**The Extended Super Priority Lien Coverage** from FCT can provide added protection for deemed trust claims made by government authorities within 10 years following the discharge of the mortgage, up to a maximum of $500,000.

Here’s a scenario to illustrate how it works:



**In this scenario, what is the priority?**

Top Bank recovers what they can from the sale proceeds after power of sale proceedings but there was a shortfall given the outstanding balance of the mortgage was still high. **Because FCT title insured Top Bank’s mortgage to ABC Company, Top Bank is covered for up to $60,000 for the lien for the deemed trust owing prior to the effective date of the policy\*.**

Historically, Top Bank’s coverage for the $60,000 owed to CRA ends once the mortgage is discharged from title. **With FCT’s NEW Extended Super Priority Lien Coverage, the lender’s existing protection continues for another 10 years after the mortgage is discharged.**

For more information about the Extended Super Priority Lien Coverage, please contact your FCT [Business Development Manager](https://fct.ca/wp-content/uploads/2020/06/BDM-Contact-list-EN-and-FR-June-2020.pdf).