streamline real estate practices.

Customers ordering title insurance policies through our STEPS application, also get access to Stewart Title's technical support and a training demonstration.

To sign up or view a demonstration of STEPS, contact your Business Development Specialist.

This brochure is intended to provide information of a general nature. Please refer to the policy for full details, including the specific terms and conditions. Sample policies are available upon request.

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