

SOFTPRO SELECT

RELEASE NOTES



JANUARY, 2015

Testing Release Date: January 1, 2015

Production Release Date: January 16, 2015



JANUARY RELEASE NOTES

TABLE OF CONTENTS

ALL STATES/SITES	5
DOCUMENTS	5
Escrow.....	5
Affidavit (Borrower's).....	5
Notary Instructions	6
Title.....	7
Exhibit Page - Commitment Legal.....	7
REPORTS	8
Batch Stale Dated Check Letter.....	8
Lookup Table Search	8
Order Task	8
Orders By Selection	8
Policy Liability Summary	9
W-9 Form	9
CALIFORNIA.....	10
DOCUMENTS	10
Escrow.....	10
1099 Batch Header Form.....	10
Affidavit (PACA Owners).....	11
Affidavit (PACA-PASA Indemnity).....	12
Bulk Sale Allocation Information Form – NOCAL ONLY	12
City Report Request - Thousand Oaks	13
Commercial Loan (Gap Closing Instruction)	14
Disbursement of Proceeds/Refunds	14
EI Bulk Transfer (EIS)	15
EI Bulk and Liquor License Transfer (EIS) – NOCAL ONLY	15
EI CAR 2000 Amendment (EIS).....	16
EI Escrow Instructions (Express)	17
Grant Deed CP.....	18
MH Application for Duplicate Cert of Title (HCD 480.4).....	18
MH Application Registration (HCD 480.5)	19
MH Specific Power of Attorney POA.....	20
Settlement Statements.....	21
Statement of Information - Multiple Parties.....	22
Statement of Information - Multiple Parties (Letter)	22
Title.....	23
ALTA Expanded Coverage Residential Loan Policy 2013.....	23
ALTA Short Form Expanded Coverage Residential Loan Policy 2014	24
MY SCREENS	25
Escrow.....	25
Escrow Instructions – NOCAL ONLY.....	25
LOOKUP TABLES	26



JANUARY RELEASE NOTES

Escrow Instruction Phrases – NOCAL ONLY	26
Requirements and Exceptions – N105 & N106	27
ILLINOIS	28
DOCUMENTS	28
Escrow.....	28
ABI/Non-Imputation Endorsement Requirement.....	28
Affidavit (Borrower - Receipt of Documents).....	29
Agreement (Construction Loan - Owner/Borrower)	30
Borrower's Consent (APLD).....	31
Buyer's Acknowledgment of No Attorney.....	31
Cashier's Check Request.....	31
Check Delivery	32
Closing Confirmation.....	32
Closing Instructions (REO).....	33
Cover Reply Form	34
Direction to Pay Cook County Taxes (ACH)	34
Equity Tract Search.....	35
Equity Tract Search Conditions and Stipulations	35
Exam Summary (North)	36
Exam Summary (South).....	36
Initial Fee Quote	37
Insured Lender - Compliance (APLD).....	37
Insured Lender - Exemption (APLD).....	37
Last Grantee/Legal Description (Home Equity)	37
Letter (Hold Harmless)	38
Letter (Hold Harmless Deletion).....	38
Mortgage Broker (APLD).....	39
Personal Undertaking.....	40
Receipt Check Transmittal	41
Recording Request Sheet	42
TI Agreement.....	43
Title Cover Page	44
Zoning Search	44
Title.....	45
SE 269 - Date Down 1L (Loan).....	45
SE 270 - Date Down 7 (Revised 2010).....	45
Short Form Policy.....	46
REPORTS	47
Fee Verification	47
Order Export.....	47
Weekly Summary Of Business.....	47
NORTH CAROLINA	48
DOCUMENTS	48



JANUARY RELEASE NOTES

Title.....	48
ALTA Residential Limited Coverage Mortgage Modification Policy (12-01-14).....	48
TEXAS.....	49
DOCUMENTS	49
Escrow.....	49
1099 Batch Header Form.....	49
WASHINGTON.....	50
DOCUMENTS	50
Escrow.....	50
1099 Batch Header Form.....	50
Automatic Homestead Questionnaire	51
EI - Sub Escrow Closing Instructions - Form B.....	52
REPORTS	53
Pre-Listing Conversions	53
WISCONSIN.....	54
Title.....	54
All Endorsements	54
All Mgmt Endorsements	54
ALTA Commitment 2006.....	55
ALTA JR1 Endorsement	56
Short Form Policy.....	57
TECHNICAL NOTES (FOR LOCAL IT/SUPPORT).....	58
DOCUMENTS	58
593 Forms	58
Notary Acknowledgment (Blank).....	58



JANUARY RELEASE NOTES

ALL STATES/SITES

DOCUMENTS

Escrow

Affidavit (Borrower's)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Los Gatos	n/a	232178	

Changed jurat coding so that only Buyers' names appear, without their capacity as trustees and name of trust.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

The Buyer Trust

BY: _____

Bobby T. Buyer
Trustee

_____ Date

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of _____

County of _____

Subscribed and sworn to (or affirmed) before me on this _____ day of _____, _____, by Bobby T. Buyer, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

name of signor only (capacity as trustee and name of trust no longer appear)

(Seal)

Signature _____

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

Notary Instructions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	SoCal	n/a	232092	

Updated Notary Instructions to include a line for Company Name.

If there are any errors in the documents or any changes that may need to be made to the documents, please notify our office immediately.

In case of a question, please contact the notary information below for our records.

Notary Name: _____ **Added line to Notary Instructions for Company Name.** → **Company Name:** _____

Mailing Address: _____ Phone Number: _____

Notary County: _____ State: _____ Expiration Date: _____

Should you have any questions, please do not hesitate to contact your Escrow Officer at email: wayne.buehrer@softprocorp.com or Phone: (919)829-1122. Thank you.

[Back to Table of Contents](#)

JANUARY RELEASE NOTES

Title

Exhibit Page - Commitment Legal

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT Lynnwood	1400185243	232106	

Added prompt to optionally reflect the logo for Title Company Contact in the upper left area, above the heading/title.

Custom Field Prompt

Exhibit Page - Commitment Legal
 Order: 2012040260JM, Purchase, settlement date 3/14/2013, received on 4/16/2012

Order: 2012040260JM, Purchase, settlement date 3/14/2013, received on 4/16/2012

Select if you would like the Title Company's logo to appear on this document

.....


CHICAGO TITLE INSURANCE COMPANY

EXHIBIT NAME

Order No.: 2012040260JM

For APN/Parcel ID(s): 45854

For Tax Map ID(s): 12-12

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

REPORTS

Batch Stale Dated Check Letter

NEW/MOD MOD	REQUESTED BY Post Closing	FOOTPRINTS No(s).	TFS No(s). 227192	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Removed "(CA only)" from the Select return address parameter label Added options to return address dropdown: <ul style="list-style-type: none"> "Tempe, AZ" (when selected, address is: 1721 W. Rio Salado Parkway, Tempe, AZ 85281); phone = 480-308-8444; Fax =480-966-0512 There will be an additional CA address added, TBD at this time 				

[Back to Table of Contents](#)

Lookup Table Search

NEW/MOD MOD	REQUESTED BY Chicago Metro	FOOTPRINTS No(s).	TFS No(s). 227163	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> "Associated with" will now show for the contact person to indicate who they are associated with on the report and the excel export. Added the ability to search for "Not Entered" Sales Rep. 				

[Back to Table of Contents](#)

Order Task

NEW/MOD MOD	REQUESTED BY TT-Renton	FOOTPRINTS No(s).	TFS No(s). 224301	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Added option to group 1 for "Branch, Escrow Officer" Added option to "Show group totals only"; default unchecked 				

[Back to Table of Contents](#)

Orders By Selection

NEW/MOD MOD	REQUESTED BY WA	FOOTPRINTS No(s).	TFS No(s). 226348	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Added option to report type for Settlement Date When Settlement Date is chosen change Open Date column to Settlement Date listing Settlement dates instead on report. On all excel formats added an extra column and labeled Settlement Date. 				

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

Policy Liability Summary				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	Bellingham WA		226319	
<ul style="list-style-type: none"> • Added a Commercial and Residential drop down filter <ul style="list-style-type: none"> ○ Residential Only ○ Commercial Only ○ Commercial and Residential • Added a free text liability filter <ul style="list-style-type: none"> ○ Label= Liability amount above or equal to x dollars • Added a run by drop down filter <ul style="list-style-type: none"> ○ Closed 				

[Back to Table of Contents](#)

W-9 Form				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	OAC		234468	
<ul style="list-style-type: none"> • Updated the W-9 form in SPS (buyer and seller) for 2014 with additional FATCA (Foreign Account Tax Compliance) information 				

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

CALIFORNIA

DOCUMENTS

Escrow

1099 Batch Header Form

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Support Call	IN1400160787	228657	SSCORPD5419.doc

New document. Render to view full document.

 CHICAGO TITLE COMPANY	1099 BATCH HEADER FORM	
	<p>Fidelity National Financial National 1099 Department 2510 N. Red Hill Ave Santa Ana, CA 82705 Phone: (949)622-8089 Fax: (949)622-4100 Form can be emailed here: 1099info@fnf.com</p>	
Office:	<u>Chicago Title Company</u>	(Your Office Name)
Company No.:	<u>FWKN</u>	(Required for CTC & Ticor)
Address:	<u>26620 Frontier Way, Tehachapi, CA 93561</u>	
Closing Year:	<u>2015</u>	(Please do not mix years)
Total No. of Forms:	<u>2</u>	

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

Affidavit (PACA Owners)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	NoCal	n/a	232044	SCA0002738.doc

New document. Render to view full document.

SUPPLEMENTAL OWNER'S AFFIDAVIT AND INDEMNITY

This affidavit and indemnity agreement pertains to the Perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7USC 181 et seq., and any similar state laws (hereafter referred to in the aggregate as "PACA/PASA").

The undersigned, being duly sworn according to law and intending to be legally bound, deposes and says:

1. That undersigned is the [Authorized Signer](#) of [TJ Developments, LLC](#) a [California Limited Liability Corp.](#) (the "Company"), and as such is familiar with the business operations of the Company.
2. That the statements contained in this affidavit are true and correct to the best knowledge and belief of the undersigned [Authorized Signer](#) of the Company.
3. That the Company owns the real estate legally described in Attached EXHIBIT A (the "Property"); and that the Company leases the Property to [Lessee Name](#) (Lessee).
4. That there are no outstanding unpaid sellers or suppliers of PACA/PASA commodities or products incurred by the Lessee, except: None Yes (*if Yes explain*)

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

Affidavit (PACA-PASA Indemnity)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	NoCal	n/a	232044	SCA0002739.doc

New document. Render to view full document.

SUPPLEMENTAL OWNER'S AFFIDAVIT AND INDEMNITY FROM A NON-PACA/PASA USER

Order No.: FWKN-5501400026

This affidavit and indemnity agreement pertains to the Perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7USC 181 et seq., and any similar state laws (hereafter referred to in the aggregate as "PACA/PASA").

- That the undersigned is
 - a. owner ("the Owner") of the real estate (the "Property") legally described in the attached Exhibit A, or
 - b. is the **Authorized Signer** (capacity of officer) of **TJ Developments, LLC** (company name), a **California** (state organized in) **Limited Liability Corp.** (the "Owning Entity") that owns the Property, and as such is familiar with the business operations of the Owner or Owning Entity.
- That the statements contained in this affidavit are true and correct to the best knowledge and belief of the undersigned.

[Back to Table of Contents](#)

Bulk Sale Allocation Information Form – NOCAL ONLY

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT San Francisco	n/a	231267	

If the amount is not filled in for the 'Enter the Non-Taxable FFE Amount' prompt, there will now be a blank line:

Enter the Non-Taxable FFE Amount

The values of the business assets included in the sale of the above mentioned business are allocated as follows and have been established by Transferor (Seller) and Transferee (Buyer):

Taxable Furniture, Fixtures & Equipment (FF&E)	\$ _____
Non-Taxable Furniture, Fixtures & Equipment (FF&E)	\$ _____
Lease Value	\$ _____

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

City Report Request - Thousand Oaks

NEW/MOD Mod	REQUESTED BY Thousand Oaks	FOOTPRINTS No(s). n/a	TFS No(s). 232084	FILE NAME (NEW ITEMS ONLY)
-----------------------	--------------------------------------	---------------------------------	-----------------------------	-----------------------------------

Updated to reflect the most recent revisions, including those below:

For additional information, contact (805) 449-2500 or email us at communitydevelopment@toaks.org.

I. PROPERTY INFORMATION

Property Address: 1234 Main Street, Santa Clara, CA 95052

Property Owner (Full Name): Seller, LLC, Sammy Long and Sally Long

Address (if different than Property Address): 1234 Seller Street

City/State/Zip: Santa Clara, CA 95052

Updated e-mail address.
Added: Property Owner's Full Name, Address, City/State/Zip.

II. LISTING & ESCROW INFORMATION

Listing Broker: The Listing Agent

Broker Address: 3424 Agent Way

Broker City, State, Zip: Anywhere, NC 90650

Listing Agent: Larry Agent

.....

Escrow Holder: Escrow, LLC Escrow No.: 2014080300RB3

Escrow Address: 1234 Escrow Way

Escrow City, State, Zip: Albany, CA 94706

Escrow Officer: Wayne Buehrer Phone No.: (919)829-1122

Escrow Email: wayne.buehrer@softprocorp.com

Added the following new lines in Part II:
Broker City, State, Zip
Escrow City, State, Zip
Escrow Email address

Removed Fax information.

III. FEES FOR RE-INSPECTION OF OPEN PERMITS

If there are open permits that need to be re-inspected, the fees are:

- \$36.00 for 1 - 5 open permits
- \$66.00 for 6 - 9 open permits
- \$96.00 for 10 - 15 open permits
- \$126.00 for 16 - 20 open permits

Removed Part III and IV. Replaced Part V with the new Part III section per the current form.

Updated the "For City Use Only" section with the table from the current form.

FOR CITY USE ONLY		
Prior RBI#:	RBI#	Report Prepared by:
Open Permits:	Inspector:	Report Issued:

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

Commercial Loan (Gap Closing Instruction)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	SoCal	n/a	232080	SCA0002741.doc

New document. Render to view full document.



CHICAGO TITLE
COMPANY

NEW LOAN GAP CLOSING INSTRUCTION

Escrow No.: FWKN-5501400026-KV
Officer: [Krista Vargas](#)
Project: Project Name
Date: December 30, 2014

THIS GAP CLOSING INSTRUCTION ("Gap Instruction") is given as of December 30, 2014 to [Chicago Title Company](#) ("Title Company" or "Escrow Agent") by [C2 Financial Corporation](#) ("Lender") and [Jesse Stoll and Carlota Stoll, husband and wife as joint tenants](#) ("Borrower").

RECITALS

A. Lender and Borrower are parties to an escrow with [Chicago Title Company](#), Escrow Number FWKN-5501400026 for the transfer of certain property and improvements thereon commonly known as [8805 Kyle Court, Bakersfield, CA 93306](#) ("Project Name") (the "Property"). In addition [Chicago Title Company](#) is issuing certain title insurance policies, with certain endorsements, insuring the transfer and insuring the New Lender.

[Back to Table of Contents](#)

Disbursement of Proceeds/Refunds

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Alameda/ Contra Costa	n/a	228654	

Changed page numbering format to Page X of Y instead of Page X.

Disbursement of Proceeds/Refunds
 SCA0000098.doc / Updated: 12.22.14

Page 1 of 2

Printed: 12.31.14 @ 08:49AM by MS
 CA-CT-FWPS-02180.052977-2014040298-MS test CA

[Back to Table of Contents](#)

JANUARY RELEASE NOTES

EI Bulk Transfer (EIS)

EI Bulk and Liquor License Transfer (EIS) – NOCAL ONLY

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT San Francisco	N/A	231270	

Documents revised to look to the two new fields added to the screen:

Covenant Not to Compete Amount:

If needed, enter terms of purchase money note:

Terms go here in this new field

If needed, endorse note to show interest to accrue from:

If needed, select terms of purchase money note:

Note: Asterisk denotes figure subject to final adjustment.

* Terms of purchase money promissory note are as follows:

Terms go here in this new field

(Endorse note to show interest to accrue from: December 22, 2014) →

If the new field for this date is left empty
this will default to 'Close of Escrow'

- Note is unsecured
- Note is secured by:

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

EI CAR 2000 Amendment (EIS)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT/FT Santa Barbara	n/a	233700	

Updated the document to bold items in the Purchase Price, Close of Escrow, and Acceptance Date sections.

5. **Prorations:** Prorate as follows for the period from the date of closing to the date of the next anniversary of closing for three-hundred sixty-five (365) day year:
 - Taxes
 - HOA Dues
6. **Purchase Price:** The purchase price for the subject property is **One Hundred Twenty Thousand And No/100 Dollars (\$120,000.00).**
7. **Close of Escrow:** Close of escrow to be on or before **November 28, 2014**, or thereafter, unless revoked by written demand on you by the undersigned.
8. **Acceptance Date:** Parties agree that the acceptance date is deemed to be **November 3, 2014.**

Bolded items in Purchase Price,
Close of Escrow, and
Acceptance Date sections.

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

EI Escrow Instructions (Express)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	TT Bakersfield	n/a	232282	

Updated the document so there is a prompt for the contract date.

Custom Field Prompt

EI Escrow Instructions (Express)
Order: 2012040260JM, Purchase, settlement date 3/14/2013, received on 4/16/2012

Order: 2012040260JM, Purchase, settlement date 3/14/2013, received on 4/16/2012

Enter the date of the agreement

01/14/2015 ▾

Jennifer McLaughlin, Documents Specialist
Test Escrow Office
101 Test Avenue
Tulare, CA 93274
Phone: (559)555-1111

Date: January 14, 2015
Escrow No.: BulkJM
Property: 1 Property Address
San Francisco, CA 87889
2 Property Address
San Francisco, CA 87889

Contract date entered in the prompt.



We hand you a copy of our executed **Type of Agreement** dated **January 14, 2015**, (and, [if applicable] executed counter offer(s) dated **January 15, 2015, N/A**), herein the "Agreement", which together with these Escrow Instructions (and the General Provisions included herein) constitute escrow instructions which you are to use (together with any additional instructions you deem necessary) to close the transaction involving the above referenced property, which is contemplated by the Agreement.

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

Grant Deed CP				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Santa Clara	n/a	228674	
Changed placement of sigs/acks to group Grantor Sig/Ack and Grantee Sig/Ack together.				

[Back to Table of Contents](#)

MH Application for Duplicate Cert of Title (HCD 480.4)																																			
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)																															
Mod	CT Kern	n/a	233654																																
Adjusted spacing to allow inches (") to show next to number for each unit.																																			
<div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="text-align: center;">  <p>STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT DIVISION OF CODES AND STANDARDS REGISTRATION AND TITLING PROGRAM</p> <p>APPLICATION FOR DUPLICATE CERTIFICATE OF TITLE</p> </div> <div style="border: 1px solid black; padding: 5px; width: 150px;"> <p style="text-align: center; margin: 0;">DEPARTMENT USE ONLY</p> <p style="margin: 0;">NEW DECAL #</p> <p style="margin: 0;">OLD DECAL #</p> </div> </div> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td colspan="2">Name of Manufacturer Mako</td> <td>MFG ID # CA123564564312</td> <td>Trade Name Dolphin</td> <td>Model Name or # XL / 643453</td> </tr> <tr> <td>Date of Manufacture 11/12/2000</td> <td>Calif. Dealer License #</td> <td>Date of Transfer to Dealer from MFG</td> <td>ILT Exemption</td> <td>Date First Sold New 11/12/2000</td> </tr> <tr> <th>DECAL LICENSE #</th> <th>MANUFACTURER SERIAL NUMBER(S)</th> <th>HUD LABEL OR HCD INSIGNIA #</th> <th>LENGTH (Inches)</th> <th>WIDTH (Inches)</th> <th>WEIGHT (pounds)</th> <th>DATE FIRST SOLD (if different than above)</th> </tr> <tr> <td style="text-align: center;">LBB123456</td> <td style="text-align: center;">CA123564564312</td> <td style="text-align: center;">42132165</td> <td style="text-align: center;">15'15"</td> <td style="text-align: center;">11'8"</td> <td></td> <td></td> </tr> <tr> <td> </td> </tr> </table>					Name of Manufacturer Mako		MFG ID # CA123564564312	Trade Name Dolphin	Model Name or # XL / 643453	Date of Manufacture 11/12/2000	Calif. Dealer License #	Date of Transfer to Dealer from MFG	ILT Exemption	Date First Sold New 11/12/2000	DECAL LICENSE #	MANUFACTURER SERIAL NUMBER(S)	HUD LABEL OR HCD INSIGNIA #	LENGTH (Inches)	WIDTH (Inches)	WEIGHT (pounds)	DATE FIRST SOLD (if different than above)	LBB123456	CA123564564312	42132165	15'15"	11'8"									
Name of Manufacturer Mako		MFG ID # CA123564564312	Trade Name Dolphin	Model Name or # XL / 643453																															
Date of Manufacture 11/12/2000	Calif. Dealer License #	Date of Transfer to Dealer from MFG	ILT Exemption	Date First Sold New 11/12/2000																															
DECAL LICENSE #	MANUFACTURER SERIAL NUMBER(S)	HUD LABEL OR HCD INSIGNIA #	LENGTH (Inches)	WIDTH (Inches)	WEIGHT (pounds)	DATE FIRST SOLD (if different than above)																													
LBB123456	CA123564564312	42132165	15'15"	11'8"																															

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

MH Application Registration (HCD 480.5)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Kern	n/a	233657	

If weight is not filled in, field will be blank instead of showing 0.

	STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT DIVISION OF CODES AND STANDARDS REGISTRATION AND TITLING PROGRAM				DEPARTMENT USE ONLY NEW DECAL # OLD DECAL #	
	APPLICATION FOR REGISTRATION					
Name of Manufacturer Mako	Trade Name Dolphin	Date of Manufacture 11/12/2000	Model Name or # XL / 643453	ILT Exemption 1	Date First Sold New 11/12/2000	
DECAL/LICENSE # LBB123456	MANUFACTURER SERIAL NUMBER(S) CA123564564312	HUD LABEL OR HCD INSIGNIA # 42132165	LENGTH (Inches) 15'15"	WIDTH (Inches) 11'8"	WEIGHT (pounds) 	

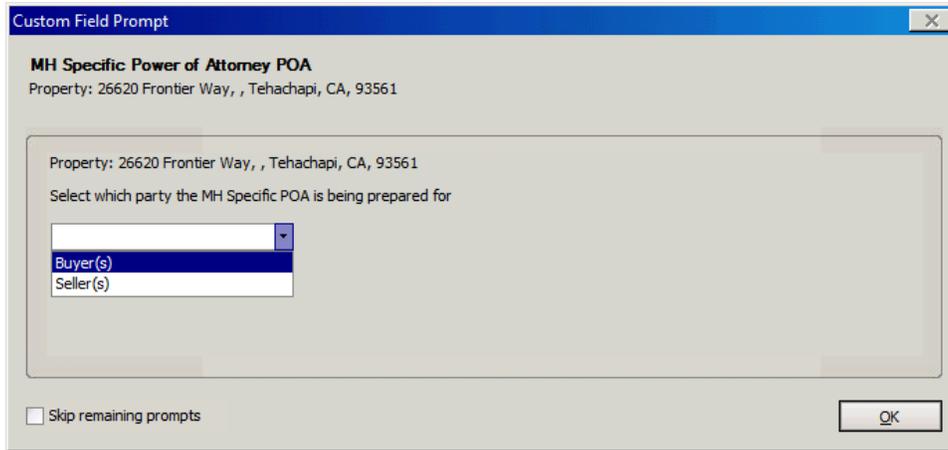
[Back to Table of Contents](#)

JANUARY RELEASE NOTES

MH Specific Power of Attorney POA

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT San Luis Obispo	n/a	232143	

Modified coding so that user may now choose between Buyer(s) and Seller(s), rather than defaulting to Seller(s).



Custom Field Prompt

MH Specific Power of Attorney POA
Property: 26620 Frontier Way, , Tehachapi, CA, 93561

Property: 26620 Frontier Way, , Tehachapi, CA, 93561

Select which party the MH Specific POA is being prepared for

Buyer(s)
Seller(s)

Skip remaining prompts OK

KNOW ALL MEN BY THESE PRESENTS:

THAT I/WE, Robert John Whiting and Kaily Ann Whiting, do(es) by these presents, appoint **Chicago Title Company** as Attorney-In-Fact for me/us and in my/our name(s) and for my/our use and benefit with the following specific powers relating to the manufactured home located at:

26620 Frontier Way, Tehachapi, CA 93561

and otherwise described as follows:

Manufacturer: Clayton Homes	Model: Heritage
Model Year: 2014	Serial No.(s): 123456789-00000
HUD or DOH No.(s): DOH1999092	Decal No.(s): LIC115609-258-009

To do all things necessary and required to sell said manufactured home including, but not limited to executing all documents required by the State of California Department of Housing and Community Development ("HCD") or Escrow Holder handling the escrow for the transfer of title for said manufactured home including escrow instructions and documents.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Robert John Whiting

Kaily Ann Whiting

Buyers

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

Settlement Statements																																												
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)																																								
MOD	CT- Alameda/Contra Costa		226412, 231205																																									
<ul style="list-style-type: none"> • If HUD-1 Header Settlement Agent state is CA do not show any breakdown (name or amount) from the Payee grid in the Commission section • If HUD-1 header Settlement Agent state is CA, display a breakdown for the Recording Charges <ul style="list-style-type: none"> ○ Breakdown is from the “Document” and “Amount” shown in the 1200 section grids ○ If Document = “Other” then the HUD line description is used (example: see “Special Transfer Deed” in the screenshot below) ○ If the Buyer/Seller is paying a portion, the full amount is shown as well as the Buyer/Seller portion (example: see “Deed” in the screenshot below) ○ Breakdown is only shown if there are 2 or more breakdown rows to display 																																												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4" style="text-align: left; padding: 5px;">RECORDING CHARGES</th> </tr> </thead> <tbody> <tr> <td style="width: 15%;"></td> <td style="width: 60%; padding: 5px;">Government recording charges</td> <td style="width: 15%;"></td> <td style="width: 10%; text-align: right; padding: 5px;">87.50</td> </tr> <tr> <td></td> <td style="padding: 5px;">Chicago Title Company</td> <td></td> <td></td> </tr> <tr> <td></td> <td style="padding: 5px;">Mortgage/Deed of Trust</td> <td style="text-align: right; padding: 5px;">\$25.00</td> <td></td> </tr> <tr> <td></td> <td style="padding: 5px;">Deed (\$15.00)</td> <td style="text-align: right; padding: 5px;">\$7.50</td> <td></td> </tr> <tr> <td></td> <td style="padding: 5px;">Special Transfer Deed</td> <td style="text-align: right; padding: 5px;">\$55.00</td> <td></td> </tr> <tr> <td style="text-align: right; padding: 5px;">52.50</td> <td style="padding: 5px;">Deed/Mortgage/Release</td> <td></td> <td></td> </tr> <tr> <td></td> <td style="padding: 5px;">Chicago Title Company</td> <td></td> <td></td> </tr> <tr> <td></td> <td style="padding: 5px;">Deed (\$15.00)</td> <td style="text-align: right; padding: 5px;">\$7.50</td> <td></td> </tr> <tr> <td></td> <td style="padding: 5px;">Release</td> <td style="text-align: right; padding: 5px;">\$45.00</td> <td></td> </tr> </tbody> </table>					RECORDING CHARGES					Government recording charges		87.50		Chicago Title Company				Mortgage/Deed of Trust	\$25.00			Deed (\$15.00)	\$7.50			Special Transfer Deed	\$55.00		52.50	Deed/Mortgage/Release				Chicago Title Company				Deed (\$15.00)	\$7.50			Release	\$45.00	
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[Back to Table of Contents](#)

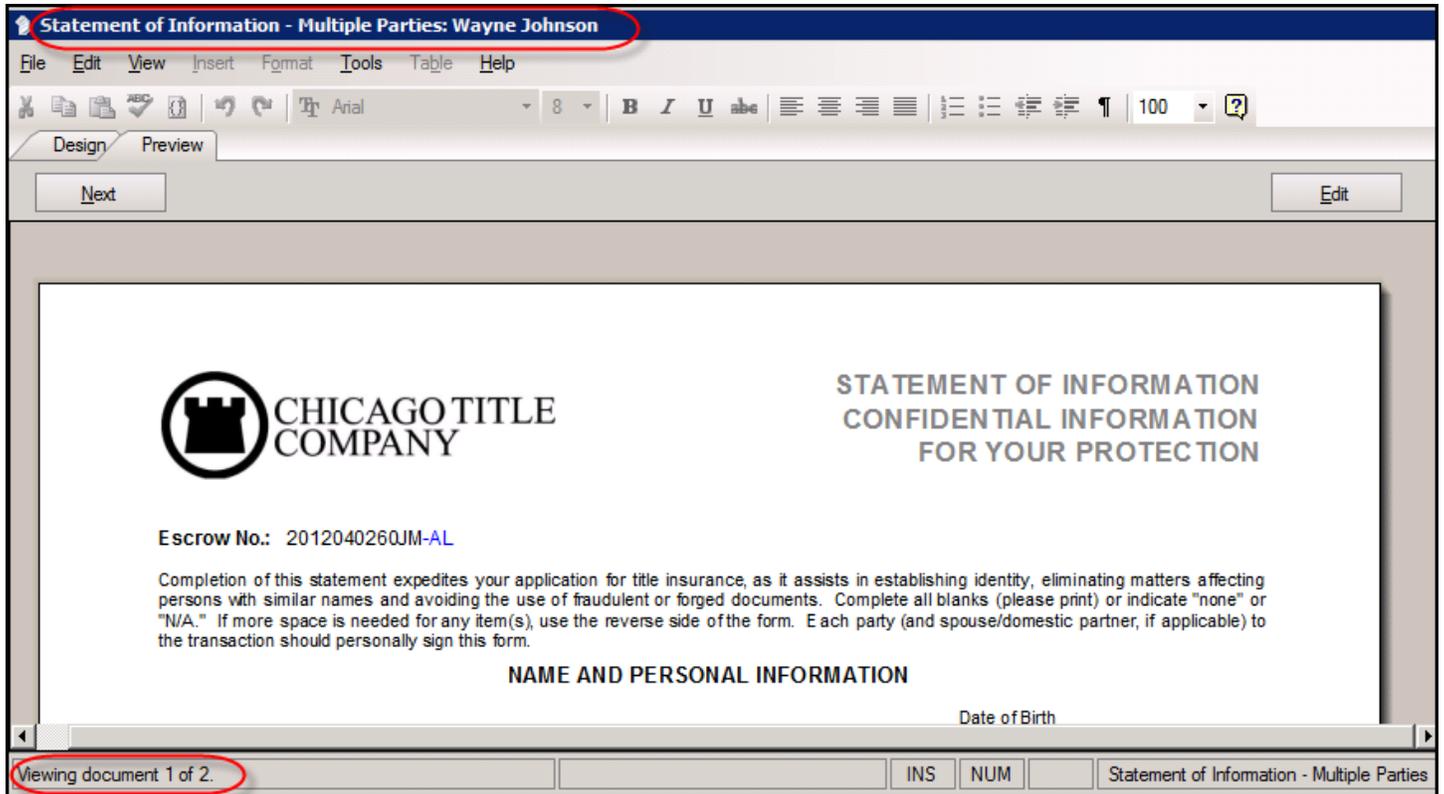
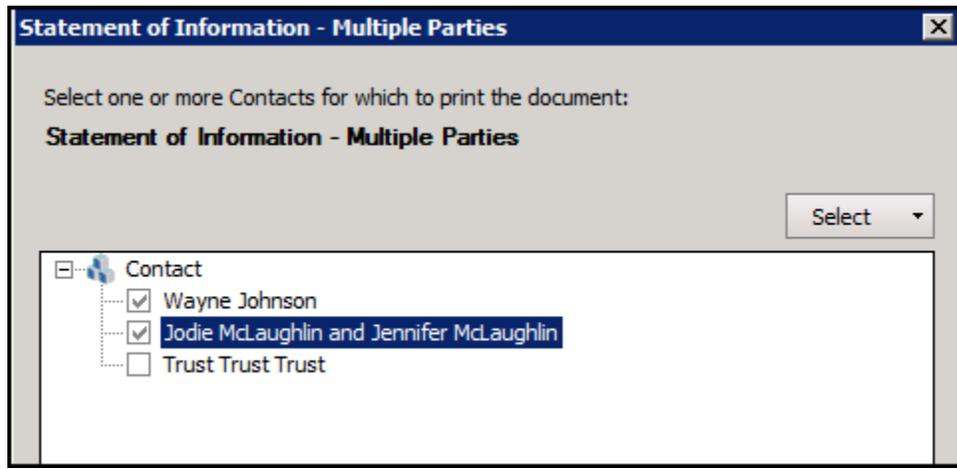
JANUARY RELEASE NOTES

Statement of Information - Multiple Parties

Statement of Information - Multiple Parties (Letter)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Training	n/a	232604	

Added Multiple Parties versions of Statements of Information to give the user the option to generate this doc for all buyer(s) and seller(s) in the file, as appropriate.



[Back to Table of Contents](#)



JANUARY RELEASE NOTES

Title

ALTA Expanded Coverage Residential Loan Policy 2013

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Underwriting	n/a	232187, 232262	P13A_L_ExpCovL

The ALTA Expanded Coverage Residential Loan Policy has been updated to reflect 12/02/13 revisions. At the direction of Underwriting, the 2013 version is replacing the older version, so the older version has been removed.

Screenshot One Page Only. Render in Test Site to see Full Version.

CHICAGO TITLE INSURANCE COMPANY POLICY NO. LoanPolNum-456

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any Claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

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ALTA Expanded Coverage Residential Loan Policy (Adopted 10-13-01
Revised 01-01-08 02-03-10 07-26-10) (12/02/2013)

Printed: 12.23.14 @ 11:35AM
CA-FT-FSMO-01500.080655-SPS-72450-1--2010090010-CP test CA

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

ALTA Short Form Expanded Coverage Residential Loan Policy 2014

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Underwriting	n/a	232187, 232262	P14A_L_SFExpCo

The ALTA Short Form Expanded Coverage Residential Loan Policy has been updated to reflect 4/02/14 revisions. At the direction of Underwriting, the 2014 version is replacing the older version, so the older version has been removed.

Screenshot One Page Only. Render in Test Site to see Full Version.

CHICAGO TITLE INSURANCE COMPANY **POLICY NO. 2ndLoanPolNum-678**

SUBJECT TO THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B BELOW, AND ANY ADDENDUM ATTACHED HERETO, CHICAGO TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION, HEREIN CALLED THE "COMPANY", HEREBY INSURES IN ACCORDANCE WITH AND SUBJECT TO THE TERMS, EXCLUSIONS AND CONDITIONS SET FORTH IN THE AMERICAN LAND TITLE ASSOCIATION EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (12-02-13), ALL OF WHICH ARE INCORPORATED HEREIN. ALL REFERENCES TO SCHEDULES A AND B SHALL REFER TO SCHEDULES A AND B OF THIS POLICY.

**SCHEDULE B
EXCEPTIONS FROM COVERAGE**

Except to the extent of the coverage provided in the Endorsements listed after COVERED RISK 28, this policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Those taxes and special assessments that become due or payable subsequent to Date of Policy. (This does not modify or limit the coverage provided in Covered Risk 11(b) or 25.)
2. Covenants, conditions and restrictions, if any, appearing in the Public Records, but not including any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, sexual orientation or national origin, unless and only to the extent that said covenant is (a) exempt under Chapter 42, Section 3607 of the United States Code, or (b) related to a handicap but does not discriminate against handicapped persons. (This does not modify or limit the coverage provided in Covered Risk 9, 10, 11(c) or 17.)
3. Any easements or servitudes appearing in the Public Records. (This does not modify or limit the coverage provided in Covered Risk 23 or 24.)
4. Any lease, grant, exception, or reservation of minerals or mineral rights appearing in the Public Records. (This does not modify or limit the coverage provided in Covered Risk 18.)

NOTICES, WHERE SENT:

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this policy and shall be addressed to the Company at Chicago Title Insurance Company, P.O. Box 45023, Jacksonville, FL 32232-5023, Attn: Claims Department.

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ALTA Short Form Expanded Coverage Residential Loan Policy (Revised 01-01-08 07-25-10 Technical Correction 06-23-11) (04/02/2014)

Printed: 12.23.14 @ 11:06AM
CA-FT-FSMO-01500.080655-SPS-72461-2-2010090010-CP 1881 CA

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

MY SCREENS

Escrow

Escrow Instructions – NOCAL ONLY

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).
Mod	FNT San Francisco	N/A	232054

Two new fields added to go along with the document changes:

∨ Bulk Transfer

∨ Bulk and Liquor License Transfer

Covenant Not to Compete Amount:

If needed, enter terms of purchase money note:

If needed, endorse note to show interest to accrue from:

If needed, select terms of purchase money note:

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

LOOKUP TABLES

Escrow Instruction Phrases – NOCAL ONLY

NEW/MOD NEW	REQUESTED BY CT Kern	FOOTPRINTS No(s). N/A	TFS No(s). 233512
-----------------------	--------------------------------	---------------------------------	-----------------------------

Code	Name
scb02	SELLER CARRY BACK - NOTE & TRUST DEED-NEW LOAN

This works the same way as mh01 does (same prompts, same verbiage)

NEW LOAN: Buyer to execute a new First Trust Deed and Note, to record on your usual form, dated during escrow, in the amount of Ninety-Five Thousand And No/100 Dollars (\$95,000.00), in favor of Lenny The Lender, OR ORDER, payable at the place as designated by holder hereof, at the rate of _____ Percent (_____%)fixed per annum, payable at _____ Dollars (\$_____) per Month, or more, to include beginning thirty-eight (38) days after close of escrow, and continuing Monthly until thirty (30) years after close of escrow, at which time the remaining unpaid principal balance and interest accrued thereon shall be immediately due and payable. Escrow Holder is authorized and instructed to endorse said Note with the date interest is to accrue, insert the appropriate payment dates and the maturity date on the face of the Note, over and above the signatures of the Buyer, at close of escrow without further approval from the parties herein.

Escrow Holder is relieved of any and all liability and/or responsibility with respect to the terms and conditions of said Note and Deed of Trust including, but not limited to, the validity, sufficiency, enforceability, and/or collectability of same. The undersigned hereby acknowledge they have been advised by Escrow Holder to seek their own independent counsel as to all matters concerning the recital(s), if any, contained therein.

The parties hereto recognize and acknowledge that the comprehensive National Energy Policy Act of 1992, effective January 1, 1992, provides in part that in the event this transaction involves a seller-financed residential sale and if either Buyer or Seller, or both, claim a deduction for qualified residential interest, or if any person receives or accrues interest from seller-provided financing, such person (both payor and payee) shall include on his or her tax return the name, address, and taxpayer identification number of the person to whom (from whom) the interest is paid (or received). Exchange of tax identification numbers between Buyer and Seller shall be made by the parties.

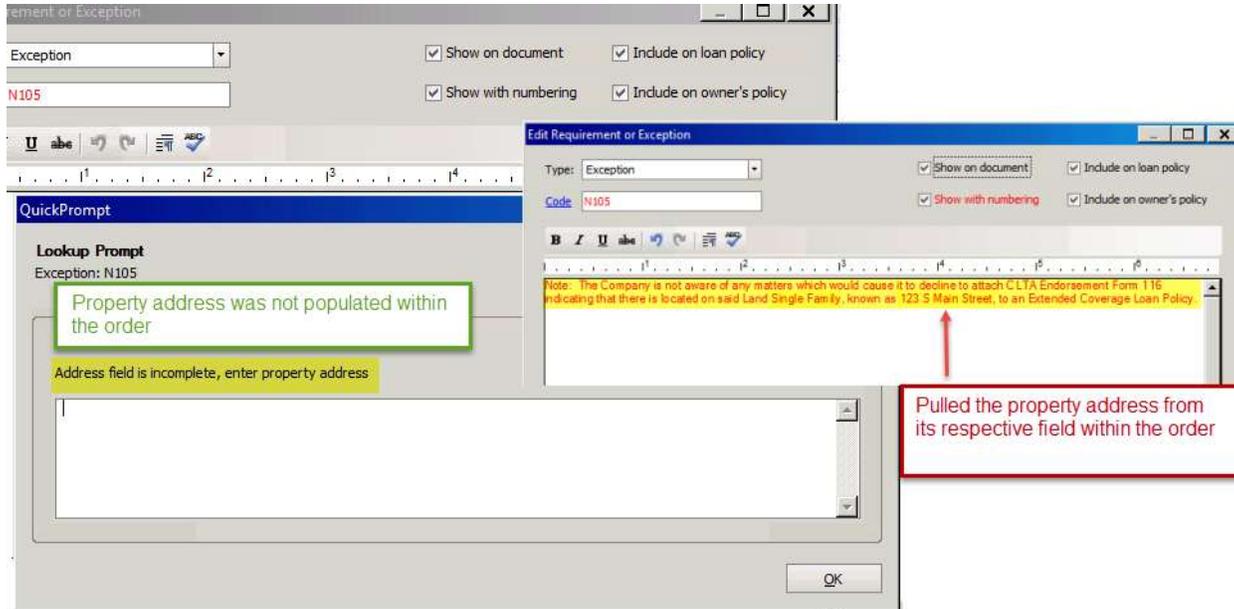
[Back to Table of Contents](#)

JANUARY RELEASE NOTES

Requirements and Exceptions – N105 & N106

NEW/MOD Mod	REQUESTED BY Ray Arriola	FOOTPRINTS No(s). N/A	TFS No(s). N/A
----------------	-----------------------------	--------------------------	-------------------

Added new functionality to existing prompt for property address to pull from its respective field within the order, if populated, or prompt the user to fill in the data.



[Back to Table of Contents](#)

ILLINOIS

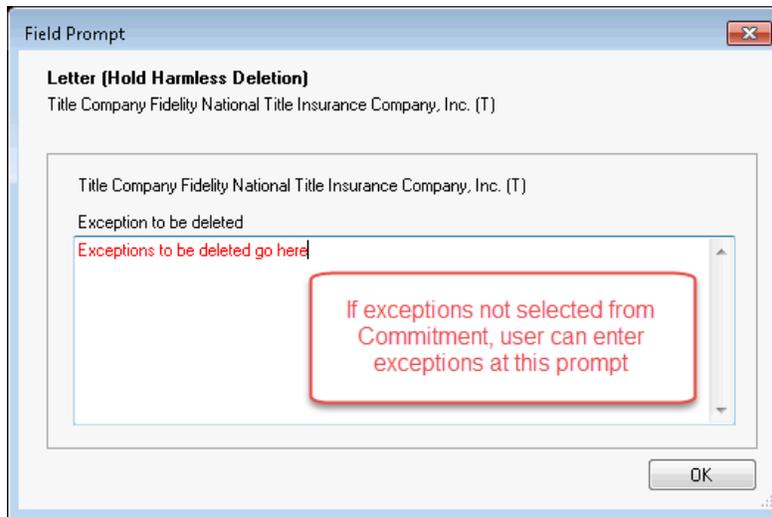
DOCUMENTS

Escrow

ABI/Non-Imputation Endorsement Requirement

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	FNT Metro	n/a	232055	

Added logic to allow users to select an exception from the Commitment or to answer a prompt for the exception.



(example)

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

Affidavit (Borrower - Receipt of Documents)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT Metro	n/a	231838	

Updated the document so that if the transaction is not a Purchase, different text appears in the first line.

BORROWER'S AFFIDAVIT

Text that is shown if transaction is a Purchase.

Escrow No.: 2014080299RB1SA
Title No.: 2014080299RB1SA
Property: First Property
Kent, FL 12345-7777

I hereby certify, under penalty of perjury, that I have received a copy package containing all loan documents.

BORROWER'S AFFIDAVIT

Text that is shown if transaction is not a Purchase.

Escrow No.: 2014080299RB1SA
Title No.: 2014080299RB1SA
Property: First Property
Kent, FL 12345-7777

I hereby certify, under penalty of perjury, that I have received two (2) completed copies of the Notice of Right to Cancel along with a copy package containing all loan documents.

[Back to Table of Contents](#)

JANUARY RELEASE NOTES

Agreement (Construction Loan - Owner/Borrower)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	FT Metro	n/a	233639	

Replaced the header so that the Logo will show. Removed the Escrow Office Name from under the Escrow No.



**CONSTRUCTION LOAN ESCROW
TRUST AND DISBURSING AGREEMENT
FOR USE WITH INTERIM MECHANICS LIEN
ENDORSEMENT A (REVISED 2010)**

Escrow No.: CW-Test14

ARTICLE 1: GENERAL INFORMATION

<p>A. Owner(s):</p> <p>Samuel Timothy Seller and Samantha Tamara Seller 100 Property Street Northridge, CA 91324 200 Test Avenue Granada Hills, CA 91394</p>	<p>Attorney for Owner(s):</p> <p>Abbott & Associates 2501 F Street Bakersfield, CA 93314 Phone No.: 661-864-7867 Fax No.: 8001212122 Email: Abbott&A@email.com</p>
---	---

In Article 2 B, replaced the blank line with a new Custom Field:

**CONSTRUCTION LOAN ESCROW AND TRUST DISBURSING AGREEMENT
FOR USE WITH INTERIM MECHANICS LIEN ENDORSEMENT A (REVISED 2010)**
(continued)

B. The parties hereto agree that Escrow Trustee will disburse Trust deposits made for construction payment to Party here that will be disbursed to.

In the event that the General Contractor and Escrow Trustee have funds due one to the other, the Escrow Trustee shall have the right to look at the General Contractor's books and records to determine the party beneficiary theory or otherwise, and to make any disbursement.

ARTICLE 3: REQUIREMENTS

A. Prior to the first disbursement of funds hereunder, the General Contractor shall have been satisfied, to wit:

- The Escrow Trustee shall furnish or shall be furnished with a copy of the ALTA Loan Policy with a mechanics lien endorsement, the first draw, or a 2006 ALTA Loan Policy with a mechanics lien endorsement (Revised 2010) as set forth hereinafter, (the Policy), if such policy has issued to Lender prior to

Field Prompt

Agreement (Construction Loan - Owner/Borrower)
Order CW-Test14

Order CW-Test14

Enter the party the Trust deposits will be disbursed to

Party here that will be disbursed to

OK

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

Borrower's Consent (APLD)				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT Metro	n/a	231838	
<p>Changed the name of this document in the Tree and Footer to "Borrower's Consent (APLD)." Header remained the same.</p>				

[Back to Table of Contents](#)

Buyer's Acknowledgment of No Attorney				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT Metro	n/a	231838	
<p>Changed the name of this document in the Tree and Footer to " Buyer's Acknowledgment of No Attorney." Header remained the same.</p>				

[Back to Table of Contents](#)

Cashier's Check Request				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	FT Metro	n/a	233525	

Modified document to accommodate for wires as well as checks.

Outgoing Wire

General | Bank Details | History

Date: January 05, 2015
 RE: Cashier's Check Request
 Bank of America as instructed
 Copy of t

Status: **Posted** To IBA Reference number: 103000010
 Medium: **Wire** Transaction date: 01/05/2015
 Payee code: SA Amount: **\$44,455.00**
 Payee name: Seller One Organization, Inc, Seller Company, Inc., and Estate of Stella T. Seller
 Memo: Closing Proceeds

Account Name: Fidelity National Title
 Debit Account: 1234567
 Amount: **\$44,455.00**
 Person to Pick Up Cashier's Check: Please UPS original cashier's check to:
 Fidelity National Title
 Attn: Wayne Buehrer
 1231 Title Agency Way, Suite 200, Portland, CA 97211
 Please fax a check copy to: 928-5646787
 Fidelity National Title Insurance Company, Inc.
 Attn: Tommy Title, Jr.
 6704 Tacoma Mall Boulevard, Suite 200, Tacoma, CA 98433
 Payee: Seller One Organization, Inc, Seller Company, Inc., and Estate of Stella T. Seller
 Reference Information: Closing Proceeds
 (to be printed on check)
 Banking Center Address: Bank of America
 1500 N. Main St.
 Phoenix, Arizona 85225

By signing below Bank of America agrees to the above request. Please fax back to the number above. Or call
 Tommy Title, Jr. at 928-564-1222 for any questions.

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

Check Delivery

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	CT Metro	n/a	231838	ILD0358.doc

New document. Render to view complete document.

CHECK DELIVERY

Checks will be sent via regular mail OR can be printed in a [Settlement Agent, LLC](#) office of your choice.

Email address for Final Title Policy: _____

Provide specific instruction and contact information so I may deliver your checks as quickly as possible.

PRINT CLEARLY TO AVOID DELAY

Buyer Phone/Email: [999-999-9999](tel:999-999-9999)/email_address@email.com _____

Buyer Address: [First Property](#) _____
[Kent, FL 12345-7777](#) _____

an address is needed for forwarding of any potential recording fee overcharges

[Back to Table of Contents](#)

Closing Confirmation

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	CT Metro	n/a	231838	ILD0352.doc

New document. Render to view complete document.

123 Address
Agoura Hills, CA 91376
Phone: 800-156-7845 / Fax: 800-123-4596

[Settlement Agent, LLC](#)
123 Address
Agoura Hills, CA 91376
Phone: 800-156-7845 Fax: 800-123-4596

Date: January 14, 2015
Order No.: 2014080299RB1

The following closing has been scheduled with the [Settlement Agent, LLC - Agoura Hills](#) office:

Borrower(s): Buyer, LLC
Sam Buyer
Seller(s): Sam Seller
Date: September 19, 2014
Time: 12:00 AM
Escrow No.: 2014080299RB1SA

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

Closing Instructions (REO)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	CT Metro	n/a	231838	ILD0359.doc

New document. Render to view complete document.

CLOSING INSTRUCTIONS

Settlement Agent, LLC
 123 Address
 Agoura Hills, CA 91376
 Phone: 800-156-7845 Fax: 800-123-4596

Order No.: 2014080299RB1
 Borrower(s): Buyer, LLC
 Sam Buyer

Signing Office,

At the beginning of closing please email me a copy of **Buyer's Check** and **ID**. I will send the RESPA once I receive Funds and ID's.

DO NOT make any changes to the **first** page of the Deed without Authorization
 DO NOT let the buyers go without my OK
 DO NOT sign as settlement agent

Once the Buyer has finished signing please SCAN ALL DOCUMENTS BACK FOR FUNDING AUTHORIZATION - DO NOT LET THEM GO UNTIL I HAVE GIVEN THE OK.

*******I HAVE THE ABILITY TO PRINT CHECKS IN*******
ALL METRO SETTLEMENT AGENT, LLC OFFICES

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

Cover Reply Form

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	FT Illinois RLC	n/a	233635	ILD0362.doc

New document. Render to view full document.

Issuing Office:

Wayne Buehrer, Configuration Analyst
 Fidelity National Title
 1231 Title Agency Way, Suite 200
 Portland, CA 97211
 Phone: (800)121-2121 Fax: (800)232-3232

Bella Attorney
 The Buyers' Attorney
 501 Springfield Avenue
 Chicago, IL 60605

Order No.: CW-Test14

[Back to Table of Contents](#)

Direction to Pay Cook County Taxes (ACH)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	CT Metro	n/a	231838	

Changed the name of this document in the Tree and Footer to "Direction to Pay Cook County Taxes (ACH)." Header remained the same.

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

Equity Tract Search				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	CT Metro	n/a	231838	
Removed the Conditions and Stipulations and made it a separate document.				

[Back to Table of Contents](#)

Equity Tract Search Conditions and Stipulations				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	CT Metro	n/a	231838	ILD0361.doc
New document. Render to view complete document.				
<div style="border: 1px solid black; padding: 10px; margin: 10px auto; width: 90%;"> <p style="text-align: right; margin: 0;">EQUITY TRACT SEARCH CONDITIONS AND STIPULATIONS</p> <p style="margin: 10px 0;">This search is of the land described herein by legal description and where based upon a street address furnished by applicant, the Company assumes no liability for the accuracy of the determination that the street address so furnished and listed, and the land described by legal description, constitutes the same premises. This search is made of Property Insight (and in certain situations, other) tract indices, which are geographic indices organized by legal description. Recorded instruments, including deeds or mortgages, which do not contain legal descriptions, are not posted in such tract indices and will not be disclosed by this search.</p> <p style="margin: 10px 0;">In the event of error in the posting or searching of the said indices or in the reporting of the requested information, applicant agrees that the liability of the Company is limited to actual damages sustained by applicant, but in no event shall such liability exceed Ten Thousand And No/100 Dollars (\$10,000.00), in the aggregate, for all searches ordered by a single application. If applicant does not pay the Company search charges within thirty (30) days of placement of order, the Company shall be relieved of all liability for error. The Company does not analyze instruments for legal sufficiency. Instruments are posted to tract indices and reported by searchers based upon the characterization of the instrument by its preparer. This search is not a title insurance policy, guarantee, or opinion of title and should not be relied upon as such.</p> </div>				

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

Exam Summary (North)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	CT Metro	n/a	231838	ILD0354.doc

New document. Render to view complete document.

EXAM SUMMARY

The attached title searches including prior title evidence (if available), and Title, LLC's land and tax searches for the subject property. A copy of the last deed of record will be provided with your search information unless Title, LLC provides you with prior title evidence and there are no deed's listed on the land search. Separate name searches are also enclosed.

Title, LLC has not examined these searches nor determined record ownership. If a record owner as shown by prior title evidence is attached, you are authorized to rely on that title evidence and the record owner as stated herein as of the effective date. You do not need to search or examine behind the prior title evidence. The attached land search will list all conveyances (if any) subsequent to the prior title evidence used as a starter. If there are no subsequent conveyances, no entries will be listed on the land search. You must examine the items listed in the prior title evidence (if any), and the various searches (if any), to determine whether to raise them as exceptions in the commitment.

[Back to Table of Contents](#)

Exam Summary (South)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	CT Metro	n/a	231838	ILD0354.doc

New document. Render to view complete document.

EXAMINER WORKSHEET

SCHEDULE A

Seller: _____ File/Order No.: [2014080299RB1](#)

Buyer: _____

Sale Price: _____ Loan Amount(s) 1st: _____ 2nd: _____

Lender: _____ Address: _____

Contact Name - Phone - Fax: _____

Effective Date: _____ Rush Commitments

Title Vested In: _____

Marital status (each titleholder): _____ JT T by the E T in C

Copy legal from search package prior title document no.: _____

See attached information:

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

Initial Fee Quote

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT/FT Metro	n/a	232288.232218	
<ul style="list-style-type: none"> Remove Operation, Sales Rep and Bill Codes Update the footer to display the user initials, not the full user name. If there are no initials for the user the full name will still print. 				

[Back to Table of Contents](#)

Insured Lender - Compliance (APLD)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT Metro	n/a	231838	
<p>Changed the name of this document in the Tree and Footer to "Insured Lender - Compliance (APLD)." Header remained the same.</p>				

[Back to Table of Contents](#)

Insured Lender - Exemption (APLD)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT Metro	n/a	231838	
<p>Changed the name of this document in the Tree and Footer to "Insured Lender - Exemption (APLD)." Header remained the same.</p>				

[Back to Table of Contents](#)

Last Grantee/Legal Description (Home Equity)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT Metro	n/a	231838	
<p>Removed last page of document that contains the "Abbreviations for Instruments" and "Terms and Conditions".</p>				

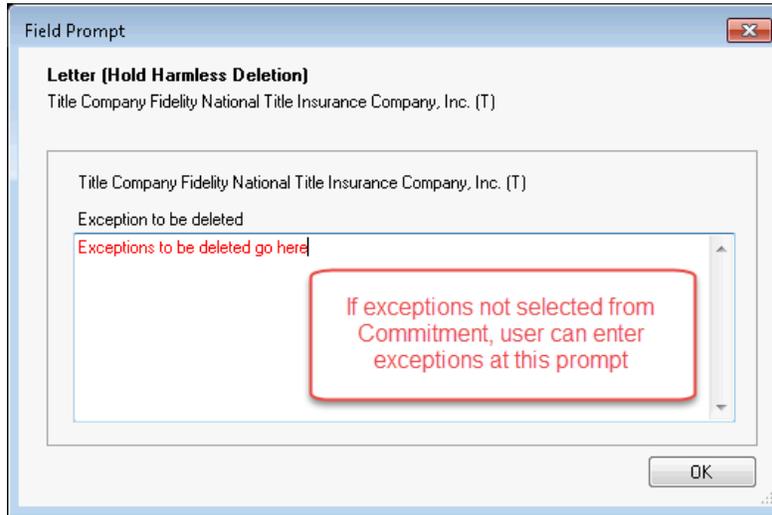
[Back to Table of Contents](#)

JANUARY RELEASE NOTES

Letter (Hold Harmless)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	FNT Metro	n/a	232055	

Added logic to allow users to select an exception from the Commitment or to answer a prompt for the exception.



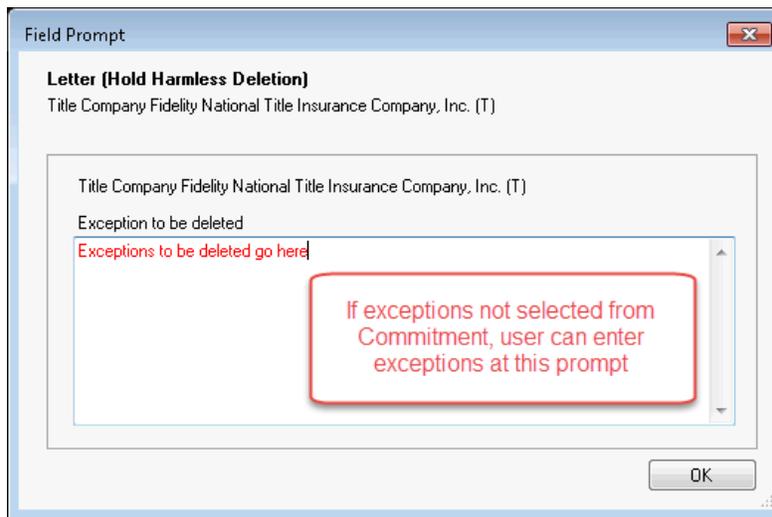
(example)

[Back to Table of Contents](#)

Letter (Hold Harmless Deletion)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	FNT Metro	n/a	232055	

Added logic to allow users to select an exception from the Commitment or to answer a prompt for the exception.



[Back to Table of Contents](#)



JANUARY RELEASE NOTES

Mortgage Broker (APLD)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT Metro	n/a	231838	

Changed the name of this document in the Tree and Footer to "Mortgage Broker (APLD)." Header remained the same.

[Back to Table of Contents](#)

JANUARY RELEASE NOTES

Personal Undertaking

NEW/MOD MOD	REQUESTED BY FT Metro	FOOTPRINTS No(s). n/a	TFS No(s). 232274	FILE NAME (NEW ITEMS ONLY)
----------------	--------------------------	--------------------------	----------------------	----------------------------

Modified the signature lines to pull in Seller signatures rather than Buyer signatures

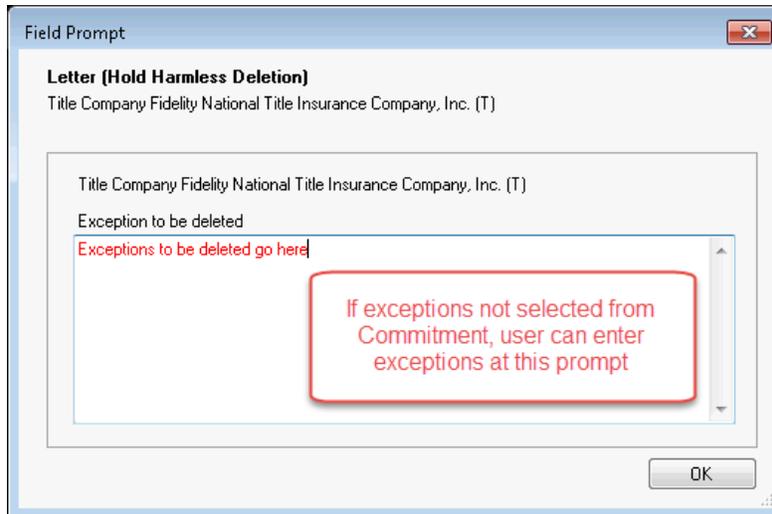
PERSONAL UNDERTAKING
(continued)

In case the liens, claims, encumbrances, or defects in the title are paid, discharged, satisfied, or removed from the title to the aforesaid real estate to the satisfaction of the Agent (as to which the Agent shall be the sole judge) then the above obligation shall be null and void.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Samuel Sampson Seller	Date
Suzette Sally Seller	Date
Closing Officer or Authorized Signatory	Date

Also, added logic to allow users to select an exception from the Commitment or answer the prompt for the exception.



(example)

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

Receipt Check Transmittal

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	CT Metro	n/a	231838	ILD0357.doc

New document. Render to view complete document.

Buyer's Check:

Enclosed please find the buyer's check no.: _____

Drawn on: _____

In the amount of: \$ _____

PLEASE STAPLE CHECK HERE:

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

Recording Request Sheet

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	CT Metro	n/a	231838	ILD0360.doc

New document. Render to view complete document.

123 Address
Agoura Hills, CA 91376
Phone: 800-156-7845 / Fax: 800-123-4596

PLEASE SEND THIS SHEET WITH YOUR DOCUMENTS FOR RECORDING

County of Docs to be Recorded: [Sussex](#)
Order No.: [2014080299RB1](#)
Closer: [SPS Administrator](#)
Closing Office: [Settlement Agent, LLC](#)
[123 Address](#)
[Agoura Hills, CA 91376](#)

[Back to Table of Contents](#)

JANUARY RELEASE NOTES

TI Agreement

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT Metro	n/a	231838	

Added an option to replace the Order number at the top of the document with the TI number. Also, added a new prompt to include additional items.

Trust, Indemnity, and Security Agreement No.: 123456

WHEREAS, the Underwriter, LLC hereinafter referred to as "Underwriter", has issued its title insurance policy or policies or commitments therefore, all hereinafter referred to as "Policy", No.: 11111, in respect to the land described therein.

AND WHEREAS, the Company has raised as title matters, and the Underwriter has agreed to insure against certain defects, liens, encumbrances, adverse claims or other matters, described on "Conditions to Title", described on Exhibit A attached hereto,

New coding allows for a different number other than the Order number on the document.

EXHIBIT "A"

Rights or claims of parties in possession not shown by the public records.

Standard exceptions (b) and (c) of the Uniform Vendor and Inventory Act, and inspection of the premises.

The new prompt allows for additional comments to be placed at the end of the document on Exhibit A.

Additional Comments

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

Title Cover Page																
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)												
NEW	CT Metro	n/a	231838	ILD0353.doc												
New document. Render to view complete document.																
TITLE COVER PAGE - CONDITIONS																
<p>CURRENT TITLE HOLDER(S):</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; border-bottom: 1px solid black;">Schedule A</td> <td style="width: 50%; border-bottom: 1px solid black;">Clearance Needed</td> </tr> <tr> <td>Current Vesting</td> <td>If not as above, will need explanation and provided a Quit Claim</td> </tr> <tr> <td>Vesting In Land Trust</td> <td>Land Trust to prepare any documents necessary for closing</td> </tr> <tr> <td>Vesting In Living Trust</td> <td>Need Trust Agreement</td> </tr> <tr> <td>Vesting in Corp. LLC</td> <td>Need Operating Agreement, Letter of Good Standing, Articles of Organization</td> </tr> <tr> <td>Quit Claim Deed needed</td> <td>IF CT prepares, will take 24-28 hours and requires completed form</td> </tr> </table>					Schedule A	Clearance Needed	Current Vesting	If not as above, will need explanation and provided a Quit Claim	Vesting In Land Trust	Land Trust to prepare any documents necessary for closing	Vesting In Living Trust	Need Trust Agreement	Vesting in Corp. LLC	Need Operating Agreement, Letter of Good Standing, Articles of Organization	Quit Claim Deed needed	IF CT prepares, will take 24-28 hours and requires completed form
Schedule A	Clearance Needed															
Current Vesting	If not as above, will need explanation and provided a Quit Claim															
Vesting In Land Trust	Land Trust to prepare any documents necessary for closing															
Vesting In Living Trust	Need Trust Agreement															
Vesting in Corp. LLC	Need Operating Agreement, Letter of Good Standing, Articles of Organization															
Quit Claim Deed needed	IF CT prepares, will take 24-28 hours and requires completed form															

[Back to Table of Contents](#)

Zoning Search				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT Metro	n/a	231838	
Changed the name of this document in the Tree and Footer to "Zoning Search." Header remained the same.				

[Back to Table of Contents](#)

JANUARY RELEASE NOTES

Title

SE 269 - Date Down 1L (Loan)

SE 270 - Date Down 7 (Revised 2010)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Metro	n/a	234490	

These endorsements have been modified to allow Exception codes to be included if the custom fields to enter exception number(s)/letter(s) are not filled in.

- When the endorsement is rendered, if the field is empty, a prompt will appear to select from the exceptions that have been entered on the Schedule B screen of the policy.
(Note: When adding exception codes to be shown on endorsements, uncheck the 'Show on document' checkbox in the exception code if it should not be shown on the policy.)

SE 269 - Date Down 1L (Loan)

Custom Fields

Label	Value
Enter the prior effective date	01/13/2014
Enter the extended effective date	02/13/2014
Enter the current vesting for the title to the estate or interest covered by this policy	FILL IN
Enter the amended description of the mortgage or deed of trust	FILL IN
Enter the exception number(s)/letter(s) being added to Schedule B (or None)	
Enter the exception number(s)/letter(s) being deleted from Schedule B (or None)	
Enter the exception number(s)/letter(s) and description of change(s) being amended to Sche...	
Enter additional information, if any	

DATE DOWN

Policy Number:
0404 - CP Test
-TTR

Select Any

All Endorsements
SE 269 - Date Down 1L (Loan)

A reference to some Exceptions was encountered. Please choose any of the qualifying Exceptions below.

- Check -
- T1
- T10
- C1
- C10
- E1
- E10

Schedule A of the above policy is hereby amended as follows:

- The effective date of the policy is hereby extended from
- The estate or interest described in Schedule A at the
FILL IN
- The description of the mortgage or trust deed in Schedule A at the
FILL IN

Schedule B of the above policy is hereby amended as follows:

- The following exception(s) are hereby added:
 - Easement(s) for the purpose(s) shown below:
Granted to: GRANTED TO NAME
Purpose: THIS IS THE PURPOSE
Recording Date: January 14, 2014
Recording No: RECORDING NUMBER
Affects: THIS IS THE AFFECTS
- The following exception(s) are hereby deleted:
 - Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2014-2015. Tax Identification No.:
- The following exception(s) are hereby amended to read as follows:
 - Liens and charges as set forth in the above mentioned declaration,

- However, if the field is filled in on the Endorsements screen, it will pull to the endorsement as usual and will not prompt to select from the exceptions.

[Back to Table of Contents](#)

JANUARY RELEASE NOTES

Short Form Policy

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	IL/WI	n/a	233560	

Updated the ALTA 9-06 endorsement coding to account for the most recent version of the endorsement if it is to be a part of the short form policy. Before, the document only recognized if the 2006 version was selected.

Add Endorsements

Available Endorsements ALTA 9-06 Search

Lookup Code	ALTA 9-06	ALTA 9-06 - Restrictions, Encroachments, Minerals
<input type="checkbox"/> E06A009_00	ALTA 9-06	ALTA 9-06 - Restrictions, Encroachments, Minerals 2006
<input checked="" type="checkbox"/> E13A009_00	ALTA 9-06	ALTA 9-06 - Restrictions, Encroachments, Minerals 2012

The endorsements checked below, if any, are incorporated in this policy:

- ALTA Endorsement 4-06 (Condominium)
- ALTA Endorsement 4.1-06 (Condominium), if the Land or estate or interest is referred to in the Insured Mortgage as a condominium
- ALTA Endorsement 5-06 (Planned Unit Development)
- ALTA Endorsement 5.1-06 (Planned Unit Development)
- ALTA Endorsement 6-06 (Variable Rate), if the Insured Mortgage contains provisions which provide for an adjustable interest rate.
- ALTA Endorsement 6.2-06 (Variable Rate - Negative Amortization), if the Insured Mortgage contains provisions which provide for both an interest rate and negative amortization.
- ALTA Endorsement 7-06 (Manufactured Housing), if a manufactured housing unit is located on the Land at Date of Policy.
- ALTA Endorsement 7.1-06 (Manufactured Housing - Conversion; Loan)
- ALTA Endorsement 8.1-06 (Environmental Protection Lien) - Paragraph b refers to the following state statute(s): NONE
- ALTA Endorsement 9-06 (Restrictions, Encroachments, Minerals)
- ALTA Endorsement 14-06 (Future Advance - Priority)
- ALTA Endorsement 14.1-06 (Future Advance - Knowledge)
- ALTA Endorsement 14.3-06 (Future Advance - Reverse Mortgage)
- ALTA Endorsement 22-06 (Location) The type of improvement is a one-to-four family residential structure and the street address is as shown above.
- ALTA Endorsement 30-06 (Shared Appreciation Mortgage)

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

REPORTS

Fee Verification				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT Metro		232286	
<ul style="list-style-type: none"> Update report to also include T3 and T4 contacts 				

[Back to Table of Contents](#)

Order Export				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	CT Metro		228125	SSCORP5253.rpt
<ul style="list-style-type: none"> CT-Chicago Metro Custom Report: Shows orders opened, closed, or with posted revenue in the selected date range, in Excel export format 				

[Back to Table of Contents](#)

Weekly Summary Of Business				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	FT Metro		232254	
<ul style="list-style-type: none"> Update the WSOB report for IL profiles, to include the following product codes as Indirect Orders <ul style="list-style-type: none"> EQUITY LTRRPT SEARCH LCP 				

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

NORTH CAROLINA

DOCUMENTS

Title

ALTA Residential Limited Coverage Mortgage Modification Policy (12-01-14)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CTNC	n/a	233888, 234146	P14A_L_LmtMMod_x_FNFNC

The new ALTA Residential Limited Coverage Mortgage Modification Policy (12-01-14) is now available.
Screenshot of One Page Only. Render in Test Site to see Full Version.

Chicago Title Insurance Company
 Policy Number: 34 2011080197 - PS NC Endo

ALTA Residential Limited Coverage
 Mortgage Modification Policy

SCHEDULE

Date of Policy	Amount of Insurance
January 12, 2015 at 08:00AM	\$400,000.00

Name and Address of Title Insurance Company: Chicago Title Insurance Company
 401 Fourth Street, Suite 102
 Hickory, NC 28602
 Phone: (828)328-6670

Loan No.: LoanNum-456
 Address Reference: 12345 Property

1. Name of Insured:
 ABC Lender, Inc.

2. Insured's Mortgage:
 Insured Mortgage entered here

3. Modification:
FILL IN

North Carolina Screens - Title

- Express Order Entry
- Express Order Entry
- General
- Title
- Covenants
- Commitment - Schedule A
- Commitment - Schedules B1, B2
- Endorsements-CSI-SI Charges
- Endorsement-Custom Text
- Loan - Security Instrument
- Policy - Schedule A
- Policy - Schedules B1, B2

Register Documents Checklist Tasks Requested Tasks Policy - Schedule A

Custom Fields

Check to remove item 6 list of endorsements from Schedule A of ALTA Loan 2006 policy

PROFORMA Revision Label:

PROFORMA Revision ID:

Modification of Insured Mortgage:
FILL IN

NOTE: This policy has a new field for Schedule A, item 3. The field should be filled in on the 'Policy - Schedule A' screen under the Custom Fields bar prior to rendering the document. (If the field is left empty, a prompt will appear to enable the user to fill in the field when the document is rendered.)



JANUARY RELEASE NOTES

TEXAS

DOCUMENTS

Escrow

1099 Batch Header Form

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Support Call	1400160787	231910	SSTXD00235.doc

New document. Render to view full document.

1099 BATCH HEADER FORM

Fidelity National Financial
 National 1099 Department
 2510 N. Red Hill Ave
 Santa Ana, CA 82705
 Phone: (949)622-8089 Fax: (949)622-4100
 Form can be emailed here: 1099info@fnf.com

Office: Fidelity National Title Agency, Inc.
(Your Office Name)

Company No.: FDLL
(Required for CTC & Ticor)

Address: 2705 Chatsworth Drive, Grapevine, TX 76051

Closing Year: 2015
(Please do not mix years)

Total No. of Forms: 1

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

WASHINGTON

DOCUMENTS

Escrow

1099 Batch Header Form

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Support Call	IN1400160787	228657	SSCORPD5419.doc

New document. Render to view full document.



CHICAGO TITLE
COMPANY

1099 BATCH HEADER FORM

Fidelity National Financial
National 1099 Department
2510 N. Red Hill Ave
Santa Ana, CA 82705
Phone: (949)622-8089 Fax: (949)622-4100
Form can be emailed here: 1099info@fnf.com

Office: Chicago Title Company
(Your Office Name)

Company No.: FWKN
(Required for CTC & Ticor)

Address: 26620 Frontier Way, Tehachapi, CA 93561

Closing Year: 2015
(Please do not mix years)

Total No. of Forms: 2

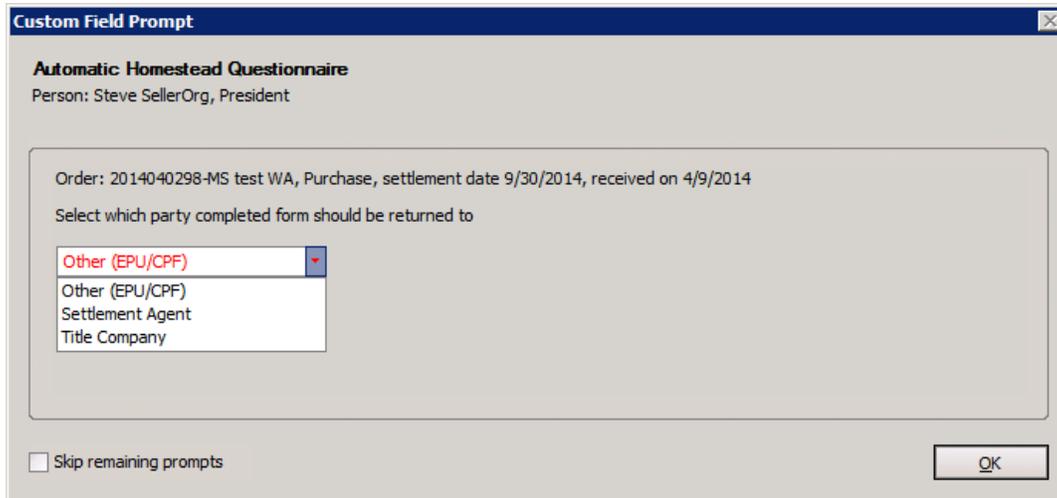
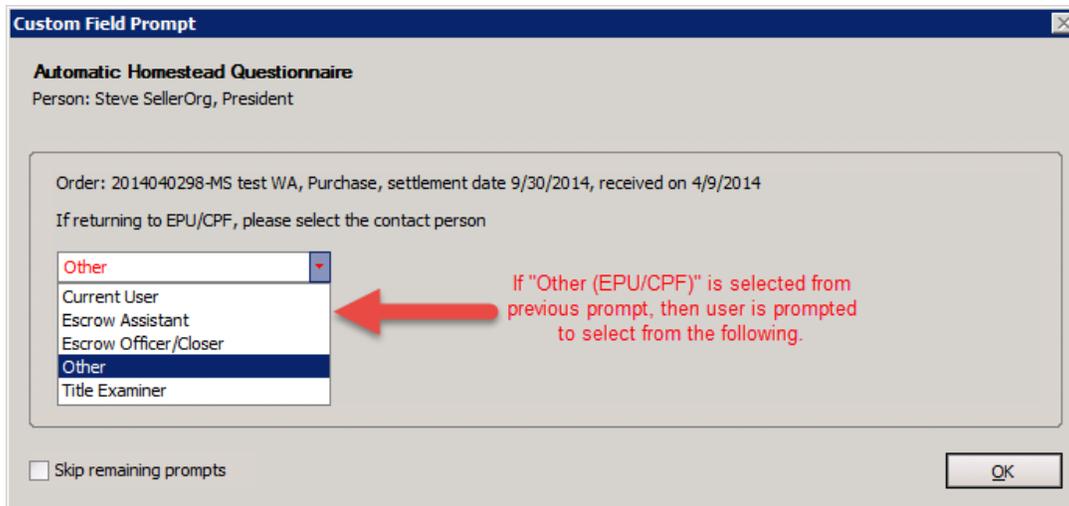
[Back to Table of Contents](#)

JANUARY RELEASE NOTES

Automatic Homestead Questionnaire

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Washington	1400180343	232063	

Modified so that company name/logo always appears in upper left corner regardless of transaction type. Also added new custom field prompts if completed form should be returned to other than Settlement Agent or Title Company.

NOTE: If you are married or a registered domestic partnership and your spouse or domestic partner is not participating in this transaction, your spouse or domestic partner may be required to sign certain documents.

PLEASE RETURN COMPLETED FORM TO:

Other Name	If "Other" is selected, user is prompted to provide contact information	Phone: (888)555-1111
Address		Fax: (888)555-2222
City, State, Zip	↔	Email: emailme@email.com

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

El - Sub Escrow Closing Instructions - Form B

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT Tacoma	1400180411	232066	

Changed "Average Recording Fees" to "Estimated Recording Fees".

***** SUB ESCROW FEE SCHEDULE *****	
SUB ESCROW FEE: \$ _____	(\$ _____ + \$ _____ (TAX))
ESTIMATED RECORDING FEES:	refinances \$ _____ , sales \$ _____ (as of _____)
DELIVERY FEE: \$ _____	(\$ _____ + \$ _____ (TAX)) - only charged if payoff cannot be wired

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

REPORTS

Pre-Listing Conversions				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	TT-Renton		216626	SSCORP5249.rpt
<ul style="list-style-type: none">New report shows Pre-Listing Conversion totals and percentages by order type based on checklist task				

[Back to Table of Contents](#)

JANUARY RELEASE NOTES

WISCONSIN

Title

All Endorsements

All Mgmt Endorsements

NEW/MOD Mod	REQUESTED BY CT Wisconsin	FOOTPRINTS No(s). n/a	TFS No(s). 233988	FILE NAME (NEW ITEMS ONLY)
----------------	------------------------------	--------------------------	----------------------	----------------------------

Revised the "Attached to ..." text above the policy number box so that if the endorsement is selected for both the Owner's and Loan Policies, each endorsement identifies which policy it is associated with.

ENDORSEMENT - ALTA 3-06
ZONING - UNIMPROVED LAND

Issued By:



CHICAGO TITLE INSURANCE COMPANY

BEFORE

➔

Attached to both Owner's and Loan
Policy Number:

LP-11111-11111

ENDORSEMENT - ALTA 3-06
ZONING - UNIMPROVED LAND

Issued By:



CHICAGO TITLE INSURANCE COMPANY

AFTER

➔

Attached to Loan Policy Number:

LP-11111-11111

[Back to Table of Contents](#)

JANUARY RELEASE NOTES

ALTA Commitment 2006

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	WI	n/a	226304	

The Jacket has been modified to reflect an expiration of 6 months instead of 90 days, as approved by underwriting.

ALTA COMMITMENT FOR TITLE INSURANCE

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Commitment Number:

CommitNum-12345

CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate **six (6) months** after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

IN WITNESS WHEREOF, CHICAGO TITLE INSURANCE COMPANY has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Chicago Title Insurance Company

By:



[Back to Table of Contents](#)



JANUARY RELEASE NOTES

ALTA JR1 Endorsement

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Metro	n/a	233845	

Removed requirement for custom fields in 4.a. and 4.b. to be answered in order to render document. For those fields, if not answered, "NONE" will appear.

4. The Company insures against loss or damage sustained by the Insured by reason of:

a. Any document purporting to vest the Title recorded in the Public Records subsequent to Date of Policy and on or prior to Date of Endorsement, except:

NONE

b. Any Monetary Lien other than the Insured's Mortgage, recorded in the Public Records subsequent to Date of Policy and on or prior to Date of Endorsement except:

NONE

[Back to Table of Contents](#)

JANUARY RELEASE NOTES

Short Form Policy

NEW/MOD Mod	REQUESTED BY IL/WI	FOOTPRINTS No(s). n/a	TFS No(s). 233560	FILE NAME (NEW ITEMS ONLY)
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Updated the ALTA 9-06 endorsement coding to account for the most recent version of the endorsement if it is to be a part of the short form policy. Before, the document only recognized if the 2006 version was selected.

Add Endorsements _ □ ×

Available Endorsements ALTA 9-06 Search Show All

Lookup Code	ALTA 9-06	ALTA 9-06 - Restrictions, Encroachments, Minerals
<input type="checkbox"/> E06A009_00	ALTA 9-06	ALTA 9-06 - Restrictions, Encroachments, Minerals 2006
<input checked="" type="checkbox"/> E13A009_00	ALTA 9-06	ALTA 9-06 - Restrictions, Encroachments, Minerals 2012

The endorsements checked below, if any, are incorporated in this policy:

- ALTA Endorsement 4-06 (Condominium)
- ALTA Endorsement 4.1-06 (Condominium), if the Land or estate or interest is referred to in the Insured Mortgage as a condominium
- ALTA Endorsement 5-06 (Planned Unit Development)
- ALTA Endorsement 5.1-06 (Planned Unit Development)
- ALTA Endorsement 6-06 (Variable Rate), if the Insured Mortgage contains provisions which provide for an adjustable interest rate.
- ALTA Endorsement 6.2-06 (Variable Rate - Negative Amortization), if the Insured Mortgage contains provisions which provide for both an adjustable interest rate and negative amortization.
- ALTA Endorsement 7-06 (Manufactured Housing), if a manufactured housing unit is located on the Land at Date of Policy.
- ALTA Endorsement 7.1-06 (Manufactured Housing - Conversion; Loan)
- ALTA Endorsement 8.1-06 (Environmental Protection Lien) - Paragraph b refers to the following state statute(s): NONE
- ALTA Endorsement 9-06 (Restrictions, Encroachments, Minerals)
- ALTA Endorsement 14-06 (Future Advance - Priority)
- ALTA Endorsement 14.1-06 (Future Advance - Knowledge)
- ALTA Endorsement 14.3-06 (Future Advance - Reverse Mortgage)
- ALTA Endorsement 22-06 (Location) The type of improvement is a one-to-four family residential structure and the street address is as shown above.
- ALTA Endorsement 30-06 (Shared Appreciation Mortgage)

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

TECHNICAL NOTES (FOR LOCAL IT/SUPPORT)

DOCUMENTS

Any new documents in this build are listed in the Title and/or Escrow User Release Notes. Due to the state-specific “All Documents” tree, these new documents are automatically available to the users upon the push to test or production.

However, those new documents may also need to be added to the operation specific tree(s) for packaging and other purposes. This is at your discretion.

593 Forms			
NEW/MOD	ACTION REQUIRED	APPLICABLE STATES/SITES	FILE NAME (NEW ITEMS ONLY)
Mod	none	CA	
FYI: Deactivated 2014 593 Forms			

[Back to Table of Contents](#)

Notary Acknowledgment (Blank)			
NEW/MOD	ACTION REQUIRED	APPLICABLE STATES/SITES	FILE NAME (NEW ITEMS ONLY)
Mod	none	CA	
Deactivated Notary Acknowledgment (Blank)			

[Back to Table of Contents](#)