

SOFTPRO SELECT

RELEASE NOTES



JANUARY, 2017

Testing Release Date: January 5, 2017

Production Release Date: January 20, 2017



JANUARY RELEASE NOTES

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JANUARY RELEASE NOTES

ALL STATES/SITES

DOCUMENTS

Escrow

CDF Settlement Statements

NEW/MOD MOD	REQUESTED BY TX	FOOTPRINTS No(s).	TFS No(s). 360881, 358812	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Updated the statements to show the dollar amount entered in new field associated with "other" dropdown when user enters a commission (percent type charges typically in section H) that is based off of 'other' in the percent calculation 				
All Settlement Statements				
<ul style="list-style-type: none"> Corrected right margin cutting of characters in the middle of the trust name before the word wrap. 				

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Contact Labels

NEW/MOD NEW	REQUESTED BY WA	FOOTPRINTS No(s).	TFS No(s). 360672	FILE NAME (NEW ITEMS ONLY) SSCORPD5494.rpt - Contact Labels
New Report added to Report Tree				
General:				
Title – Contact Labels (Avery 5160)				
Tree location – ReadyDoc report tree				
Parameters:				
<ul style="list-style-type: none"> Blank labels – drop down 0 – 29 (default 0) Contact – picklist of contacts on order 				
Groups:				
<ul style="list-style-type: none"> None 				
Columns:				
<ul style="list-style-type: none"> Labels of 3 columns by 30 rows (Avery 5160 labels); Show 3 lines <ul style="list-style-type: none"> Contact Name Contact Address (1 & 2) (use forwarding address for buyer/seller if entered) Contact City, state & zip (use forwarding address for buyer/seller if entered) 				
Totals:				
<ul style="list-style-type: none"> None 				
Sorting:				
<ul style="list-style-type: none"> Contact name 				
Logic:				
<ul style="list-style-type: none"> Exclude BA and SA from Contact Starting position – print “starting position” blank contact so the first label start down the page and partial sheet can be used. Only applies to page one, 2nd page forward always starts at the first label Contact - if contact has a forwarding address it will be used otherwise the address is printed 				

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Individual Settlement Statements				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT Portland		360229	
<ul style="list-style-type: none">Corrected the proration # of days calculation text display (Calculation is correct). The days and amounts were reversed.				

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REPORTS

1099 Data Export				
NEW/MOD MOD	REQUESTED BY IL	FOOTPRINTS No(s).	TFS No(s). 363202	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Exclude exempt sellers Limit to property 1 to fix duplicate sellers showing. 				

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Batch Stale Dated Check Letter				
NEW/MOD MOD	REQUESTED BY DSG	FOOTPRINTS No(s).	TFS No(s). 358046	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Added a new option 'Due Dilligence Letter #2' to the 'Letter Type' drop down. Renamed existing 'Due Dilligence Letter' to 'Due Dilligence Letter #1' Added to rendered Due Diligence letters a centered checkbox labeled '1st Notice' and a checkbox labeled '2nd - Final Notice' above 'NOTICE OF IMPENDING ESCHEAT OF FUNDS Property TO A STATE. The two options will be placed on the same line. When ' Due Dilengce Letter #1' is chosen the letter will place a check mark in the "1st Notice' checkbox. When 'Due Diligence #2' is chosen the letter will place a check mark in the '2nd - Final Notice' check box. (The only difference between Letter #1 and Letter #2 is the checkbox on the rendered document) Moved 'Account Number' up and place on same line as the 'Date' and 'Amount' fields. 'Nature of Property' will remain on its own line. Added 'Show Property Address (due diligence only)' checkbox to parameter screen below the 'Nature of Property' text parameter. When selected the property street address, city, state and zip will follow the 'Nature of Property' text input by the user. Placed a ',' between nature of property user text and the property address information. (Only show address when 'Show Property Address' is checked). Moved date of letter from above Settlement Agent address to the right hand margin on the same line as 'Important Notice'. 				

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Dormant Ledgers				
NEW/MOD MOD	REQUESTED BY DSG	FOOTPRINTS No(s).	TFS No(s). 360247	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Added the following to Branch Days Summary <ul style="list-style-type: none"> '1 - 2 Years' '2 - 3 Years' 'Over 3 Years' Removed '1-3 Years' in Branch Days Summary Updated dormant days group to reflect new breakdown 				

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Ledger Transfer Activity				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	FT Tampa		358161	
<ul style="list-style-type: none"> • Added a 'Ledger ID' text parameter after 'Ledger Type' dropdown. (Similar to the Single Ledger Balance report). <ul style="list-style-type: none"> ○ New parameter will not be required. ○ Results will flow to the excel export. • Logic: give user the ability to narrow results down to a specific ledger 				

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Open/Closed Orders with Contact Search				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW			362334	SSCORP5297.rpt - Opened/Closed Orders with Contact Search
<p>Used Open/Closed Orders as a template:</p> <ul style="list-style-type: none"> • Changed the title to “Opened/Closed Orders with Contact Search” • Updated the revenue pull from the bill code function for revenue bill codes not hard coded to TP, END, ESC. Add to the export option columns for Title Revenue, Escrow Revenue, Other Revenue, Total Revenue (like orders by selection). <p>Tree Changes:</p> <ul style="list-style-type: none"> • Created a new folder in all the bundle trees for “Order Contact Reports” after the “Order Reports” and put this report and the “Orders by Contact” in this new folder. 				

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Title Product Exceptions				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW			360352	SSCORP5296.rpt - Title Product Exceptions
New Report				
General:				
Title – Title Product Exceptions				
Tree location – all trees – “Exception Reports” folder				
<ul style="list-style-type: none"> • Parameters: <ul style="list-style-type: none"> ○ Run by date: drop down options: Created date (default); Order Completed Date ○ Date from (based on run by date) ○ Date through (based on run by date) ○ Document title contains search (blank for "policy"); when blank search for "policy" otherwise use what the user entered ○ Product type (picklist) ○ Order type (picklist) ○ Branch (picklist) ○ Show report programming notes ○ Report comments • Groups: <ul style="list-style-type: none"> ○ Branch (Lookup code; include nickname in header display) • Columns: <ul style="list-style-type: none"> ○ Order Number ○ Product Type {{Order.ProductType}} ○ Order Type {{Order.Type}} ○ Created Date {{Order.CreatedDate}} ○ Order Completed Date {{Order.CompletedDate}} • Totals: <ul style="list-style-type: none"> ○ Total Order Count • Sorting: <ul style="list-style-type: none"> ○ Run by date, Order Number • Logic: <ul style="list-style-type: none"> ○ Only includes orders with a status of Closed or Completed ○ Includes any order that does not have a document in the history table (document was printed, published, saved or emailed) based on the “Document title contains” text search. 				

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Order Exceptions				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	1099		363919	
<ul style="list-style-type: none"> • Added a check box (default uncheck) "Use settlement date", when checked pull orders based on settlement date, check both opened and closed exceptions • Added a picklist for transaction type 				

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Orders by Selection				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	IL		360479	
<ul style="list-style-type: none">Added 'Project Name contains' search parameter after 'Agent/Broker code or name contains' parameter.				

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SPAdmin-Custom Source of Business Export				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD			361035	
<ul style="list-style-type: none">Updated reports to EXCLUDE orders with a profile path that contains "\\Default\PF\OAC\TIME"Updated programming notes				

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Title Production				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD			359581	
<ul style="list-style-type: none">Modified 'Select checklist task for turn-time stop' drop down label to "Select date for turn-time stop:"				

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Transaction Form				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD			362738	
<ul style="list-style-type: none">Corrected duplication issue when a user has an inactive and active user name in SPAdmin				

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JANUARY RELEASE NOTES

ARIZONA

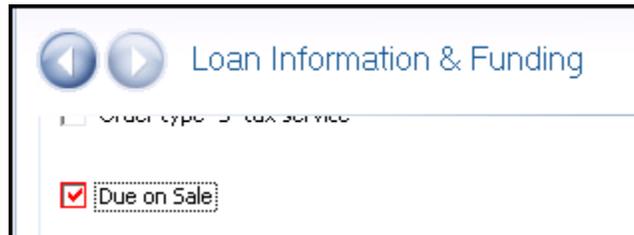
DOCUMENTS

Escrow

Deed of Trust Assignment of Rents

NEW/MOD Mod	REQUESTED BY CT Yuma	FOOTPRINTS No(s). n/a	TFS No(s). 361654	FILE NAME (NEW ITEMS ONLY)
----------------	-------------------------	--------------------------	----------------------	----------------------------

The Due on Sale phrase in the Deed of Trust has been updated to read the same as the Note (Straight).



DEED OF TRUST AND ASSIGNMENT OF RENTS (continued)

18. Trustee is not obligated to notify any party to this Deed of Trust of a pending sale under any other deed of trust or of any action or proceeding in which Trustor, Beneficiary or Trustee are a party. Trustor requests that a copy of any notice of trustee's sale under this Deed of Trust be mailed to Trustor at the address set forth in the introductory section of this Deed of Trust.

Due on Sale:

It is understood and agreed by the parties hereto that the Trustor shall not assign or otherwise transfer any right, title or interest in or to these premises or this encumbrance during the life of this encumbrance, without the written consent of the holder to such assignment or transfer. In the event of such assignment or transfer without written consent, the entire unpaid principal balance, accrued late penalties and all accrued interest shall, at the option of the holder Beneficiary, become due and payable.

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

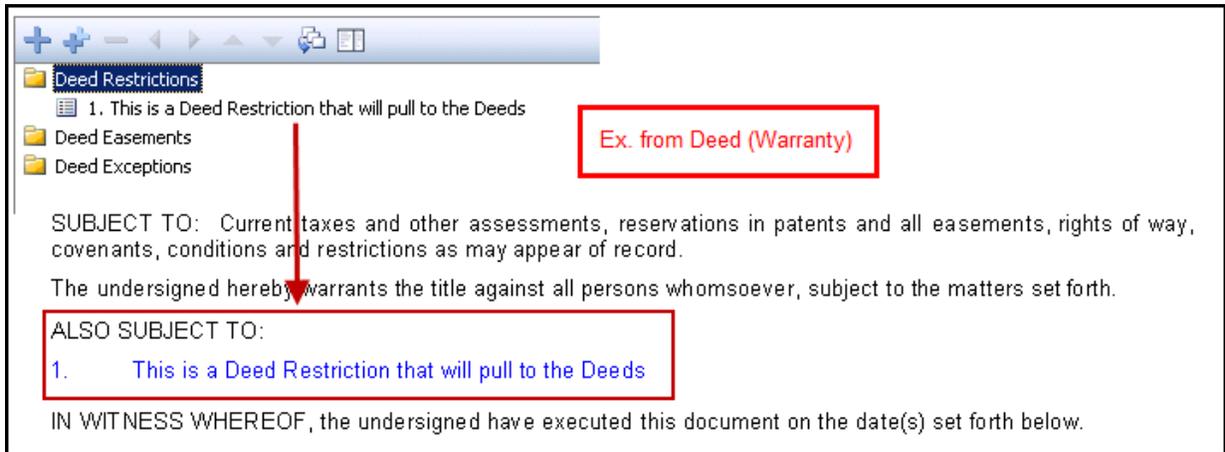
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JANUARY RELEASE NOTES

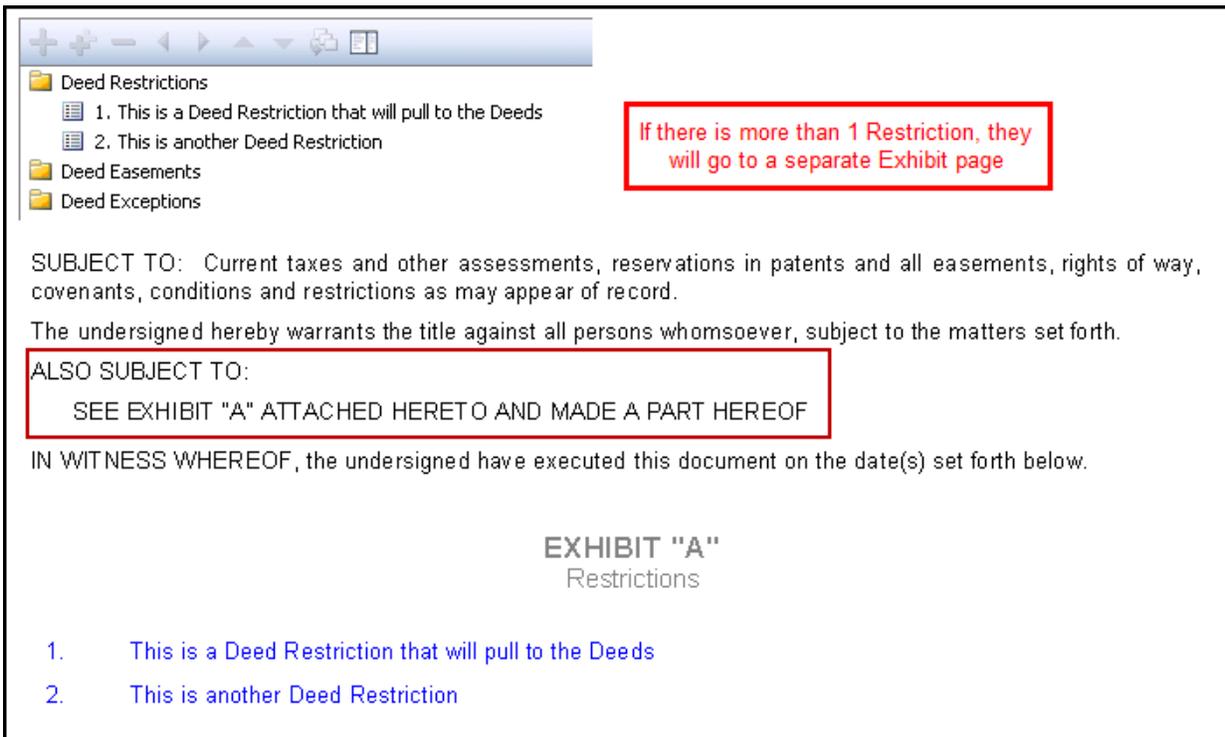
Deeds

NEW/MOD Mod	REQUESTED BY CT Mohave	FOOTPRINTS No(s). n/a	TFS No(s). 361096	FILE NAME (NEW ITEMS ONLY)
----------------	---------------------------	--------------------------	----------------------	----------------------------

Added functionality to pull in Deed Restrictions



The screenshot shows a document editor interface. On the left, a sidebar lists folders: 'Deed Restrictions', 'Deed Easements', and 'Deed Exceptions'. Under 'Deed Restrictions', there is one item: '1. This is a Deed Restriction that will pull to the Deeds'. A red arrow points from this item to the 'ALSO SUBJECT TO:' section of the document. A red box highlights the text 'Ex. from Deed (Warranty)' in the document. Another red box highlights the text '1. This is a Deed Restriction that will pull to the Deeds' in the 'ALSO SUBJECT TO:' section. The document text includes: 'SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, covenants, conditions and restrictions as may appear of record. The undersigned hereby warrants the title against all persons whomsoever, subject to the matters set forth. IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.'



The screenshot shows a document editor interface similar to the one above. The sidebar now lists two items under 'Deed Restrictions': '1. This is a Deed Restriction that will pull to the Deeds' and '2. This is another Deed Restriction'. A red box highlights the text 'If there is more than 1 Restriction, they will go to a separate Exhibit page' in the document. Another red box highlights the text 'SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF' in the 'ALSO SUBJECT TO:' section. The document text includes: 'SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, covenants, conditions and restrictions as may appear of record. The undersigned hereby warrants the title against all persons whomsoever, subject to the matters set forth. IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.'

EXHIBIT "A"
Restrictions

1. This is a Deed Restriction that will pull to the Deeds
2. This is another Deed Restriction

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JANUARY RELEASE NOTES

Letter (HOA Information Request)				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Yuma	n/a	361849	

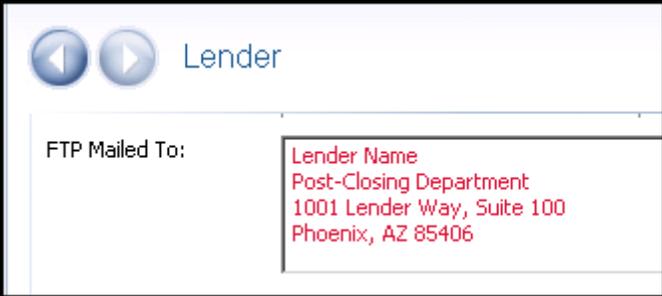
Corrected typo

MAINTENANCE FEE:	\$ _____	<input type="checkbox"/> monthly	<input type="checkbox"/> quarterly	<input type="checkbox"/> annually
Date to which fee is paid:	_____	Next Due:	_____	
Total of past due fees:	\$ _____	thru:	_____	
Total of late charges due:	\$ _____	thru:	_____	

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Letter (Loan Policy Cover)				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Yuma	n/a	363245	

Modified so that if the FTP Mailed To field on the Lender screen is filed in, it will pull onto the document, otherwise the Lender address will pull.



Lender Name Post-Closing Department 1001 Lender Way, Suite 100 Phoenix, AZ 85406	Date: January 19, 2017 Order No.: MS Test CDF AZ1 CLR Property: 100 Property Street Anywhere, AZ 85046
--	--

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JANUARY RELEASE NOTES

Title

Schedule A

NEW/MOD Mod	REQUESTED BY CT Yuma	FOOTPRINTS No(s). n/a	TFS No(s). 363627	FILE NAME (NEW ITEMS ONLY)
-----------------------	--------------------------------	---------------------------------	-----------------------------	-----------------------------------

Added the Reference Number of the T2 contact when the file is "Title Only"



ISSUING OFFICE: Chicago Title Agency, Inc., an AZ corporation 170 West 16th Street, 2nd Floor Yuma, AZ 85364 Main Phone: (928)782-9212 Order No.: TitleCoRefNum22222	FOR SETTLEMENT INQUIRIES, CONTACT: The Escrow Company 4747 Southern Lane Anywhere, AZ 99999 Main Phone: (999)999-9999 Main Fax: (777)777-7777
--	--

SCHEDULE A → for "Title only" orders

ORDER NO. MS Test CDF AZ1

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JANUARY RELEASE NOTES

LOOKUP TABLES

Escrow Instruction Phrases

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).
Mod	Yuma	N/A	363076

New phrases approved by Settlement for Yuma. Render to see phrases.

Code	Name
cash01	CASH PURCHASES
debt01	CANCELLATION OF DEBT
fsbo01	FOR SALE BY OWNER DISCLOSURES
fsbo02	FOR SALE BY OWNER - LAND AND HOME - 2 SELLERS
mh03	MOBILE HOME - TRANSFER ONLY NOT AFFIXED
mh04	MH AFFIDAVIT OF AFFIXTURE
mh05	MH DEALER - FUNDS HELD/DISBURSED/NONREFUNDABLE
mh06	MH ESCROW ONLY & DISCLOSURES
mh07	MH HANDLED OUTSIDE ESCROW
mh08	MH INSTALLED TO BE AFFIXED
mh09	MH INSTALLED NOT TO BE AFFIXED
mh10	MH LAND ALLOCATE
mh11	MH NO PRORATION/PERSONAL PROP TAXES
mh12	MH PAYMENT OF COSTS
mh13	MH PERSONAL PROPERTY
mh14	MH UNAFFIXED DESCRIPTION/PERSONAL PROPERTY TAX/PRORATIONS
mh15	MH UNAFFIXED TITLE INSURANCE
prop01	PERSONAL PROPERTY - AS IS
protns01	PRORATIONS
rmtro01	RURAL METRO
septic03	SEPTIC SYSTEM, SOLAR SYSTEM, PROPANE OR WELL ON PROPERTY
splmt01	SUPPLEMENT
stndop01	STANDARD OWNERS POLICY
tax04	TAXES NOT SPLIT AT COE
termit04	TERMITE

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JANUARY RELEASE NOTES

CALIFORNIA

DOCUMENTS

Escrow

597-C/ 597-E

NEW/MOD MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s). 361473	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Added 2017 versions of documents 				

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EI Bulk In Interest of Time

NEW/MOD Mod	REQUESTED BY SoCal	FOOTPRINTS No(s). n/a	TFS No(s). 363228	FILE NAME (NEW ITEMS ONLY)
Revise to look to the 5 Bulk EI Types: NEW Bulk Sale/Transfer, NEW Bulk and Liquor License Sale/Transfer, Alcoholic Beverage License Transfer, Sale of Business, and Sale of Business with Transfer of Liquor License.				

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EI CALFIRPTA Withholding Instructions

EI CALFIRPTA Withholding Instructions (DS)

NEW/MOD Mod	REQUESTED BY CT SoCal	FOOTPRINTS No(s). n/a	TFS No(s). 361126	FILE NAME (NEW ITEMS ONLY)
Added Escrow No. and Property information to top right of document.				

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Fire Insurance Update Request

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT SoCal	n/a	361703	

Revised document to pull the below Policy No. custom field in the upper right section. If left unanswered, then the Lender's loan number will pull in.

Field Prompt

Fire Insurance Update Request
Hazard Insurance Agent USAA (HZ)

Policy No.

USAA 9800 Fredericksburg Road San Antonio, TX 78288	Date: January 19, 2017 Escrow No.: 17RNCA-SLM Policy No.: 12345 Property: 100 Property Street San Jose, CA 95161
---	--

If custom field is left unanswered:

USAA 9800 Fredericksburg Road San Antonio, TX 78288	Date: January 19, 2017 Escrow No.: 17RNCA-SLM Loan No.: Loan11111 Property: 100 Property Street San Jose, CA 95161
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JANUARY RELEASE NOTES

FIRST TITLE

DOCUMENTS

Escrow

Letter (Attorney Recommendation)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FTGA	n/a	361973	FGD1204.doc

New document. Render to view complete document.



**CHICAGO TITLE
COMPANY**

NOTICE

Please be advised that Georgia law requires that an attorney be in control of the title review and closing process from beginning to end. [Chicago Title Company](#) has worked with Kham Law, LLC for the past year and intends to continue doing so with respect to title work related to Georgia transactions. [Chicago Title Company](#) recommends the use of Kham Law, LLC (contact information provided below) as the closing attorney.

Kham Law, LLC
Donnie Law, Esq.
www.closing.legal
678-999-4152

Atlanta Location:

400 17th Street NW
Atlanta, GA 30363

Cobb Location:

120 Interstate North Pkwy, Suite 108
Atlanta, GA 30339

Gwinnett Location:

3575 Koger Blvd, Suite 250
Duluth, GA 30096

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JANUARY RELEASE NOTES

Letter (Deed Enclosure to Buyer-Borrower)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FTGA	n/a	361129	FGD1203.doc

New document. Render to view complete document.



Chicago Title Insurance Company

99 Monroe Avenue N
Great Falls, MT 59401
Phone: (616)552-8140 / Fax: 315-000-0000

Brandon T. Buyer
Buyer Company, Inc.
1001 Investment Way
Detroit, MI 48214

Date: January 10, 2017
Order No.: JJ FTGA Test
Policy No.: OP11111
Property: 100 Property Street
Atlanta, GA 30343
300 Main Street
Great Falls, MT 59406

Dear Brandon T. Buyer:

Enclosed is your Original Deed. We recommend you keep this document in a safe place, as with your other permanent records.

If this property is going to be your primary residence, you need to file for homestead exemption with the Fulton County Tax Assessor's Office between **January 1 and March 31, 2015**. This is worth money to you.

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JANUARY RELEASE NOTES

Letter (Policy Enclosure to Buyer-Borrower)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FTGA	n/a	361129	

Added prompt for year

If this property is going to be your primary residence, you need to file for homestead exemption with the [Fulton](#) County Tax Assessor's Office between **January 1 and March 31, 2016**. This is worth money to you.

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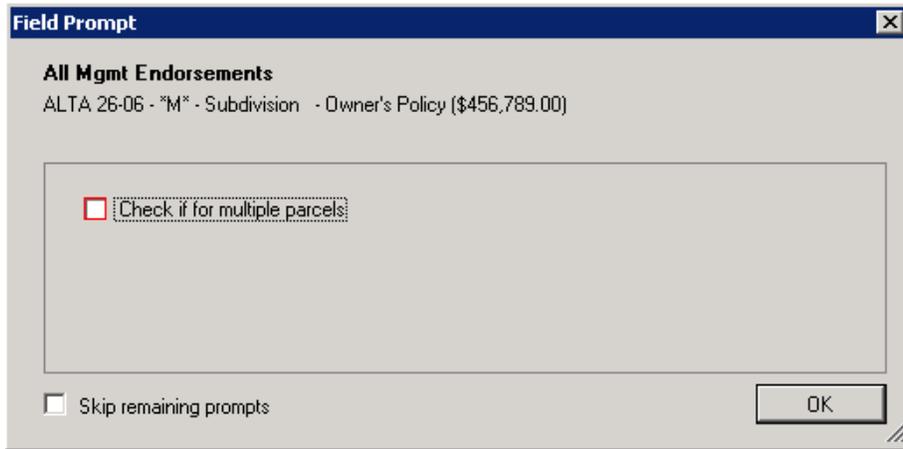
JANUARY RELEASE NOTES

Title

ALTA 26-06 - Subdivision

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FTGA	n/a	363851	

The document has been modified to allow users to specify if the endorsement is for multiple parcels. When the endorsement is rendered, a checkbox prompt will appear. If checked, the endorsement will reflect "lawfully created parcels"; if unchecked it will reflect the existing language "a lawfully created parcel."



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JANUARY RELEASE NOTES

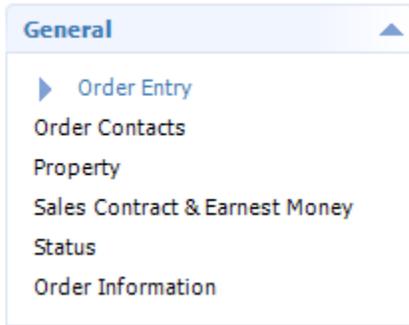
MY SCREENS

Escrow

All Screens>General Screen

NEW/MOD	REQUESTED BY	FOOTPRINT(S) NO.	TFS NO(S).
Mod	FTGA	n/a	365159

Added SPS Order information screen at the bottom of General screen Set.

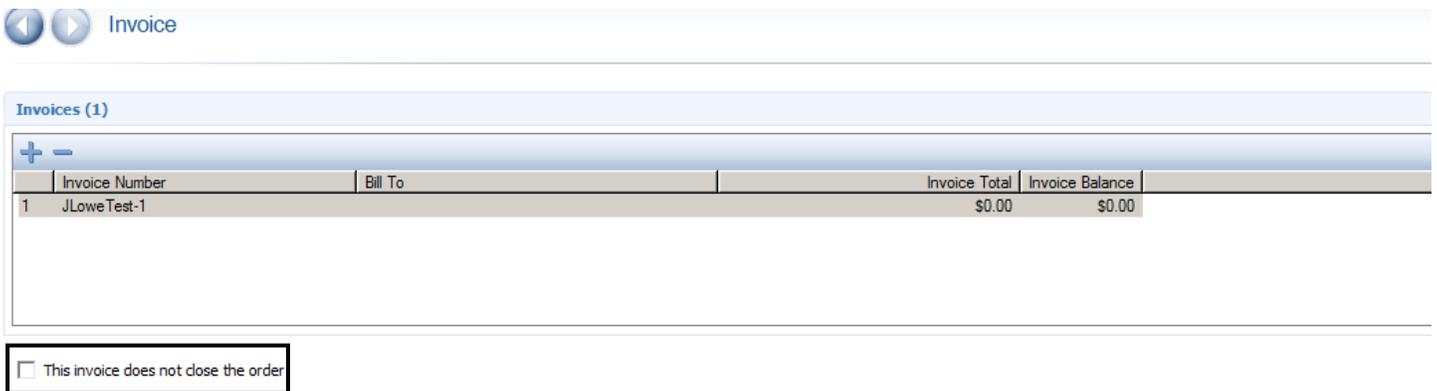


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All Screens>Invoice Screen

NEW/MOD	REQUESTED BY	FOOTPRINT(S) NO.	TFS NO(S).
Mod	FTGA	n/a	365159

On Invoice Screen added Custom Field **Order.Invoices.InvoiceDoesNotCloseOrder_FNF#**



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FLORIDA

DOCUMENTS

Escrow

Affidavit (Trustee - Settlor Alive)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FL Timeshare	n/a	363611	

Revised document to allow user to choose if property is homestead.

Field Prompt X

Affidavit (Trustee - Settlor Alive)
Seller Seller Family Trust (S2)

Is the property homestead?

Skip remaining prompts

4. The Property is homestead property of the settlor or members of the settlor's family.

or if checkbox is not marked:

4. The Property is not homestead property of the settlor or members of the settlor's family.

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JANUARY RELEASE NOTES

Letter (Outstanding Check)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Wollinka Wikle	n/a	363813	FLD1292.doc

New document. Render to view complete document.
 Note: Looks to a Posted Check that has no Cleared Date to render.



Company Name

7076 W. Gulf to Lake Hwy.
 Crystal River, FL 34429
 Phone: (352)564-0220 / Fax (352)563-1315

ABC Bugs
 100 Buggy Lane
 City, FL 48454

Date: January 13, 2017
Order No.: JM CD Test OR-MGS
Borrower(s): Bob Buyer and Betty Buyer
Seller(s): Sam Seller and Sally Seller
Property: 100 Property Address
 Crystal River, FL 34429

Dear ABC Bugs:

On October 13, 2016, we issued our check no. 3344, in the amount of One Hundred And No/100 Dollars (\$100.00), payable to ABC Bugs. As of this date, the check has not been cashed. If you still have the check in your possession, we would appreciate if you would negotiate this check within thirty (30) days form the date of this letter. If you do not negotiate the check within this time frame, we will place a stop payment on the check and you will need to contact the undersigned regarding issuance of a replacement check.

Sincerely,



Melissa G. Smith
 melissa.smith@email.com

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JANUARY RELEASE NOTES

Note				
NEW/MOD Mod	REQUESTED BY FNT FL	FOOTPRINTS No(s). n/a	TFS No(s). 363165	FILE NAME (NEW ITEMS ONLY)
<p>Corrected typos</p> <div style="border: 1px solid black; padding: 10px; margin: 10px auto; width: 80%; text-align: center;"> <p>NOTE (continued)</p> <p>5. Loan Charges</p> <p>If a law, which applies to this loan and which sets maximum loan charges, is finally interpreted so that the interest or other loan charges collected in connection with this loan exceed the permitted limits, then: (i) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (ii) any sums already collected from me which exceed permitted limits will be refunded to me. The Note Holder may choose to make this refund by reducing the principal I owe under this Note or by making a direct payment to me. If a refund reduces principal, the reduction will be treated as a partial prepayment.</p> </div>				

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Settlement Statements				
NEW/MOD MOD	REQUESTED BY Settlement	FOOTPRINTS No(s).	TFS No(s). 358267	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Modified the current paragraph on Florida CDF (and HUD) Settlement Statements. <p>“The undersigned hereby certify that they have carefully receive <i>(should be reviewed)</i> the Closing Disclosure or other settlement statement form, and they approve and agree to the payment of all fees, costs, expenses and disbursement as reflected on the Closing Disclosure or other settlement statement form to be paid on their behalf. We further certify that we have received a copy of the Closing Disclosure or other settlement statement.”</p>				

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JANUARY RELEASE NOTES

Title

2006 Loan Policy
2006 Owner's Policy

NEW/MOD Mod	REQUESTED BY Wollinka Wikle	FOOTPRINTS No(s). n/a	TFS No(s). 361069	FILE NAME (NEW ITEMS ONLY)
-----------------------	---------------------------------------	---------------------------------	-----------------------------	-----------------------------------

Loan Policy Schedule A - Added "Or the date of recording of the insured mortgage, whichever is later"

Date of Policy	Amount of Insurance	Premium
January 3, 2017 at 08:00 AM Or the date of recording of the insured mortgage, whichever is later	\$200,000.00	\$300.00

Owner's Policy Schedule A - Added "Or the date of recording of the insured deed, whichever is later"

Date of Policy	Amount of Insurance	Premium
January 3, 2017 at 08:00 AM Or the date of recording of the insured deed, whichever is later	\$300,000.00	\$1,575.00

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JANUARY RELEASE NOTES

HAWAII

DOCUMENTS

Escrow

N-288 Forms

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FNT HI	n/a	363697	
<p>Added 2017 versions (the N-288B reflects 2016 as that is it's revision date)</p> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin-left: auto; margin-right: auto;"> <ul style="list-style-type: none">  Form N-288 (2017)  Form N-288A (2017)  Form N-288B (2016)  Form N-288C (2017) </div>				

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JANUARY RELEASE NOTES

IDAHO

DOCUMENTS

Escrow

EI - Purchase and Sale - Commercial (EIS)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Boise	n/a	361652	

Document now looks to the sum of the Earnest Money grid lines for the appropriate language to pull to the document.

If the first deposit line is blank, the document will look to the next line to pull in the verbiage

Earnest Money

Description	Deposit Amount	Amt Returned to Buyer	Line	Received From
▶ Deposit			L.01	BA
Deposit	\$1,000.00		L.01	BA

BUYER herewith deposits with you cashier's or other certified funds as required pursuant to escrow closing statements and the following:

- Executed Escrow Closing Statement

Buyer has paid One Thousand And No/100 Dollars (\$1,000.00) to [Fidelity National Title Company through](#) escrow, which you are authorized and instructed to deduct from sums due to same pursuant to the escrow closing statement.

You are hereby authorized and directed to use the funds and documents described above, when you are able to close in accordance with the instructions below:

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JANUARY RELEASE NOTES

IBA Account Request

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FNT Boise	n/a	361382	IDD1138.doc

New document. Render to view complete document.

FAX FROM: Sandy L. Moore		Branch: Chicago Title Company	
IBA ACCOUNT INSTRUCTIONS			
TO : US Bank-Corp		DATE: January 19, 2017	
		CUSTOMER: Bob Shaw	
		ESCROW NO.: 17RNID	
		TAX ID NO.: 12-1212122	
<small>This form, along with the Escrow Instructions and the W9, should be sent to OAC Accounting (by fax 866-275-1947 or by email directly to your escrow accountant).</small>		ACCOUNT NO.:	
<input type="checkbox"/> NEW ACCT <input type="checkbox"/> ADD'L DEPOSIT		WE AUTHORIZE YOU TO OPEN/DEPOSIT TO ACCOUNT SHOWN ABOVE BY DEBITING OUR CUSTODIAL ESCROW ACCOUNT _____ IN THE AMOUNT OF \$_____. PLEASE NOTIFY FNF Seattle OAC VIA FAX AT (206)628-5607 UPON RECEIPT AND EXECUTION OF THIS TRANSACTION.	
ESCROW AUTHORIZED SIGNATURES REQUIRED			
_____ NAME AND TITLE		_____ NAME AND TITLE	
<input type="checkbox"/> PARTIAL WITHDRAW <input checked="" type="checkbox"/> TO CLOSE ACCOUNT		WE AUTHORIZE YOU TO WITHDRAW FROM/CLOSE THE ACCOUNT SHOWN ABOVE IN THE AMOUNT OF \$ 1,200.00 AND CREDIT OUR CUSTODIAL ESCROW ACCOUNT 123456789 PLEASE NOTIFY FNF Seattle OAC VIA FAX AT (206)628-5607 .	
ESCROW AUTHORIZED SIGNATURES REQUIRED			
_____ NAME AND TITLE		_____ NAME AND TITLE	

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JANUARY RELEASE NOTES

ILLINOIS

DOCUMENTS

Title

Final Waiver of Lien Partial Waiver of Lien

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Downstate IL	n/a	357519	

Updated to generate for General Contractor (GC) or Subcontractor (SC) contacts, and to prompt for various information.

Now needs a General Contractor
and/or Subcontractor to generate

Document Selection

Please make one or more selections for each document below.

Check ▾

Partial Waiver of Lien

General Contractor Illinois Aluminum (GC)

Subcontractor IL Concrete (SC)

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JANUARY RELEASE NOTES

Second Review Checklist

NEW/MOD Mod	REQUESTED BY CT IL	FOOTPRINTS No(s). n/a	TFS No(s). 363603	FILE NAME (NEW ITEMS ONLY)
-----------------------	------------------------------	---------------------------------	-----------------------------	-----------------------------------

Revised document so that all fields will prompt user for information.

These sections will now prompt

File No.: JM CD Test IL-JDK

Date Reviewed: _____

Reviewed By: _____

Items	Yes	No	N/A
Prior Title used is acceptable	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vesting Deed used is appropriate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schedule B items from prior title are carried forward (or released if appropriate)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Survey reviewed (if available)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appropriate exceptions raised	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vesting is Verified	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Proposed Insured Listed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Liability Amount Listed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Legal is adequate / matches back title / vesting deed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tax Exception Reviewed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is approval by the Chief Underwriting Counsel's office required? <small>(insuring sale or mortgage of a casino, sales of land by the U.S. or property interests on federally owned lands)</small>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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JANUARY RELEASE NOTES

Tax Proration Worksheet				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Downstate IL	n/a	362729	
Document revised to reflect 365 days (for calculations as well as wording on the document).				

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JANUARY RELEASE NOTES

REPORTS

Initial Fee Quote				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT IL		361626	
<ul style="list-style-type: none"> • Added new check box "Town and county" default unchecked <ul style="list-style-type: none"> ○ When checked: Show grouped totals for: <ul style="list-style-type: none"> ▪ "Closing Services" = Bill codes: ESC, CPL, WIR, COU, SVF ▪ "Title Services" = (Bill codes: SEA, END, SRF) ▪ Loan Policy - use current line description ▪ "Additional Services" - any other fees 				

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Title Production				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	IL		362324	
<ul style="list-style-type: none"> • Excluded turn time stop task with an NA status from backlog 				

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JANUARY RELEASE NOTES

MICHIGAN

DOCUMENTS

Title

Foreclosure Guarantee and Commitment for Title Insurance

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT MI	n/a	359691	

The form has been updated to remove the hard-coded Requirements and Exceptions from Sched BI and BII, which will now be included via the Schedule B screen, as per the standard process. An order template may be used in order to include any standard exceptions and requirements that are intended to be shown on the form on a regular basis.

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JANUARY RELEASE NOTES

REPORTS

ABA Orders				
NEW/MOD MOD	REQUESTED BY CT MI	FOOTPRINTS No(s).	TFS No(s). 359416	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Added 'Group by:' drop down before 'Format for excel export' check box with 3 options. <ul style="list-style-type: none"> ○ None (default) ○ Branch ○ Marketing Source • Added search parameter 'Mkt source code or name contains:' after 'Group by:' drop down. • Added 'Marketing Source Lookup Code' column to excel export after 'Closed Date' column. 				

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Statistical Report				
NEW/MOD MOD	REQUESTED BY CT MI	FOOTPRINTS No(s).	TFS No(s). 361617	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • On excel export <ul style="list-style-type: none"> ○ Added a column after branch. Label column 'Split To 1 Lookup Code'. ○ In 'Split To 1" column add the lookup code of the 1st split to selected contact for each policy. 				

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JANUARY RELEASE NOTES

MONTANA

DOCUMENTS

Escrow

El - Construction

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Counsel	n/a	363034	

Correct spelling of 'waiving' to 'waivers' in section D. Added section G.

- C. Certifying the status of title as a condition precedent to the delivery of checks (unless providing "date-down" endorsements prior to each draw);
- D. Determining the genuineness of signatures upon lien **waivers**;
- E. Protecting the rights of any third party claiming an interest in and to the funds deposited with **Escrow Office Name**, including a construction lender;
- F. Handling 1099 IRS reporting requirements.
- G. These escrow instructions do not impose any obligation on **Escrow Office Name** to issue any form of title insurance to the lender or to the owner that provides coverage against the risk of mechanic's liens arising from non-payment for improvements to the real property.**

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JANUARY RELEASE NOTES

NEW MEXICO

DOCUMENTS

Escrow

Partial Release (Mortgage)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	NM	n/a	363143	

Updated document to include partial language and legal.

PARTIAL RELEASE OF MORTGAGE

Bank of America, mortgagee under a certain mortgage executed by Sam Seller and Sally Seller on the 1st day of October, 2016, and recorded in [Recording Info goes here](#) of the records of Bernalillo County, New Mexico, do(es) hereby discharge the following portion only of the real estate described in said mortgage:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

from the lien and operation thereof.

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JANUARY RELEASE NOTES

OKLAHOMA

DOCUMENTS

Escrow

Corporate Invoice				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	OK		361622, 358381	
<ul style="list-style-type: none"> Adjusted Cleveland County Abstract & Title Company, LLC. logo to fit properly currently squished all together. Remit to name Cleveland County Abstract & Title Company, LLC. IF remit to state= OK, suppress bill codes on invoice. 				

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Settlement Statements				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	OK		361499	
<ul style="list-style-type: none"> Settlement Statements will no longer show commission breakdown. 				

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JANUARY RELEASE NOTES

REPORTS

Order Exceptions				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	OK		362672	
<ul style="list-style-type: none"> Added new exception for OK only "V01.Invoice-1 Funds Received task not marked as complete" <ul style="list-style-type: none"> Check order with any activity in the date range (opened, closed or register activity) Show exception when checklist task "V01.Invoice-2 Funds Received" search for "%Invoice-1 Funds Received" has a status of "Required" and one of the below task has a status of "Completed" <p> V02.Invoice-2 Funds Received (search for %Invoice-2 Funds Received) V03.Invoice-3 Funds Received (search for %Invoice-3 Funds Received) V04.Invoice-4 Funds Received (search for %Invoice-4 Funds Received) V05.Invoice-5 Funds Received (search for %Invoice-5 Funds Received) V06.Invoice-6 Funds Received (search for %Invoice-6 Funds Received) </p>				

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Policy Production				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	OK		359582	
<ul style="list-style-type: none"> Added the following tasks to 'Select date for turn-time start' drop down Task contains "Post Closing Package Received" Added the following tasks to 'Select date for turn-time stop' drop down Task contains "Policies Shipped" 				

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Title Production				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	OK		359581	
<ul style="list-style-type: none"> Added the following tasks to 'Select date for turn-time start' drop down Task contains "Open Order / Title Order Received" Added the following tasks to 'Select date for turn-time stop' drop down Task contains "Commitment Completed" 				

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JANUARY RELEASE NOTES

OREGON

DOCUMENTS

Escrow

El - Disbursement

El - Disbursement (Legal)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	OR	n/a	364748	

Added informational note after End Of Instructions

END OF INSTRUCTIONS

IT IS UNDERSTOOD BY THE PARTIES SIGNING THE ABOVE INSTRUCTIONS OR THOSE ESCROW INSTRUCTIONS WHICH ARE ATTACHED HERETO THAT SUCH INSTRUCTIONS CONSTITUTE THE WHOLE AGREEMENT BETWEEN THIS FIRM AS AN ESCROW AGENT AND YOU AS A PRINCIPAL TO THE ESCROW TRANSACTION. THESE INSTRUCTIONS MAY NOT INCLUDE ALL OF THE TERMS OF THE AGREEMENT WHICH IS THE SUBJECT OF THIS ESCROW. READ THESE INSTRUCTIONS CAREFULLY, AND DO NOT SIGN THEM UNLESS THEY ARE ACCEPTABLE TO YOU.

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General Provisions, documents containing

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	OR	n/a	361945	

Revised language to account for closings with HUD-1 forms and Closing Disclosure forms.

13. POST CLOSING FILE PROCESSING

It is understood and agreed that the "Reconveyance Fee" specified on the HUD-1 **or Closing Disclosure form** and on the Estimated Closing Statement is for payment of Trustee Fees, as well as reconveyance and post-closing file processing services.

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JANUARY RELEASE NOTES

IBA Account Request

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	OR	n/a	363221	

Updated fax information section.

FAX FROM: <u>Melissa G. Smith</u>		Branch: <u>Escrow Office Name</u>	
ACCOUNT INSTRUCTIONS			
TO:		DATE:	<u>January 11, 2017</u>
US BANK - CORP		CUSTOMER:	<u>Customer Name</u>
Phone:	(503) 401-7087	ESCROW NO.:	<u>JM CD Test IN</u>
	(877) 225-1915	TAX ID NO.:	<u>11-1234</u>
Fax:	(503) 401-8343	ACCOUNT NO.:	_____
	(877) 324-1680		
<i>This form, along with the Escrow Instructions and the W9, should be sent to OAC Accounting (by fax 866-275-1947 or by email directly to your escrow accountant).</i>			

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JANUARY RELEASE NOTES

Instructions (Recording)

NEW/MOD Mod	REQUESTED BY OR	FOOTPRINTS No(s). n/a	TFS No(s). 363221	FILE NAME (NEW ITEMS ONLY)
-----------------------	---------------------------	---------------------------------	-----------------------------	-----------------------------------

Added Early Issue language that will appear if there is an additional title charge that contains "Early Issue" in the description. A Policy must be associated with the charge for the language to appear.

◀ ▶
Additional Title Charges

Description	Charge	Issued Date	Eff
Early Issue	\$100.00		

Policy: Loan Policy

Description: Early Issue

Coverage amount: \$200,000.00

3. Issue policies:
- ALTA Owner's Policy 2006 in the amount of \$350,000.00 at \$111.70
 - With Endorsements:
 - OTIRO 236.7-06 - Energy Project - Fee Estate (ALTA 36.7-06) at \$0.00
 - OTIRO 240-06 - Tax Credit (ALTA 40-06) at \$0.00
 - OTIRO 240.1-06 - Tax Credit - Defined Amount (ALTA 40.1-06) at \$0.00
 - OTIRO 225-06 - *M* - Same as Survey (ALTA 25-06) at \$100.00
 - ALTA Loan Policy 2006 in the amount of \$200,000.00 at \$0.00*
 - * Premium includes an Early Issue charge of \$100.00.
 - With Endorsements:
 - OTIRO 209-06 - Restrictions, Encroachments, Minerals (ALTA 9-06) at \$100.00
 - OTIRO 225-06 - *M* - Same as Survey (ALTA 25-06) at \$100.00
 - OTIRO 77 - Date-Down for LCLP at \$0.00

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JANUARY RELEASE NOTES

OLTA Public Record Report (New Subdivision or Land Partition)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	State Counsel	n/a	364212	

Revised document to reflect the title company rather than the underwriter in all instances.

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Preliminary Statement Regarding Seller's Exempt Status

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	OR	n/a	361425	

Revised text and added new checkbox option.

The Transferor hereby affirms and declares, under penalty of perjury, that, as of the Date of Closing the sale of the above described Property through the Escrow referred to above, the undersigned Transferor is (check **any** box that applies):

- | | |
|---|---|
| <input type="checkbox"/> An individual and an Oregon resident residing at the following address (print your residence address):

<input type="checkbox"/> A Personal Representative, Executor, Conservator, Bankruptcy Trustee, or other person acting under judicial review.
<input type="checkbox"/> A Trust that is not a "disregarded entity" for federal income tax purposes.
(If you check this box, please provide the following):
<i>Is the trust irrevocable?</i> <input type="checkbox"/> Yes <input type="checkbox"/> No
<i>Separate Tax ID No.?</i> <input type="checkbox"/> Yes <input type="checkbox"/> No
Trust Tax ID No.: _____
<i>Additional Information may be required by Escrow Agent.</i>
<input type="checkbox"/> A transferor in a transaction for which the total consideration (sale price) is \$100,000 or less.
<input type="checkbox"/> An individual who has delivered to the escrow agent a written assurance as provided in section 6045(e) of the Internal Revenue Code (IRC) that the sale or exchange qualifies for exclusion of gain as the seller's principal residence under IRC section 121.
<input type="checkbox"/> NONE OF THE ABOVE. | <input type="checkbox"/> A C-corporation formed (domiciled) in the State of Oregon, or registered and qualified to do business in the State of Oregon.
<input type="checkbox"/> A Limited Liability Company that has more than one member and is not a "disregarded entity" for federal income tax purposes.
<input type="checkbox"/> An S-corporation.
<input type="checkbox"/> A General Partnership.
<input type="checkbox"/> A Limited Partnership.
<input type="checkbox"/> A Limited Liability Partnership.
<input type="checkbox"/> A non-profit corporation.
<input type="checkbox"/> A City, County, Municipal or Public Corporation.
<input type="checkbox"/> An agency or instrumentality of the United States or the State of Oregon.
<input type="checkbox"/> A Transferor in a conveyance in lieu of foreclosure of a mortgage, trust deed or land sale contract with no additional consideration. |
|---|---|

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JANUARY RELEASE NOTES

Title

ALTA U.S. Policy 2012

NEW/MOD New	REQUESTED BY Underwriting	FOOTPRINTS No(s). n/a	TFS No(s). 363441	FILE NAME (NEW ITEMS ONLY) P12A_O_USPolic_OR
----------------	------------------------------	--------------------------	----------------------	---

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

ALTA UNITED STATES OF AMERICA POLICY OF TITLE INSURANCE

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Policy Number:

OwnPolNum-123

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title;
4. Lack of a right of access to and from the land.
5. In instances where the insured acquires title to the land by condemnation, failure of the commitment for title insurance, as updated to the date of the filing of the *lis pendens* notice or the Declaration of Taking, to disclose the parties having an interest in the land as disclosed by the public records.
6. Title to the estate or interest described in Schedule A being vested other than as stated therein or being defective:
 - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the land occurring prior to the transaction vesting title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
 - (b) because the instrument of transfer vesting title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the public records
 - (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title, as insured, but only to the extent provided in the Conditions and Stipulations.

IN WITNESS WHEREOF, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed by its duly authorized officers as of Date of Policy shown in Schedule A.

Issuing Office or Agent:
Chicago Title Company
719 Sleater Kinney Rd SE, Suite 108
Lacey, WA 98503
(360)456-7878 FAX (360)493-1985

Chicago Title Insurance Company

By:

President

Attest:

Secretary



Countersigned By:

AUTHORIZED
SIGNATURE HERE

Authorized Officer or Agent

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ALTA U.S. Policy Form 9-25-91 (12/03/2012)
Printed: 01.15.17 @ 02:55 PM

WA-CT-FNOY-02150.620142-SPS-72413-1--2015050308 - CP Test OR

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JANUARY RELEASE NOTES

- OAE Report
- OME Report
- Personal Property Search
- Title Plant Records Report

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	State Counsel	n/a	363734	

Updated document(s) to fix the customer reference number and to update the naming conventions in the tree. The Charge will look to Additional Title Charges. Also, the "Encumbrances" section on each document has been updated and numbering has been turned on.

Ex. from OAE Report

Can now pick from all Contacts and will pull in that Contact's Reference Number

OWNERSHIP AND ENCUMBRANCES REPORT
Informational Report of Ownership and Monetary

To ("Customer"): Century 21
62 West Center Street
Douglas, MI 49406

Customer Ref.: LA123

Order No.: JM CD Test OR

Effective Date: April 18, 2016 at 12:00 AM

Charge: \$50.00

Additional Title Charges

Description	Charge
Ownership Search	\$50.00

Charge will no longer prompt but look to Additional Title Charges

Part Two - Encumbrances

Encumbrances. As of the Effective Date, the Property appears non-monetary encumbrances of record, not necessarily listed in order subject property and general index liens (liens that are not property s named person in the same county):

EXCEPTIONS

1. The invalidity, unenforceability, lack of priority, or avoidance of the lien of the Insured Mortgage to secure an antecedent debt if the Insured Mortgage constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws.

'1. Current Tax Information' and
 '2. Municipal Lien(s), (if any)' removed

 The Exceptions will pull in numbered

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JANUARY RELEASE NOTES

TEXAS

DOCUMENTS

Escrow

Form T-00 (Verification of Services Rendered)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	TX	n/a	361996	

Adjusted document so that the final amount paid to Agent/Entity is calculated off of the final amount after remittance.

2. AGREEMENT REGARDING PAYMENT FOR SERVICE: Percentage or amount of premium (remaining after remittance to Underwriter) agreed to be paid to the agent/entity doing the work.

Percentage of premium including endorsements paid to Agent/Entity doing the work: 25.0000% or \$0.00

6. Liability and Premium Amount(s):

Loan Policy	Liability: \$	450,000.00	Premium: \$	2,814.00
Endorsement Charges			\$	306.40
			TOTAL \$	3,120.40
			Final amount remaining after remittance to the Underwriter:	\$ 2,652.34
			Final amount paid to the Agent/Entity doing the work:	\$ 663.09

The doc will take the 'Final amount remaining' x 'Percentage of premium to Agent/Entity' to get the total ex. (2652.34 * .25)

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JANUARY RELEASE NOTES

Title

Commitment for Title Insurance (T-7) - 2014

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Compliance	n/a	363890	

The Issued date of the Commitment will automatically pull in the date the document is being rendered if the Issued date field on the Commitment screen is not filled in. (If needed, the user will have the ability to overwrite the date by filling in the field on the screen.)

Commitment - Schedule A

Revision: Commitment for Title Insurance (T-7) - 2014

Issued date/time:

Effective date/time:

TMENT NO.: CommitNum-12345

Effective Date: January 13, 2016 at 8:00 AM
 Commitment No.: CommitNum-12345-Commitment for Title Insurance (T-7) - 2014

GF No.: ATH-01-2015050309 - Test jm
 Issued: January 20, 2017 at 8:00 AM

1. The policy or policies to be issued are:
 - a. OWNER'S POLICY OF TITLE INSURANCE (Form T-1)
 (Not applicable for improved one-to-four family residential real estate)
 Policy Amount:
 PROPOSED INSURED:
 - b. TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)
 Policy Amount: \$456,789.00
 PROPOSED INSURED: Name of Owner's pol Proposed Insured
 - c. LOAN POLICY OF TITLE INSURANCE (Form T-2)
 Policy Amount: \$400,000.00
 PROPOSED INSURED: Name of Loan pol Proposed Insured
 Proposed Borrower: Bill B. Borrower and Betty B. Borrower

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JANUARY RELEASE NOTES

WASHINGTON

DOCUMENTS

Escrow

IBA Account Request

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	WA	n/a	363219	

Updated the fax information section.

FAX	FROM: Joseph D. Kirby	Branch: Chicago Title Insurance Company
ACCOUNT INSTRUCTIONS		
TO:	US BANK - CORP	DATE: <u>January 19, 2017</u>
Phone:	(503) 401-7087 (877) 225-1915	CUSTOMER: <u>Bill Shaw</u>
Fax:	(503) 401-8343 (877) 324-1680	ESCROW NO.: <u>MS Test CDF WA1</u>
		TAX ID NO.: <u>11-54654654</u>
		ACCOUNT NO.: _____
<small><i>This form, along with the Escrow Instructions and the W9, should be sent to OAC Accounting (by fax 866-275-1947 or by email directly to your escrow accountant).</i></small>		

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Questionnaire

Questionnaire, Letter

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	WA	n/a	361450	

Added phone number reference to Buyer's version.

<p>Will you be doing a 1031 exchange? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>The undersigned hereby authorizes Escrow Office Name to provide my/our name, address and phone information to Homeowner's Associations, Homeowner's Association management companies and/or utility companies, if requested, in connection with ordering demands.</p>

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JANUARY RELEASE NOTES

REPORTS

Open/Closed Orders by Selection

NEW/MOD MOD	REQUESTED BY WA	FOOTPRINTS No(s).	TFS No(s). 358762,362869	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Added "TRANSACTION TYPE: REFINANCE – REORGANIZATION" for cases when the title insurance calculation description has "reorganization blanket" in the description and the order is refinance instead of "reorg blanket" On the Excel export format after "Closed Outside date Range" column (AA) add columns for "Title Revenue", "Escrow Revenue", "Other Revenue" and "Referral Revenue" (same amounts seen on the non-export format) 				

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Orders by Selection

NEW/MOD MOD	REQUESTED BY WA	FOOTPRINTS No(s).	TFS No(s). 35860	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Added "TRANSACTION TYPE: REFINANCE – REORGANIZATION" for cases when the title insurance calculation description has "reorganization blanket" in the description and the order is refinance instead of "reorg blanket" 				

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JANUARY RELEASE NOTES

LOOKUP TABLES

Escrow Instruction Phrases

NEW/MOD Mod	REQUESTED BY FNT Tacoma	FOOTPRINTS No(s). N/A	TFS No(s). 362973
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9 new Bulk phrases added. Render to see phrases.

Code	Name
bulk01	BULK SALE/UCC LIEN SEARCH
bulk02	BULK SALE/TRANSFER OF FICTITIOUS BUSINESS NAME
bulk03	BULK SALE/AMENDED PURCHASE PRICE
bulk04	BULK SALE/DATE OF PRE-CLOSING POSSESSION BY BUYER
bulk05	BULK SALE/TRANSFER OF DOMAIN NAME
bulk06	BULK SALE/THIS IS THE ONLY AGREEMENT
bulk07	BULK SALE/THESE INSTRUCTIONS DO NOT AMEND, SUPERSEDE OR MODIFY CONTRACT
bulk08	BULK SALE/BILL OF SALE
bulk09	BULK SALE/POSSESSION

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JANUARY RELEASE NOTES

WISCONSIN

Title

GAP Endorsement - SE211

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT WI	n/a	361712	

Modified so that the first paragraph reflects 60 days instead of 30. Modified so that #4 reflects three business days instead of two.

ENDORSEMENT - SE 211	GAP
<p>Issued By:</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> Company Name </div> <p>Charge: \$125.00</p> <p>Notwithstanding the provisions of Paragraph 1 of Schedule B-II of the commitment, policies issued or issuable within 60 days from the effective date hereof shall not contain as exceptions matters arising subsequent to the effective date of this commitment unless:</p> <ol style="list-style-type: none"> 1. The Company discloses such matters prior to the closing to the person for whom this commitment is prepared; or 2. The conveyance to the Insured is by a grantor who does not warrant title; or 3. The proposed insured or his counsel fails to notify the Company of closing at least three business days prior to the closing; or 4. The conveyance documents, in recordable form, are not made available or delivered to the Company or recorded within three business days after the closing; or 	<p>Attached to Commitment Number:</p> <div style="border: 1px solid black; padding: 20px; margin: 10px auto; width: 80%;"> <p style="font-size: 1.2em; font-weight: bold;">CommitmentNum1111</p> </div>

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All Policies - Schedule A - FT ONLY

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT WI	n/a	363637	

The policies have been modified to include the Effective Time on Schedule A.

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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.