

SOFTPRO SELECT

RELEASE NOTES



JANUARY, 2016

Testing Release Date: January 7, 2016

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JANUARY RELEASE NOTES

TABLE OF CONTENTS

ALL STATES/SITES	5
DOCUMENTS	5
Escrow.....	5
CDF Statements.....	5
Closing Disclosure Delivery and Tracking	5
Closing Letter	6
Escrow Checklist (Refi)	7
Escrow Checklist (Sale)	7
HUD Settlement Statements	8
Letter (Additional Parties Closing).....	8
Title.....	9
ALTA 23-06 - Co-Insurance - Single Policy	9
REPORTS	10
Closed Orders With Pending Transactions.....	10
Orders by Selection.....	11
Orders not Submitted/Received	11
Outstanding Checks.....	12
Title Production	12
CALIFORNIA.....	13
DOCUMENTS	13
Escrow.....	13
593-V Form (2016) - Payment Voucher	13
Affidavit (Death of Beneficiary).....	13
Affidavit (Death of Transferor).....	14
Corporate E&O Insurance - Chicago	14
Deed of Trust - Acceleration	15
EI CALFIRPTA Withholding Instructions.....	16
Quick View	17
Title.....	18
ALTA 9.6.1-06 - Private Rights - Current Assessments	18
ALTA 28.3-06 - Encroachments - Boundaries and Easements-Described Improvements and Land Under Development	18
ALTA 36.7-06 - Energy Project - Fee Estate	18
ALTA 36.8-06 - Energy Project - Fee Estate	18
ALTA 45-06 - Pari Passu Mortgage	18
Manually Entering Commercial/Subdivision Rates in Title Insurance Premium Screen.....	19
REPORTS	22
Closed Orders by Marketing Rep.....	22
FLORIDA.....	23
DOCUMENTS	23
Escrow.....	23



JANUARY RELEASE NOTES

Florida Insurance Premium Disclosure and Settlement Agent Certification	23
Notice of Availability of Owner's Title Insurance	23

ILLINOIS 24

DOCUMENTS 24

Escrow.....	24
Affidavit (Property Manager)	24
Affidavit (Security)	24
Direction to Pay Cook County Taxes (ACH)	25
FHA Payoff Instructions and Authorization	25
Initial Fee Quote	26
Preliminary Change of Ownership (PCOR)	26
Preliminary Change of Ownership (PCOR)	26
Real Property Transfer Tax Form (FP7C).....	26
TI Agreement.....	27
Title.....	28
Commitment - Originating Office Information.....	28

REPORTS 29

Closing Calendar.....	29
Order Exceptions	29

LOOKUP TABLES 30

P - Loan Policy Version - IL.MET-RLC.FT	30
P - Owner's Policy Version - IL.MET-RLC.FT	30

OREGON..... 31

DOCUMENTS 31

Escrow.....	31
Affidavit (Compliance Relating to Manufactured Dwelling Parks).....	31
Affidavit (Extended Coverage and Endorsements).....	32
Deed (Bargain and Sale).....	33
Deed (Bargain and Sale), Legal.....	33
EI - Borrower's (EIS)	34
EI - Buyer's.....	35
EI - Interest Bearing Accounts	36
EI - Interest Bearing Accounts (Legal)	36
EI - Sale (EIS)	37
EI - Seller's	38
Letter (Funding Request)	39
Letter (Line of Credit Authorization)	39
Letter (Opening - Custom)	40
Letter (Opening - FSBO - Custom)	40
Letter (Payoff Enclosure)	40
Preliminary Statement Regarding Seller's Exempt Status.....	41
Termination of Lease	41
Title.....	42



JANUARY RELEASE NOTES

OTIRO Endorsements (ALTA)	42
MYSREENS.....	43
Escrow.....	43
Escrow Instructions	43
LOOKUP TABLES	44
C – Other Contact - OR.....	44
Escrow Instruction Phrases.....	45
TEXAS.....	46
DOCUMENTS	46
Escrow.....	46
Texas Disclosure Form T-64.....	46
WASHINGTON	47
DOCUMENTS	47
Escrow.....	47
Exhibit Page - Commitment Legal.....	47
Exhibit Page - Escrow Legal	47
Questionnaire	47
Questionnaire, Letter.....	47
REPORTS	48
Single Ledger Balance	48
LANDCASTLE	49
DOCUMENTS	49
Escrow.....	49
Deed Request	49
Entity Review.....	49
Hold Harmless (Affidavit for Permits - FL)	50
REO Review Checklist	51
Title Curative Worksheet.....	51
Title.....	52
Chicago Title Commitment - Schedule B-II (2006) / OH.....	52
SERVICELINK.....	53
DOCUMENTS	53
Escrow.....	53
Idaho Bargain and Sale Deed (Wells Fargo)	53
New Mexico Special Warranty Deed (Wells Fargo).....	53
TECHNICAL NOTES (FOR LOCAL IT/SUPPORT).....	54
DOCUMENTS	54



JANUARY RELEASE NOTES

ALL STATES/SITES

DOCUMENTS

Escrow

CDF Statements

NEW/MOD MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s). 303839	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Include user entered zero "Borrow-Paid at Closing amounts" or "Seller-Paid at Closing amounts" on the settlement statements. <ul style="list-style-type: none"> ○ Ex: Prepaid Interest in section F • Added new custom field check box <ul style="list-style-type: none"> ○ "Print settlement agent signature on CDF settlement statement" • Updated "Settlement agent signature lines" drop down <ul style="list-style-type: none"> ○ Added "Use Options Screen settings" as the default • When the main CDF line has an "*" in the RE the back charges are totaled in the columns and each detail shown below with the amount in the column. <ul style="list-style-type: none"> ○ The Description/CDF To Name/RE (the * is not shown) from the main CDF is shown on the total line ○ Each charge detail shows the amount, description, CDF To Name, RE and additional description if entered ○ **Note: Does not apply to the Master Statement • Corrected invalid analyzer handle error when payor names (from the payor gird) are used; occurs when the name(s) are over 150 characters • Excluded H.11 when the description = "Title Insurance Premium Adjustment" <ul style="list-style-type: none"> ○ **Note: Does not apply to the Master Statement • Corrected "&" showing (instead of just &) when the payor names are used • Included "other" contacts in the Financial Consideration section • CDF L/M section amounts that are not debit/credits where buyer/seller/other is payor (unless 7.4 applies in the SS Programming Notes) 				

[Back to Table of Contents](#)

Closing Disclosure Delivery and Tracking

NEW/MOD New	REQUESTED BY CT Washington	FOOTPRINTS No(s). n/a	TFS No(s). 302242	FILE NAME (NEW ITEMS ONLY) SSCORPD5485.doc
<p>New document. Render to view complete document.</p> <div style="border: 1px solid black; padding: 20px; text-align: center;"> <p>CLOSING DISCLOSURE DELIVERY AND TRACKING</p> <p>Test Escrow Office 1001 Escrow Way Portland, OR 97216 Phone: (888)111-1111</p> </div>				

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

Closing Letter

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Washington	IN15000642586	305397	

Updated to be able to select a Qualified Intermediary Contact:

Closing Letter

- Buyer/Borrower Jodie Buyer and Jennifer Buyer (B)
- Lender Lenny The Lender (L)
- Qualified Intermediary QI Name (Q)
- Seller Samuel Seller (S)
- Selling Agent/Broker Selling Agent Co. (SB)
- Listing Agent/Broker Re./Max Of Grand Rapids (LB)

Also, a new prompt as been added to select the document(s) attached:

Please choose document(s) enclosed

Both Documents

Both Documents

Closing Disclosure

Settlement Statement

The closing of the sale of the property involved in the above escrow has been completed with the recording of the appropriate documents. We enclose the following:

- Final Settlement Statement/Closing Disclosure **Please keep this document for tax purposes*

OR

Please choose document(s) enclosed

Closing Disclosure

appropriate documents. We enclose the following:

- Final Closing Disclosure **Please keep this document for tax purposes*

OR

Please choose document(s) enclosed

Settlement Statement

appropriate documents. We enclose the following:

- Final Settlement Statement **Please keep this document for tax purposes*

[Back to Table of Contents](#)

JANUARY RELEASE NOTES

Escrow Checklist (Refi)

Escrow Checklist (Sale)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Portland	n/a	307659	

Changed "Date Opened" label to "Order Opened" which will pull from the "Date/time order received" field. Added a new label for "Escrow Opened" which will pull from the "Date/time escrow opened" field. Also, revised logic on document to pull only the filled in COE label and to collapse the blank label.

◀ ▶
Status

Order Status

Date/time order reserved: (None) ▼

Date/time order received: 12/31/2015 12:00 AM ▼

Order status: In process ▼

Date/time escrow opened: 01/04/2016 12:00 AM ▼

◀ ▶
Order Information

* when checkbox NOT checked,
"Actual COE" will print

Settlement date/time: 04/29/2016 12:00 AM ▼ Estimated date/time

<p>Date and Time: January 20, 2016 at 03:14 PM</p> <p>Property: 100 Property Street, Portland, OR 97294</p> <p>County: Multnomah</p> <p>APN: 111-11-1-1APN</p> <p>Seller/Owner: Samuel Seller, Samantha Seller and Seller Company, Inc.</p>	<p>Escrow No.: MS Test CDF OR</p> <p>Title No.: TitleRefNum222</p> <p style="background-color: #00FF00;">Order Opened: December 31, 2015</p> <p style="background-color: #FFFF00;">Escrow Opened: January 4, 2016</p> <p style="background-color: #ADD8E6;">* Estimated COE: April 29, 2016</p> <p>Buyer/Borrower: Brian T. Buyer and Brenda T. Buyer</p>
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[Back to Table of Contents](#)



JANUARY RELEASE NOTES

HUD Settlement Statements

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT Alameda, Contra Costa Comm	n/a	203845	

- HUD will now sort/display polices and endorsements together (policy then endorsements)

[Back to Table of Contents](#)

Letter (Additional Parties Closing)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Portland	n/a	308556 & 307859	

Updated to be able to select a HOA Contact:

Letter (Additional Parties Closing)

- Qualified Intermediary QI Name (Q)
- Escrow Company Escrow Company ONE (E)
- Payoff Lender SunTrust (P)
- Other BOA (O)
- Government Government City (G)
- Surveyor Old Survey co. (SU)
- Other Bob Smith and Jane Smith (O2)
- General Contractor Orlando Driveway (GC)
- Pest Inspector Orkin (PI)
- Surveyor Swerdloff & Perry (SU2)
- HOA HOA Name (HOA)
- HOA Management Company Leland Management (HMC)

Also, a new prompt as been added to select between the Company Address or the Contact Person's Address (only if there is a person associated with the Contact selected):

HOA Leland Management (HOA)

Select to pull the company address or the contact person's address

Liz Cruze
 Leland Management
 1 Liz Address
 City, OR 11111

Date: January 20, 2016
 Escrow No.: JM CD TestJM
 Property: 1 Property Address
 Aberdeen, AZ 98520

[Back to Table of Contents](#)

JANUARY RELEASE NOTES

Title

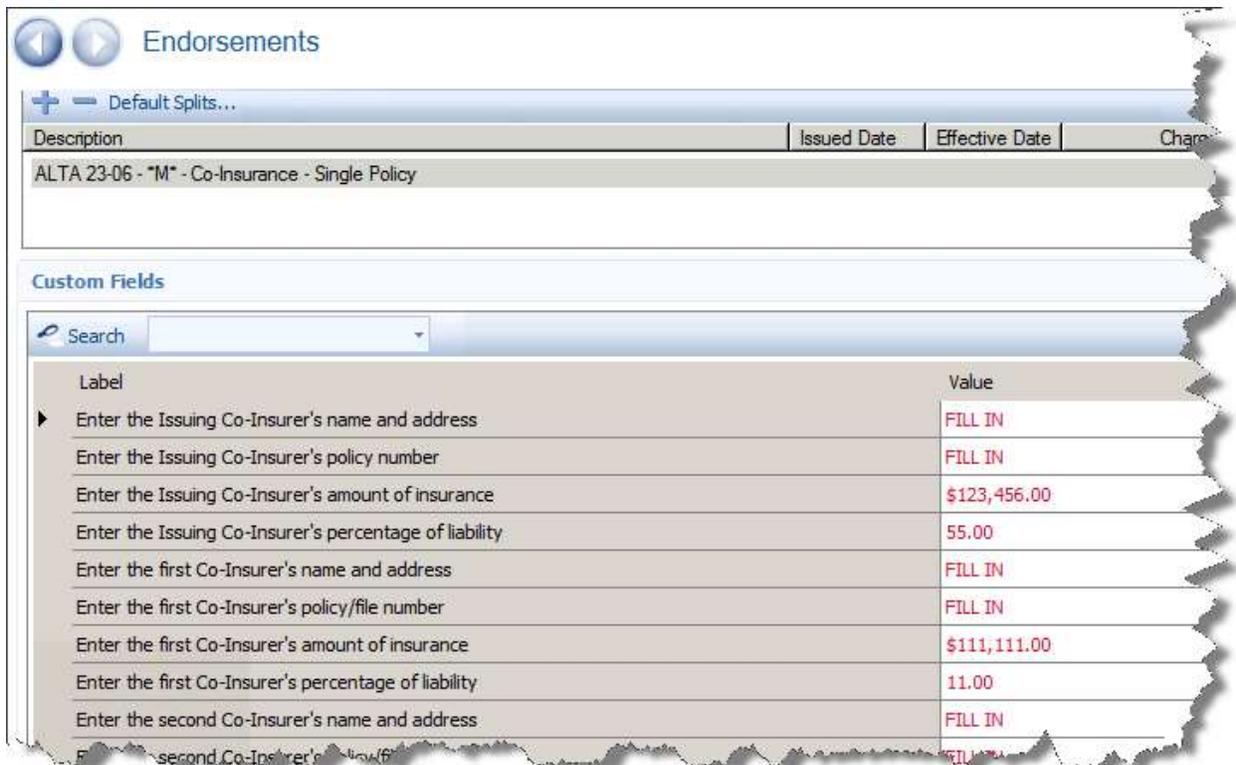
ALTA 23-06 - Co-Insurance - Single Policy

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Corporate/National Accounting	n/a	309030	

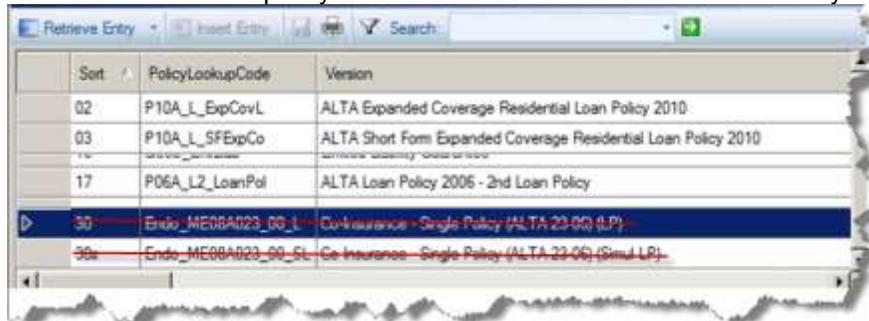
As directed by National Accounting, the ALTA 23-06 endorsement will now be issued using both the Commitment/Prelim Schedule A and the Endorsement screens.

Please refer to the job aid *Policies - Co-Insurance - Preparing and Issuing*.

The endorsement has been added back in to the Endorsement look-up table and can be prepared on the Endorsements screen, as with any other endorsement. (Render using the Management Endorsements document.)



The former endorsement/policy entries have been removed from the Policy tables:





JANUARY RELEASE NOTES

REPORTS

Closed Orders With Pending Transactions				
NEW/MOD NEW	REQUESTED BY WA	FOOTPRINTS No(s).	TFS No(s). 306587	FILE NAME (NEW ITEMS ONLY) SSCORP5273.rpt
<p>A new report was added to SoftPro Select.</p> <p>Title: Closed Orders with pending transactions Sub Title: with a Zero Ledger Balance Added: (-0- Balance) to the title in the tree</p> <ul style="list-style-type: none"> • Tree: Add to All states "Order Reports" folder • Parameters: Closed date from/through Group by (Branch (Default), Escrow Officer/Closer) Show pending transaction detail (check box – default false) Branch (pick list) Escrow officer/closer (picklist) Trust account code (picklist) Order status (picklist) Escrow status (picklist) Show report programming notes Report comments • Columns: Order Number Order Type Closed Date Order Status Escrow Status Branch Lookup Code or Escrow Officer/Closer (whichever is not grouped) TAC Total Pending Amount Total Pending (Pending Detail only) Payee Transaction Type Amount • Grouping: Branch or Escrow Officer/Closer (based on parameter) • Sorting: Order Number Rec/Disb, Transaction Type, Payee (with details) • Logic: Include all orders closed in the entered date range that have a zero posted ledger balance (pending and held excluded) and at least 1 or more pending transactions. Held transaction are counted as pending IBA transaction are excluded 				

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

Orders by Selection				
NEW/MOD MOD	REQUESTED BY CT IL	FOOTPRINTS No(s).	TFS No(s). 306595	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Added a new drop down option in the Export Option "Excel-Brief" that pulls the following information <ul style="list-style-type: none"> - Branch - Office - Order # - Open Date - Order Type - Com/Res - Tran Type - Product Type - Sales Rep - Marking Source - Marketing Source Contacts - Marketing Source Contacts phone - Marketing Source Contacts email - Property Street Address - Selling Agent - Selling Agent contacts - Selling Agent phone - Selling Agent email - Listing Agent - Listing Agent contacts - Listing Agent phone - Listing Agent email 				

[Back to Table of Contents](#)

Orders not Submitted/Received				
NEW/MOD MOD	REQUESTED BY SPS	FOOTPRINTS No(s).	TFS No(s). 143575	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Re-labeled "Out of county filter" to be "In/Out of County filter" • Re-labeled option for "Exclude Out of County" to be "In County Only" 				

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

Outstanding Checks				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT SD		305296	
<ul style="list-style-type: none">Added "Ledger Locked" column and values of "yes" or "no"				

[Back to Table of Contents](#)

Title Production				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	WA		304113	
<ul style="list-style-type: none">Added Property-State for county filtering				

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

CALIFORNIA

DOCUMENTS

Escrow

593-V Form (2016) - Payment Voucher

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Santa Clara	n/a	308281	

Document will show SSN section statewide.

DETACH HERE _____		IF NO PAYMENT IS DUE, DO NOT MAIL THIS VOUCHER _____		DETACH HERE _____	
TAXABLE YEAR				CALIFORNIA FORM	
2016		Payment Voucher for Real Estate Withholding		593-V	
▶ Check the box to indicate how Form(s) 593 was submitted (check one box only) <input type="checkbox"/> Electronic <input type="checkbox"/> Paper Number of Form(s) 593 submitted _____ Complete voucher using withholding agent information from Form(s) 593, Part I.					
Business Name				<input checked="" type="checkbox"/> SSN or ITIN <input type="checkbox"/> FE IN <input type="checkbox"/> CA Corp no. <input type="checkbox"/> CA SOS file no.	

[Back to Table of Contents](#)

Affidavit (Death of Beneficiary)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	State Counsel	n/a	308484	SCA0002788.doc

New document. Render to view complete document.

RECORDING REQUESTED BY: Fidelity National Title Insurance Company, Inc. 900 SW 5th Avenue Portland, OR 97204	
WHEN RECORDED MAIL TO: Bella Attorney The Buyers' Attorney 501 Springfield Avenue Chicago, IL 60605	
Title Order No.: TITLREF#222 SPACE ABOVE THIS LINE FOR RECORDER'S USE Escrow No.: AMG Test File OR	
AFFIDAVIT – DEATH OF BENEFICIARY Under Revocable Transfer On Death Deed (California Probate Code § 5652)	

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

Affidavit (Death of Transferor)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	State Counsel	n/a	308484	SCA0002787.doc

New document. Render to view complete document.

RECORDING REQUESTED BY:
 Fidelity National Title Insurance Company, Inc.
 900 SW 5th Avenue
 Portland, OR 97204

WHEN RECORDED MAIL TO:
 Bella Attorney
 The Buyers' Attorney
 501 Springfield Avenue
 Chicago, IL 60605

Title Order No.: [TITLEREF#222](#) SPACE ABOVE THIS LINE FOR RECORDER'S USE Escrow No.: [AMG Test File OR](#)

AFFIDAVIT – DEATH OF TRANSFEROR
Under Revocable Transfer On Death Deed
 (California Probate Code § 5680)

[Back to Table of Contents](#)

Corporate E&O Insurance - Chicago

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	SoCal	n/a	309526	

Updated to reflect 2016 version.

	CERTIFICATE OF LIABILITY INSURANCE	DATE (MM/DD/YYYY) 12/17/2015
<p>THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.</p> <p>IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).</p>		

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

Deed of Trust - Acceleration

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Sacramento	n/a	307348	

Formatting change made to bold paragraph:

DUE ON SALE: This deed of trust, and the note secured hereby, are given and accepted upon the express provision that should the property hereinabove described, or any part thereof, or any interest therein, be conveyed by Trustors, whether voluntarily, involuntarily or by operation of law, without the prior written consent of the Beneficiary and Holder of this note having been first obtained, then and in that event all sums secured hereby shall at the option of the Beneficiary and Holder of this note become immediately all due and payable. Beneficiary's approval of one transfer without calling the note due and payable shall not be deemed a waiver of Beneficiary's right to enforcement of this provision on future transfers.

Anything herein to the contrary notwithstanding, in the event of a voluntary sale, transfer or conveyance of all or any portion of the property described herein, any indebtedness or obligation due under the Note secured hereby, shall at the option of the holder hereof, immediately become due and payable.

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph ten (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits.

[Back to Table of Contents](#)

JANUARY RELEASE NOTES

EI CALFIRPTA Withholding Instructions

NEW/MOD Mod	REQUESTED BY Settlement	FOOTPRINTS No(s). n/a	TFS No(s). 307714	FILE NAME (NEW ITEMS ONLY)
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Update to match version provided by Settlement:



**WITHHOLDING ON
REAL PROPERTY SALES**

Sales Price: \$250,000.00
Seller(s): Samuel Seller
Forwarding Address: 1 Seller Fwd Address, City, NE 45975
Buyer(s): Jodie Buyer and Jennifer Buyer
Forwarding Address: 1 Buyer Fwd Address, Orlando, FL 32817

Pursuant to Section 18662 of the California Revenue and Taxation Code withholding is required when California real estate is sold or transferred. The amount withheld from the seller/transferor is sent to the Franchise Tax Board (FTB). When California real estate is sold on an installment basis, the buyer/transferee is required to withhold on the principal portion of each installment payment, an amount based on either 3 and 1/3% (.0333) of the total sales price, or the Optional Gain on Sale withholding amount from Form 593-E. Escrow Holder is hereby authorized and instructed as follows:

On the day of closing:

1. Complete the California Franchise Tax Board ("FTB") Form 593 and 593-V
2. Deduct, from funds due Seller at close, the amount of: Two Hundred Fifty And No/100 Dollars (\$250.00), and pay said amount at close to: Franchise Tax Board.
3. Remit your check, together with the completed tax form and the withholding certificate attached, if any, by regular first class mail to:

FRANCHISE TAX BOARD
P.O. BOX 942867
Sacramento, CA 94267-0651
4. At the close of escrow, you are authorized to charge the account of Samuel Seller an additional fee of Forty-Five And No/100 Dollars (\$45.00) as compensation for these services.

If, after the close of escrow, any correspondence, tax forms or money are received by escrow from the FRANCHISE TAX BOARD, which present issues that escrow cannot resolve, the Escrow Holder shall, and is hereby authorized to, forward such amounts, forms, and any accompanying correspondence, to the BUYER named herein without any further instruction. Thereafter, the Escrow Holder is relieved of, and shall have no further responsibility in this regard.

By signing below, Buyer and Seller, jointly and severally, hereby agree to hold the Escrow Holder harmless from any and all responsibility, liability and risk of loss whatsoever (including but not limited to taxes, interest, penalties, court costs and attorney fees) that may arise by reason of or as a result of Escrow Holder's compliance with these instructions. Buyer and Seller agree to handle all issues arising out of the payment of withholding directly with the Franchise Tax Board and hold the Escrow Holder harmless in following these instructions.

The undersigned parties hereby indemnify Chicago Title Company from any losses, claims, damages, expenses, and charges, including, but not limited to, attorney's fees and expenses of litigation should additional funds and/or penalties be assessed by the California Franchise Tax Board.

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

Quick View

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	San Bernardino	n/a	306378	

Various changes as noted below:



QUICK VIEW

removed (SEE WHAT YOU'VE BEEN MISSING) from the title

Chicago Title Quick View process has found the following items regarding your transaction and wanted to bring them to your attention. However, please be advised that this is a preliminary search and may not contain all items affecting the property. Please review the exceptions and requirements in the Preliminary Report upon receipt to confirm the terms upon which we will issue its policy.

<p>Property: 100 Test Avenue, Unit 101, Santa Clara, CA 95052 200 Test Street, San Francisco, CA 94109 300 Test Way, San Bernardino, CA 92404</p> <p>APN: 111-11-111-1APN, 222-22-222-2APN and 333-33-333-3APN</p> <p>Vesting: Brian T. Buyer, Brenda T. Buyer, a married couple as community property and The Brian and Brenda Buyer Revocable Trust, as Tenants in Common</p>	<p>Effective Date: January 4, 2016</p> <p>Order No.: MS Test CDF CA</p> <p>Escrow No.: LenderRefNum1111</p> <p>Escrow Officer: Olivia E. Officer</p> <p>Phone: (919)829-1122 ext.0000</p>
--	--

For title only orders, will now have prompt to select Attorney, Lender or Listing Agent Contact to print their Reference Number here

added Escrow Officer and Phone

Items to Consider:

A. This is a Commitment Exception. added functionality for user to select from Commitment Exceptions in the order

B. This is another Commitment Exception.



JANUARY RELEASE NOTES

Title

ALTA 9.6.1-06 - Private Rights - Current Assessments

ALTA 28.3-06 - Encroachments - Boundaries and Easements-Described Improvements and Land Under Development

ALTA 36.7-06 - Energy Project - Fee Estate

ALTA 36.8-06 - Energy Project - Fee Estate

ALTA 45-06 - Pari Passu Mortgage

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Underwriting	IN16000012172	309462	Various E14A and E15A

Screenshot First Page of One Example Only. Render in Test Site to See Full Version of Each.

ENDORSEMENT - ALTA 45-06
PARI PASSU MORTGAGE

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Attached to Policy Number:

LoanPoINum-456

Charge: \$0.00

1. The insurance provided by this endorsement is subject to the exclusions in Section 4 of this endorsement, the Exclusions from Coverage in the policy, the Exceptions from Coverage contained in Schedule B, and the Conditions.
2. For the purpose of this endorsement only:
 - (a) "Intercreditor Agreement" means each agreement described in Exceptions FILL IN of Schedule B of the policy among the *Pari Passu* Lenders;
 - (b) "*Pari Passu* Lender" means each respective lender secured by a *Pari Passu* Mortgage that has a policy issued by the Company insuring its Insured Mortgage or *Pari Passu* Mortgage; and
 - (c) "*Pari Passu* Mortgage" means the Insured Mortgage and each mortgage described in Exceptions FILL IN of Schedule B of the policy.
3. The Company insures against loss or damage sustained by the Insured by reason of:
 - (a) the invalidity or unenforceability of the lien of the Insured Mortgage resulting solely from the provisions of a *Pari Passu* Mortgage or Intercreditor Agreement establishing lien priority; or
 - (b) the lack of equal lien priority of the Insured Mortgage to the other *Pari Passu* Mortgages.
4. The Company does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) resulting from:
 - (a) the failure of the Insured or any *Pari Passu* Lender to comply with the terms of the *Pari Passu* Mortgage or Intercreditor Agreement;
 - (b) the failure of the Insured and each other *Pari Passu* Lender to simultaneously foreclose the Insured Mortgage with each other *Pari Passu* Mortgage; or
 - (c) any provision in the Intercreditor Agreement that creates a preference among the *Pari Passu* Lenders for the sharing of the Indebtedness.
5. If the Insured, any other *Pari Passu* Lender, or others have conflicting claims to all or part of the loss payable under the policy, the Company may interplead the amount of the loss into court. The Insured and any other *Pari Passu* Lender shall be jointly and severally liable for the Company's reasonable cost for the interpleader and subsequent proceedings, including attorneys' fees. The Company shall be entitled to payment of the sums for which the Insured and any other *Pari Passu* Lender are liable under the preceding sentence from the funds deposited into court, and it may apply to the court for their payment.

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ALTA 45-06-Pari Passu Mortgage-Loan Policy (12/01/2014) Printed: 01/20/16 03:09 PM
CA-CT-FWIN-02180.055713-SPS-1--2015040304 - CP Test CA

[Back to Table of Contents](#)

JANUARY RELEASE NOTES

Manually Entering Commercial/Subdivision Rates in Title Insurance Premium Screen

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

There are new commercial/subdivision premiums to choose from in the policy code field.

One of the following policy codes should be selected in order to manually enter premiums to the owner and loan fields:

- | | |
|--|----------------|
| 1. CACT-18 Res Subdiv-Builder Rate | Owner's Policy |
| 2. CACT-28 Com Subdiv-Build Rate | Owner's Policy |
| 3. CACT-18 Res Subdiv-Build / Std Loan | Simultaneous |
| 4. CACT-19 Res Subdiv-Build / Ext Loan | Simultaneous |
| 5. CACT-28 Com Suddiv-Build / Std Loan | Simultaneous |
| 6. CACT-29 Com Subdiv-Build / Ext Loan | Simultaneous |

Title Insurance Premiums

Title Insurance Premium Selection

State:	CA	
Zone / Area:	001 CA Title Rates	
Underwriter:	U	Chicago Title Insurance Company
Policy type:	Simultaneous	
Policy code:	CACT-12-Res Simult Project (NR)	
Description:	Neither the Owners nor Loan Policy will rate - USER INPUT REQUIRED	
Underwriter case number:		
Loan:	1	
Commitment:	1	
<div style="border: 1px solid #ccc; padding: 5px;"> <p>Simultaneous Issue:</p> <p><input type="checkbox"/> Show both policy numbers on both policies</p> <p style="border: 2px solid red; padding: 2px;"><input checked="" type="checkbox"/> Show full premium on CDF/HUD-1</p> <p><input type="checkbox"/> Show full premium on Settlement Statement</p> <p><input type="checkbox"/> Show full premium on invoice</p> </div>		

Show Full premium on CDF/HUD-1 box should always be checked

Once your policy code has been selected, you will need to open the more/less bar to add the "base premium" to the owner's field.

JANUARY RELEASE NOTES

Owner's Policy Premium and Split

Loan Policy

Policy number:	<input type="text" value="5911400261Z"/>		
Coverage amount:	<input type="text" value="\$532,152.00"/>	Prior policy adjustment:	<input type="text"/>
Seller pay %:	<input type="text"/>	Seller pay amount:	<input type="text"/>
Final loan premium:	<input type="text" value="\$312.00"/>	Transaction code:	<input type="text" value="3202"/>
Full loan premium:	<input type="text" value="\$1,897.00"/>		
Remarks:	<input type="text" value="ALTA Loan Policy 2006"/>		

Click on these tabs which gives you the option of entering fees in the owner/loan policy fields

Loan Policy Premium and Split

Owner's Policy Premium and Split

Owner's Policy Premium

Basis:	<input type="text" value="Sales Price"/>	Invoice:	<input type="text" value="1"/>
Coverage amount:	<input type="text" value="\$550,780.00"/>	Bill code:	<input type="text" value="TP"/>
Method:	<input type="text" value="Default"/>		
Rate table:	<input type="text" value="CA - Project"/>		
Base premium:	<input type="text" value="\$765.00"/>	Manually input your owner's base premium in the field which will flow to the final owner's premium field below	
Prior policy adjustment:	<input type="text"/>		
Multiplication %:	<input type="text" value="100.00000"/>		
Simultaneous issue fee:	<input type="text"/>		
Adjustment: +/-	<input type="text"/>		
Final owner's premium:	<input type="text" value="\$765.00"/>		
SI net owner's premium:	<input type="text" value="(\$820.00)"/>		
Line:	<input type="text" value="H.04"/> <input type="text" value="CDF: 1"/> <input type="text" value="Title - Owner's Title Insurance (optional)"/>		
Seller credit to borrower:	<input type="text"/>	Line:	<input type="text"/>

The same will be done for the loan policy premium field. Click on the more/less bar to show loan premium fields and enter amount.

Loan Policy Premium and Split

Loan Policy Premium

Basis:	<input type="text" value="Loan Amount"/>	Invoice:	<input type="text" value="1"/>
Coverage amount:	<input type="text" value="\$532,152.00"/>	Bill code:	<input type="text" value="TP"/>
Method:	<input type="text" value="Default"/>		
Rate table:	<input type="text" value="CA - Project"/>		
Base premium:	<input type="text" value="\$312.00"/>	Manually enter the loan base premium here which will flow to the final loan premium field	
Prior policy adjustment:	<input type="text"/>		
Multiplication %:	<input type="text" value="100.00000"/>		
Simultaneous issue fee:	<input type="text"/>		
Adjustment: +/-	<input type="text"/>		
Final loan premium:	<input type="text" value="\$312.00"/>		
Full loan premium rate table:	<input type="text" value="CA - Full Loan Prem"/>		
Full loan premium:	<input type="text" value="\$1,897.00"/>		
Line:	<input type="text" value="C.07"/> <input type="text" value="CDF: 1"/> <input type="text" value="Title - Lender's Title Insurance"/>		

JANUARY RELEASE NOTES

Loan Policy Premium and Split

Loan Policy Premium

Basis:

Coverage amount:

Method:

Rate table:

Base premium:

Prior policy adjustment:

Multiplication %:

Simultaneous issue fee:

Adjustment: +/-

Final loan premium:

Full loan premium rate table:

Full loan premium:

Line: Title - Lender's Title Insurance

Invoice:

Two options are available when selecting or entering the full loan premium.

Option 1. Click on the loan premium rate table and select CA-Full loan premium as shown below. This will pull the full loan premium amount to the field below.

Adjustment: +/-

Final loan premium:

Full loan premium rate table:

Full loan premium:

Line: Title - Lender's Title Insurance

OR Option 2. Manually insert the premium in the Full loan premium field.

Once you have input all information, you can now view your premiums by clicking on the full loan premium hyperlink which will reflect the premiums inserted in the fields.

Coverage amount: Bill code:

Method:

Rate table:

Base premium:

Prior policy adjustment:

Multiplication %:

Simultaneous issue fee:

Adjustment: +/-

Final loan premium:

Full loan premium rate table:

Full loan premium:

Line: Title - Lender's Title Insurance

SI Net Owner's Premium

Final owner's premium	\$765.00
Final loan premium	+ \$312.00
Full loan premium	- \$1,897.00
SI net owner's premium	(\$820.00)

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

REPORTS

Closed Orders by Marketing Rep				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CA PIRT		303877	
<ul style="list-style-type: none">Changed product group of "P97S_L_PirtPol" to split out by amount. Each different amount will appear in a separate "Policy of insurance..." group.				

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

FLORIDA

DOCUMENTS

Escrow

Florida Insurance Premium Disclosure and Settlement Agent Certification

NEW/MOD Mod	REQUESTED BY Support	FOOTPRINTS No(s). n/a	TFS No(s). 306822	FILE NAME (NEW ITEMS ONLY)
-----------------------	--------------------------------	---------------------------------	-----------------------------	-----------------------------------

Corrected document to pull in the endorsement(s) fee amount(s) for HUD orders, as well as CDF orders.

		Closing Disclosure Amount		Florida Premium	
		Buyer	Seller	Buyer	Seller
(a)	Lender's Policy:	N/A	N/A	\$275.00	\$0.00
(b)	Lender's Endorsements:	N/A	N/A	\$107.50	\$0.00
(c)	Lender's Policy Total:	N/A	N/A	\$382.50	\$0.00
(d)	Owner's Policy:	N/A	N/A	\$0.00	\$1,575.00
(e)	Owner's Endorsements:	N/A	N/A	\$0.00	\$182.50
(f)	Owner's Policy Total:	N/A	N/A	\$0.00	\$1,757.50
Total All Policies (c+f):		N/A		\$2,140.00	

[Back to Table of Contents](#)

Notice of Availability of Owner's Title Insurance

NEW/MOD Mod	REQUESTED BY FNT Tampa	FOOTPRINTS No(s). n/a	TFS No(s). 306445	FILE NAME (NEW ITEMS ONLY)
-----------------------	----------------------------------	---------------------------------	-----------------------------	-----------------------------------

Revised signature section to reflect buyers' signatures rather than sellers' signatures.

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

ILLINOIS

DOCUMENTS

Escrow

Affidavit (Property Manager)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Midwest IT	n/a	306456	

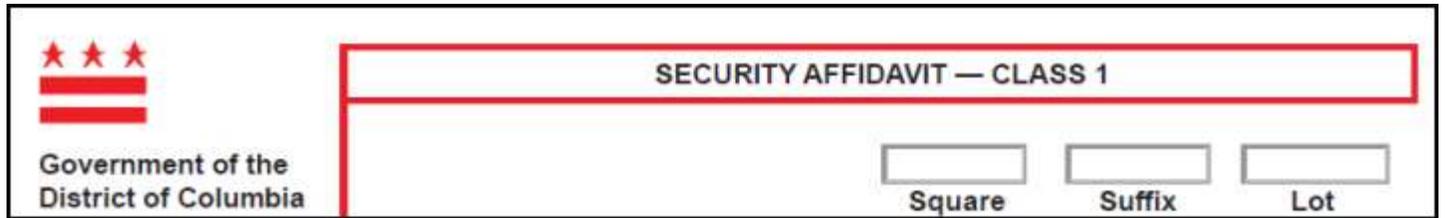
Revised document to print Buyer/Borrower signatures and jurat for Refinance orders.

[Back to Table of Contents](#)

Affidavit (Security)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	IL RLC	n/a	308248	DCD1003.doc

New document. Render to view complete document.



[Back to Table of Contents](#)



JANUARY RELEASE NOTES

Direction to Pay Cook County Taxes (ACH)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Midwest IT	n/a	308481	

Changed Processing Fee to \$2.00. Added "Taxes Paid on Behalf of: Buyer / Seller" (users will need to check the correct one)

CHICAGO TITLE COMPANY		DIRECTION TO PAY COOK COUNTY TAXES	
Borrower(s): Brian T. Buyer and Brenda T. Buyer Buyer Company, Inc.	Date: January 19, 2016	Escrow No.: AMG Test File ILMS	
Seller(s): Samuel T. Seller and Samantha T. Seller Seller Company, Inc., et al.	Order No.: AMG Test File IL	Closer: Michele Scarbrough	
Property: 100 Property Street Chicago, IL 60605-1111	Closing Location: CSM-376		
PIN(s): 111-11-1-1APN	Taxes Paid on Behalf of: <input type="checkbox"/> Buyer <input type="checkbox"/> Seller		
PIN Verification: PIN Verification for taxes CF Prompt			
Real-Time TPA System - ACH			
Request to Pay Real Estate Taxes:			
Year: 2015	<input checked="" type="checkbox"/> 1st Installment	<input checked="" type="checkbox"/> Ok to overdraft	
	<input checked="" type="checkbox"/> 2nd Installment		
Amount:	\$2,000.00	Approver _____	
Duplicate Bill Fee:	\$5.00		
Processing Fee:	\$2.00		
Total Payment:	\$2,007.00		

[Back to Table of Contents](#)

FHA Payoff Instructions and Authorization

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	IL RLC	n/a	308248	SCA0002282.doc

New document. Render to view complete document.

CHICAGO TITLE COMPANY		FHA PAYOFF INSTRUCTIONS AND AUTHORIZATION	

[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	IL	n/a	306095	
<ul style="list-style-type: none"> Added "Owners policy seller pay amt (zero to use %)" prompt Defaulted to zero (0.00) If zero the percent is used (current functionality), non-zero the entered amount is used 				

[Back to Table of Contents](#)

Preliminary Change of Ownership (PCOR)				
Preliminary Change of Ownership (PCOR)				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	IL RLC	n/a	308248	SCA0000251.doc SCA0002684_CTSC.doc

New documents. Render to view complete document. These are the same documents with SCA0002684_CTSC.doc contains 2 extra pages with instructions.

BOE-502-A (P1) REV. 12 (05-13)

PRELIMINARY CHANGE OF OWNERSHIP REPORT

To be completed by the transferee (buyer) prior to a transfer of subject property, in accordance with section 480.3 of the Revenue and Taxation Code. A *Preliminary Change of Ownership Report* must be filed with each conveyance in the County Recorder's office for the county where the property is located.

[Back to Table of Contents](#)

Real Property Transfer Tax Form (FP7C)				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	IL RLC	n/a	308248	DCD1001.doc

New document. Render to view complete document.

Government of the District of Columbia
Office of Tax and Revenue
Recorder of Deeds

Real Property Recordation and Transfer Tax Form FP 7/C

PART A - Type of Instrument

<input type="checkbox"/> Deed	<input type="checkbox"/> Tax Deed	<input type="checkbox"/> Deed of Trust	<input type="checkbox"/> Trustee Deed
<input type="checkbox"/> Easement	<input type="checkbox"/> Modification	<input type="checkbox"/> Lease	<input type="checkbox"/> Other <input style="width: 80px;" type="text"/>

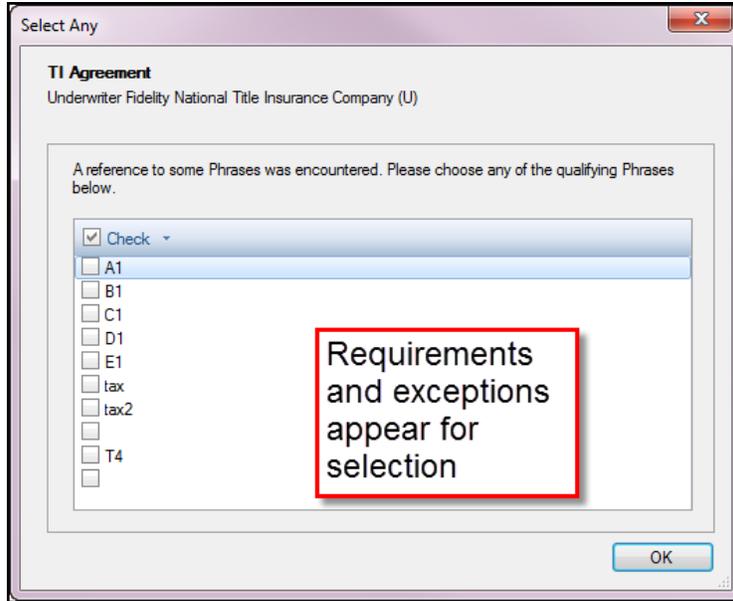
[Back to Table of Contents](#)

JANUARY RELEASE NOTES

TI Agreement

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	TT Aurora	IN16000016488	308465	

Added ability to choose from both requirements and exceptions.



[Back to Table of Contents](#)



JANUARY RELEASE NOTES

Title

Commitment - Originating Office Information

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	IL RLC	n/a	309143	

Added Title Company email to the Originating Office information for IL operations.

ORIGINATING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Fidelity National Title Company, LLC 20 N Clark, Ste 220 Chicago, IL 60602 Main Phone: (312)621-5000 Email: ilchicago@fnf.com	Fidelity National Title Company, LLC 20 N Clark, Ste 220 Chicago, IL 60602 Main Phone: (312)621-5000 Main Fax: (312)621-5033

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

REPORTS

Closing Calendar				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT Metro		205883	
<ul style="list-style-type: none">Added the preCloser/escrow assistant as a group by selection				

[Back to Table of Contents](#)

Order Exceptions				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT Metro		306440	
<ul style="list-style-type: none">added a new exception for "Missing Settlement Date", evaluate/check closed orders that have posted revenue (register only) with no settlement date entered.				

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

LOOKUP TABLES

P - Loan Policy Version - IL.MET-RLC.FT

P - Owner's Policy Version - IL.MET-RLC.FT

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

- Updated formula behind the Effective Date/Time field.
- Old formula would cause the effective date on the documents to move one day forward.
- New formula fixed this issue.

Name and Address of Title Insurance Company: [Fidelity National](#)
[116 N Chicago](#)
[Joliet, IL 60432](#)

Address Reference: [1809 N. Hickory Street, Crest Hill, IL 60403](#)

Date of Policy	
June 27, 2015	

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

OREGON

DOCUMENTS

Escrow

Affidavit (ALTA)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Portland	n/a	307657	

Added logic to document to render blank lines for items 2 and 4 if the prompts are left blank.

2. There have been no repairs or alterations upon said real property during the preceding seventy-five (75) days except:

3. There are no unpaid bills for material or labor arising out of any repairs or alterations upon said property.
4. The improvements located on said real property are complete and no further labor or materials will be furnished, except:

5. I/We have no knowledge of any liens, judgments, taxes, or other monetary encumbrances which are liens on

[Back to Table of Contents](#)

Affidavit (Compliance Relating to Manufactured Dwelling Parks)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT Portland	n/a	306622	ORD1378.doc

New document. Render to view complete document.

AFTER RECORDING RETURN TO:
Chicago Title Company
719 Sleater Kinney Rd SE, Suite 108
Portland, OR 97211

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**AFFIDAVIT OF COMPLIANCE WITH CHAPTER 89, OREGON LAWS 2014, RELATING TO
MANUFACTURED DWELLING PARKS BY TENANTS**

STATE OF OREGON, COUNTY OF _____:

I, _____, being first duly sworn, depose and say that:

1. I am (check applicable box)

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

Affidavit (Extended Coverage and Endorsements)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT Portland	n/a	306622	ORD1380.doc

New document. Render to view complete document.

**AFFIDAVIT FOR EXTENDED COVERAGE
ALTA TITLE INSURANCE POLICY
AND ENDORSEMENTS**

STATE OF _____ Title Co.: Fidelity National Title Insurance Company
COUNTY OF _____ Title No.: MS Test CDF ORCLR

I, **Stephen T. Seller**, being duly sworn, hereby depose and say that:

1. I am the (title:) **President** of (company or partnership:) **Seller Company, Inc.**, which is (check applicable box):

A. the owner of certain real property more particularly described in Exhibit "A" of this affidavit and referred to in this affidavit as the "or

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

Deed (Bargain and Sale)

Deed (Bargain and Sale), Legal

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Portland	n/a	305840	

Updated Deed to reflect most current language.

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

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true consideration for this conveyance is Three Hundred Thousand And No/100 Dollars (\$300,000.00). (See ORS 93.030).

Text in bold has been updated

[Back to Table of Contents](#)

JANUARY RELEASE NOTES

EI - Borrower's (EIS)				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Portland	n/a	306641, 307213	

Removed the option to "Deposit to Account".

TRANSFER All Net Proceeds, or \$ _____

TO: _____ BEFORE

ATTN: _____

Seller proceeds, or balance thereof, at closing shall be delivered as follows:

Mail Hold for Pick Up Deposit to Account:

Bank: _____

Account No.: _____

Account Name: _____

ABA Routing No.: _____

TRANSFER All Net Proceeds, or \$ _____

TO: _____ AFTER

ATTN: _____

Seller proceeds, or balance thereof, at closing shall be delivered as follows: Mail Hold for Pick Up

Revised to remove the hardcoded item previously in the section below. The field on the screen will be used for this information instead (standard information will be templated in):

Borrower

Enter the additional documents other than loan docs attached:

Properly executed loan documents
any other information needed

I/We hand you herewith:

- Properly executed loan documents
- any other information needed

You are authorized to deliver and/or record the above and close in accordance with the estimated closing statement contained herein (subject to adjustment);

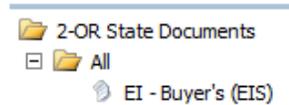
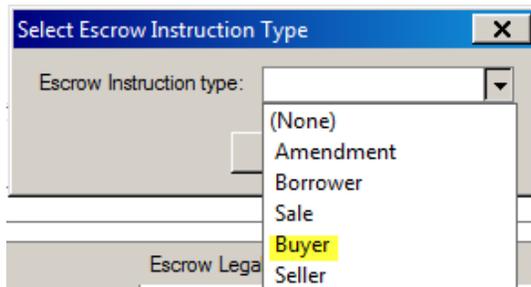
[Back to Table of Contents](#)

JANUARY RELEASE NOTES

EI - Buyer's

NEW/MOD Mod	REQUESTED BY CT Portland	FOOTPRINTS No(s). n/a	TFS No(s). 307213	FILE NAME (NEW ITEMS ONLY)
----------------	-----------------------------	--------------------------	----------------------	----------------------------

Revised to look to the Escrow Instructions screen, and the type of 'Buyer' will need to be selected. The Document title in the tree is now 'EI - Buyer's (EIS)'. There is a new more/less bar that goes along with the document. Hardcoded items previously on the document have been removed. The fields on the screen will be used for this information instead (standard information will be templated in).



Buyer

Enter any additional documents provided by the Buyer:

Loan Documents (previously hardcoded)
List any other documents needed here

Deliver for the account of the undersigned the following:

Properly executed Deed (previously hardcoded)
List any additional documents here

Enter the exception numbers which will stay on title:

1, 2, and 5

Enter the basis of the proration:

Recording of deed (previously hardc

Enter items to be prorated:

Enter prorations here (this was previously multiple prompts)

I/We hand you herewith collected funds pursuant to the closing statement approved by the undersigned buyer and:

- Loan Documents (previously hardcoded)
- List any other documents needed here

You are authorized to deliver and/or record the above and close in accordance with the estimated closing statement contained herein (subject to adjustment) when you have received for my account the following:

- Properly executed Deed (previously hardcoded)
- List any additional documents here

And when you can procure/issue an Owner's Policy coverage form Policy of Title Insurance from **Fidelity National Title Insurance Company** with a liability of Three Hundred Fifty Thousand And No/100 Dollars (\$350,000.00) on the property described in your Preliminary Report No. 140192479, dated May 8, 2015, a copy of which I/we have read and hereby approve.

SHOWING TITLE VESTED IN

RealME1one LLC,

Subject to the usual printed exclusions and exceptions, current general and special taxes for the fiscal year in which this escrow closes, and taxes for the ensuing year, if any, a lien not yet due and payable, and exceptions numbered 1, 2, and 5 of the above referenced title report, and further subject to any new encumbrances recorded at closing.

Prorate as of **Recording of deed (previously hardcoded)**, the following:

- Enter prorations here (this was previously multiple prompts)

ADDITIONAL INSTRUCTIONS Phrases will pull in if entered, else will say 'NONE'

Enter Additional Instruction phrases if needed

GENERAL INSTRUCTIONS

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

EI - Interest Bearing Accounts

EI - Interest Bearing Accounts (Legal)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Portland	n/a	307083	

Revised to reflect the following note:

7. [Fidelity National Title Company of Oregon](#) is not responsible for levies by taxing authorities based upon the taxpayer identification number used to establish this interest bearing account.

NOTE: Oregon Administrative Rules Chapter 836-50-060 (1) provides that: "Subject to the requirements of this rule, client's trust funds may be placed in a *federally insured* interest-bearing account in a *bank within this state* with the prior written approval of all principals to the escrow transaction."

END OF INSTRUCTIONS

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

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

EI - Sale (EIS)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Portland	n/a	306641, 307213	

Removed the option to "Deposit to Account".

TRANSFER All Net Proceeds, or \$ _____

TO: _____ **BEFORE**

ATTN: _____

Seller proceeds, or balance thereof, at closing shall be delivered as follows:

Mail Hold for Pick Up Deposit to Account:

Bank: _____

Account No.: _____

Account Name: _____

ABA Routing No.: _____

TRANSFER All Net Proceeds, or \$ _____

TO: _____ **AFTER**

ATTN: _____

Seller proceeds, or balance thereof, at closing shall be delivered as follows: Mail Hold for Pick Up

Revised to remove the hardcoded items previously in the sections below. The fields on the screen will be used for this information instead (standard information will be templated in). See My Screens for changes that go along with this:

Sale

Buyer hands you herewith collected funds pursuant to the closing statement approved by the undersigned buyer and:

Enter any additional documents provided by the Buyer:

- Executed loan documents
- Approved copy of the Preliminary Report

Which you are to use and/or deliver provided you can deliver for the account of the undersigned the following:

- Properly executed Deed

Deliver for the account of the undersigned the following:

- Properly executed Deed

describing the real property as set forth in that certain preliminary title report issued by Fidelity National Title

Seller hands you herewith the following:

- Deed
- 1099 Form
- Approved copy of the Preliminary Report

Enter any additional documents provided by the Seller:

- Deed
- 1099 Form
- Approved copy of the Preliminary Report

[Back to Table of Contents](#)

JANUARY RELEASE NOTES

EI - Seller's				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Portland	n/a	307213	

Same changes that were made to the EI - Sale (EIS) were completed. Revised to look to the Escrow Instructions screen, and the type of 'Seller' will need to be selected. The Document title in the tree is now 'EI - Seller's (EIS)'. There is a new more/less bar that goes along with the document. Hardcoded items previously on the document have been removed. The fields on the screen will be used for this information instead (standard information will be templated in).



Seller

Enter any additional documents provided by the Seller:

Properly executed Deed (previously hardcoded)
List any additional documents needed here

Enter the basis of the proration:

Recording of deed (previously hard...

Enter items to be prorated:

Enter prorations here (this was previously multiple prompts)

Seller hands you herewith:

- Properly executed Deed (previously hardcoded)
- List any additional documents needed here

describing the real property as set forth in that certain preliminary title report issued by Fidelity National Title Insurance Company No. 140192479, dated May 8, 2015, which preliminary title report the undersigned has read and does hereby approve;

which you can use when you hold for the account of the undersigned Seller funds pursuant to the closing statement approved by the undersigned;

and when you can procure/issue an Owner's Policy coverage form Policy of Title Insurance from Fidelity National Title Insurance Company with a liability of Three Hundred Fifty Thousand And No/100 Dollars (\$350,000.00) on the property described in your Preliminary Report No. 140192479, dated May 8, 2015, a copy of which I/we have read and hereby approve.

SHOWING TITLE VESTED IN

Real4ME1one LLC,

SELLER/TRANSFEROR STATES THAT PROPERTY ADDRESS IS

2017 NE Weidler Street, Portland, OR 97232

Prorate as of Recording of deed (previously hardcoded), the following:

- Enter prorations here (this was previously multiple prompts)

ADDITIONAL INSTRUCTIONS Phrases will pull in if entered, else will say 'NONE'

Enter Additional Instruction phrases if needed

GENERAL INSTRUCTIONS

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

Letter (Funding Request)				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Portland	n/a	307857	
Wiring Information has been attached as the 2 nd page.				

[Back to Table of Contents](#)

Letter (Line of Credit Authorization)				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Portland	n/a	307075	
<p>For CT or TT Portland operations, when the checkbox prompt "Check if reconveyance will be sent to settlement agent" is left unchecked, the following address will print on the document (otherwise, will still be prompted for the address to which to send the reconveyance):</p> <p>Upon receipt of funds representing payment in full, you are to forward the full reconveyance to:</p> <div style="border: 1px solid red; padding: 5px; margin: 10px 0;"> <p>Release Tracking Department 650 NE Holladay Street, Suite 850 Portland, OR 97232</p> </div> <p>IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.</p>				

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

Letter (Opening - Custom)

Letter (Opening - FSBO - Custom)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT Portland	n/a	306648	

Revised documents to collapse sections when information is not needed on the document.

PLEASE SIGN AND RETURN THE FOLLOWING: (Type1 transmissions)

Document One
Document Two

PLEASE SIGN EXACTLY AS YOUR NAMES APPEAR AND HAVE ACKNOWLEDGED BEFORE A NOTARY PUBLIC: (Type 2 transmissions)

Document One
Document Two

PLEASE FILL OUT, SIGN AND RETURN:

Document One
Document Two

ENCLOSED ARE THE FOLLOWING ITEMS FOR YOUR INFORMATION:

Item One
Item Two

Highlighted sections will collapse if custom field prompts are left unanswered

[Back to Table of Contents](#)

Letter (Payoff Enclosure)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Portland	n/a	307075	

For CT or TT Portland operations, when the checkbox prompt "Check if reconveyance will be sent to settlement agent" is left unchecked, the following address will print on the document (otherwise, will still be prompted for the address to which to send the reconveyance):

Upon receipt of funds representing payment in full, you are to forward the full reconveyance to:

Release Tracking Department
650 NE Holladay Street, Suite 850
Portland, OR 97232

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

[Back to Table of Contents](#)

JANUARY RELEASE NOTES

Preliminary Statement Regarding Seller's Exempt Status				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Portland	n/a	308937	
<p>Updated hyperlink to reflect the general forms website:</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>IF YOU CHECKED ANY BOX OTHER THAN "NONE OF THE ABOVE," SUBMIT YOUR SIGNED AND DATED FORM TO THE ESCROW AGENT BEFORE YOUR CLOSING APPOINTMENT.</p> </div> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>IF YOU CHECKED "NONE OF THE ABOVE," YOU MUST COMPLETE OREGON DEPARTMENT OF REVENUE (DOR) FORM WC AND SUBMIT IT TO THE ESCROW AGENT PRIOR TO YOUR CLOSING APPOINTMENT.</p> <p>CONTACT THE ESCROW AGENT TO OBTAIN DOR FORM WC AND INSTRUCTIONS, OR VIEW AND PRINT THEM ONLINE AT: http://www.oregon.gov/DOR/forms/Pages/default.aspx</p> </div>				

[Back to Table of Contents](#)

Termination of Lease				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT Portland	n/a	306622	ORD1377.doc
<p>New document. Render to view complete document.</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;">  <p>CHICAGO TITLE COMPANY</p> <p>AFTER RECORDING RETURN TO: Erin T. Escrow Test Escrow Office 1001 Escrow Way Portland, OR 97216</p> <p style="text-align: center;">TERMINATION OF LEASE</p> <p>This Termination of Lease is executed this 6th day of January, 2016, by the undersigned as the parties to, or the successors in interest to, that certain lease described as follows (herein the "Lease"):</p> <p style="color: blue; text-decoration: underline;">User enters Lease Information here.</p> <p>In consideration of good and valuable consideration, the undersigned agree and declare that the Lease is</p> </div>				

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

Title

OTIRO Endorsements (ALTA)				
NEW/MOD New	REQUESTED BY Underwriting	FOOTPRINTS No(s). n/a	TFS No(s). 309461	FILE NAME (NEW ITEMS ONLY) Various
<p>The following endorsements are now available.</p> <ul style="list-style-type: none"> • OTIRO 219.2-06 - Contiguity - Specified Parcels (ALTA 19.2-06) • OTIRO 228.3-06 - Encroachments - Boundaries and Easements-Described Improvements and Land Under Development (ALTA 28.3-06) • OTIRO 232-06 - Construction Loan - Loss of Priority (ALTA 32-06) • OTIRO 232.1-06 - Construction Loan - Loss of Priority - Direct Payment (ALTA 32.1-06) • OTIRO 232.2-06 - Construction Loan - Loss of Priority - Insured's Direct Payment (ALTA 32.2-06) • OTIRO 233-06 - Disbursement (ALTA 33-06) • OTIRO 236.7-06 - Energy Project - Fee Estate (ALTA 36.7-06) • OTIRO 236.8-06 - Energy Project - Fee Estate (ALTA 36.8-06) • OTIRO 240-06 - Tax Credit (ALTA 40-06) • OTIRO 240.1-06 - Tax Credit - Defined Amount (ALTA 40.1-06) • OTIRO 241-06 - Water - Buildings (ALTA 41-06) • OTIRO 241.1-06 - Water - Improvements (ALTA 41.1-06) • OTIRO 241.2-06 - Water - Described Improvements (ALTA 41.2-06) • OTIRO 241.3-06 - Water - Land Under Development (ALTA 41.3-06) • OTIRO 242-06 - Commercial Lender Group (ALTA 42-06) • OTIRO 243-06 - Anti-Taint (ALTA 43-06) • OTIRO 244-06 - Insured Mortgage Recording (ALTA 44-06) • OTIRO 245-06 - Pari Passu Mortgage (ALTA 45-06) 				

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

MYSREENS

Escrow

Escrow Instructions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Portland	n/a	307223	

There is a new Buyer and a new Seller more/less bar to go along with the requested document changes. See the document changes that go along with these:

A screenshot of a dropdown menu with four options: Borrower, Sale, Buyer, and Seller. The Buyer and Seller options are highlighted with a red rectangular box.

In the Sale more/less bar there is a new field for the previously hardcoded Deed information. See the document change that goes along with this.

A screenshot of the 'Sale' more/less bar. It shows a text area for 'Enter any additional documents provided by the Buyer:' containing 'Executed loan documents' and 'Approved copy of the Preliminary Report'. Below this is a highlighted section 'Deliver for the account of the undersigned the following:' with a text area containing 'Properly executed Deed'.

[Back to Table of Contents](#)

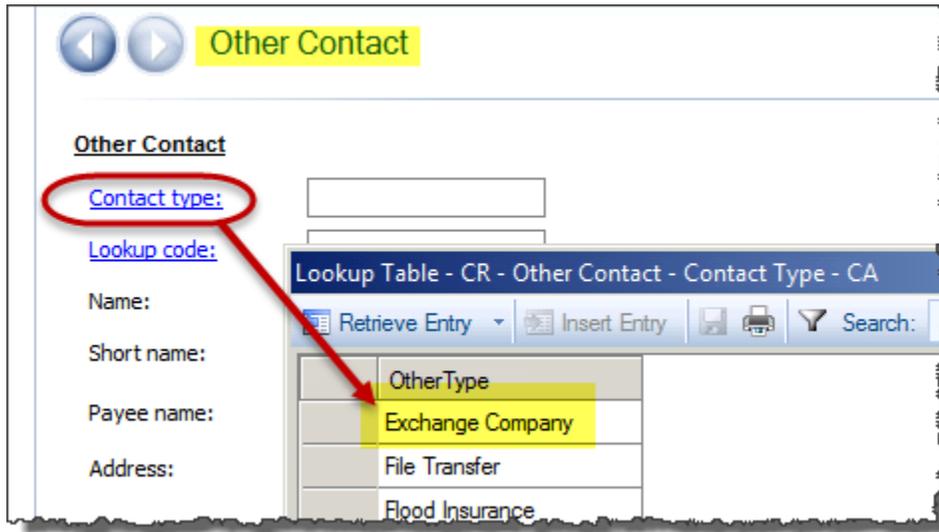
JANUARY RELEASE NOTES

LOOKUP TABLES

C – Other Contact - OR

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).
n/a	n/a	n/a	n/a

“Exchange Company” has been added as a selection to the Contact Type lookup table



[Back to Table of Contents](#)



JANUARY RELEASE NOTES

Escrow Instruction Phrases

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).
New	CT Portland	n/a	306900

[Code: blb01 / LAND DIVISION / Previously: BLB13](#)

The parties hereto have satisfied themselves, outside of escrow and/or prior to closing that the transaction covered by this escrow is not in violation of any law regulating land division, and [Pulls Escrow Office Name] is relieved of all responsibility and/or liability in connection therewith, and is not to be concerned with the enforcement of said laws. The parties shall pursue, outside of escrow, any required minor partition and/or lot line revisions. Adjustments, if any, made by the County in the tax assessment shall be handled between the parties hereto outside of escrow.

[Code: blb02 / TAX PRORATION / Previously: BLB29](#)

It is understood and agreed that the tax proration, as disclosed on the estimated settlement statement, has been based on and reflects an exemption as allowed under R.C.W. Chapter 84.36 for Senior Citizens. Any sale of said premises during the current tax year MAY result in a claim by the County Tax Collector for a larger tax payment, by the Purchaser, than the foregoing amount indicated due and payable, and would be based upon a full assessment of the premises without reduction for the exemption. No liability is assumed hereunder by [Pulls Escrow Office Name] for such increase in tax amount and the forthcoming policy WILL NOT insure against such increase in taxes incurred by reason of said sale. The undersigned agrees to accept such proration figures and will not hold [Pulls Escrow Office Name] responsible for any reproration between the parties herein.

[Code: blb03 / BILLS PAID / Previously: BLB34](#)

The undersigned hereby acknowledges that all bills have been submitted to the appropriate parties and paid-in-full outside of this closing. [Pulls Escrow Office Name] is not to be concerned with collection or payment of same.

[Code: blb04 / APPLICATION TO ESTABLISH OWNERSHIP / Previously: BLB44](#)

[Pulls Escrow Office Name] is hereby instructed to prepare an Application to Establish Ownership form as required by Department of Consumer and Business Services Building Codes Division, setting forth any secured party's interest disclosed herein, covering the manufactured structure which is the subject of this escrow. Said document has hereby been accepted and approved by the undersigned.

[Code: blb05 / APPLICATION AND CERTIFICATION EXEMPTION / Previously: BLB49](#)

[Pulls Escrow Office Name] is instructed to prepare an Application and Certification Exempting a Manufactured Structure from Ownership document as required by the Department of Consumer and Business Services Building Codes Division. Said document has been accepted and approved by the undersigned.

[Code: blb06 / HISTORIC PROPERTY / Previously: BLB52](#)

The undersigned hereby acknowledge that [PROMPT (The undersigned acknowledge that)] which is the subject of this escrow, has been specially assessed as Historic property as disclosed by the tax and assessment roll of [Pulls Property County] County, Oregon. In the event the property being purchased in this escrow becomes disqualified for the special assessments, additional taxes may become due and payable.

If the property is disqualified for the special assessment under the statute, an additional tax may be levied for the last fifteen (15) or lesser number of years in which the historic property assessment was in effect for the land, and in addition there, a penalty may be levied if notice of disqualification is not timely given.

[Pulls Escrow Office Name] has not made any representations to the undersigned as to the amount of the deferred taxes existing or the requirement for maintaining the special assessment.

The undersigned further acknowledge that escrow is not collecting from the undersigned, funds for payment of any deferred taxes.

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

TEXAS

DOCUMENTS

Escrow

Texas Disclosure Form T-64

NEW/MOD MOD	REQUESTED BY TX	FOOTPRINTS No(s).	TFS No(s). 304217	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">• Included zero Endorsements in the "Fees Paid to Settlement Agent"• Endorsements must have a CDF line selected				

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

WASHINGTON

DOCUMENTS

Escrow

Exhibit Page - Commitment Legal

Exhibit Page - Escrow Legal

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Washington	IN15000659710	307257	

Increased width of left margin to ensure at least one full inch on left side of document to avoid rejections from the county recorder's office.

[Back to Table of Contents](#)

Questionnaire

Questionnaire, Letter

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Washington	IN15000641753	305405	

From the seller's version of this document, removed the question and checkbox answers for:

Sellers confirm they are US citizens? Yes No

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

REPORTS

Single Ledger Balance

NEW/MOD MOD	REQUESTED BY FT WA	FOOTPRINTS No(s).	TFS No(s). 303833	FILE NAME (NEW ITEMS ONLY)
----------------	-----------------------	-------------------	----------------------	----------------------------

- Added ledger transfer information to the end of the Single Ledger Balance.

Single Ledger Balance

Ledger Transfer Information

		<u>Total</u>
Owner's Policy	Coverage Amount: 485,000.00	\$1,322.76
Title Charges Owner's Final Premium (TP)	\$1,208.00	
Sales Tax (WST)	\$114.76	
Loan Policy	Liability Amount: 476,215.00	\$861.77
Final Loan Premium (TP)	\$787.00	
Sales Tax (WST)	\$74.77	
Escrow Fees (ESC)		\$1,971.00
Escrow Fees (ESC)	\$1,800.00	
Sales Tax (WST)	\$171.00	
Recording Fees (RCF)		\$170.00
Transfer Tax (COT)		\$8,638.00
Grand Total		\$12,963.53

[Back to Table of Contents](#)

JANUARY RELEASE NOTES

LANDCASTLE

DOCUMENTS

Escrow

Deed Request

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	LCT OH	n/a	305849	604227_DeedRequest.doc

New Document. Render to view complete document.



Fidelity National Title*

Insurance Company

1433 SW 6th Avenue
Portland, OR 97201
Phone: (503)372-0644 / Fax: (866)606-4194

DEED REQUEST

[Back to Table of Contents](#)

Entity Review

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	LCT OH	n/a	305849	604227_EntityReview.doc

New Document. Render to view complete document.



Fidelity National Title*

Insurance Company

ENTITY REVIEW

ORDER NO.: [AMG Test File OR](#)

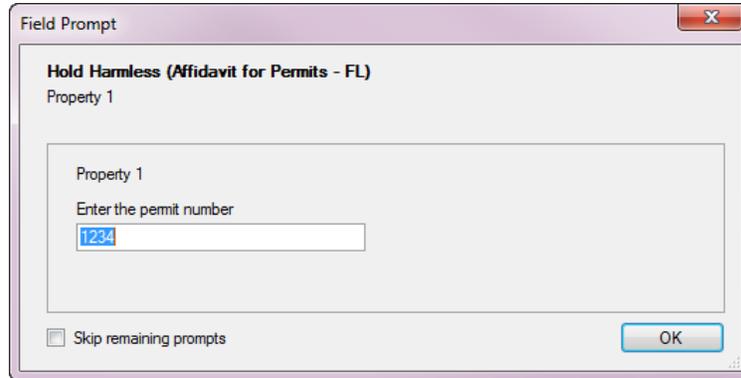
[Back to Table of Contents](#)

JANUARY RELEASE NOTES

Hold Harmless (Affidavit for Permits - FL)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	LCT FL	n/a	308284	

Corrected document to prompt for the permit number and for who issues the permit. Also fixed the acknowledgement section to prompt asking identification type.



Field Prompt

Hold Harmless (Affidavit for Permits - FL)
Property 1

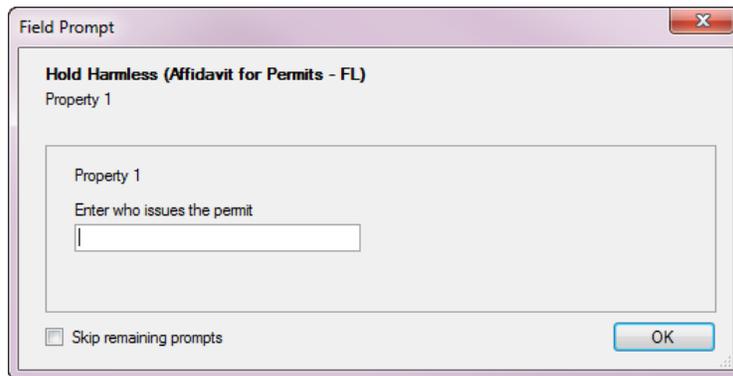
Property 1

Enter the permit number

1234

Skip remaining prompts

OK



Field Prompt

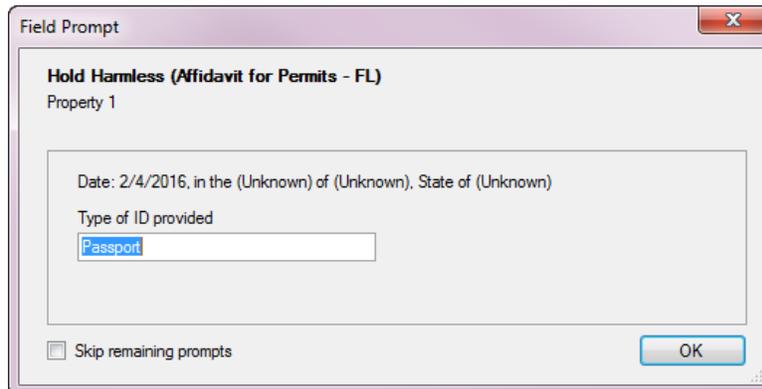
Hold Harmless (Affidavit for Permits - FL)
Property 1

Property 1

Enter who issues the permit

Skip remaining prompts

OK



Field Prompt

Hold Harmless (Affidavit for Permits - FL)
Property 1

Date: 2/4/2016, in the (Unknown) of (Unknown), State of (Unknown)

Type of ID provided

Passport

Skip remaining prompts

OK

[Back to Table of Contents](#)

JANUARY RELEASE NOTES

REO Review Checklist

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	LCT OH	n/a	305849	604227_REOReviewChecklist.doc

New Document. Render to view complete document.

REO REVIEW CHECKLIST

File No.: [AMG Test File OR](#)
 Open Date: [January 29, 2016](#)
 Property: [100 Property Street, Portland, OR 97211](#)

[Back to Table of Contents](#)

Title Curative Worksheet

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	LCT OH	n/a	305849	604227_ TitleCurativeWorksheet.doc

New Document. Render to view complete document.



Fidelity National Title
Insurance Company

TITLE CURATIVE WORKSHEET

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

Title

Chicago Title Commitment - Schedule B-II (2006) / OH

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	LCT OH	n/a	308286	
Removed hard-coded exceptions so that only exceptions with the "Show on document" box checked will pull in.				
<div style="border: 1px solid black; padding: 5px;"><p>Type: <input type="text" value="Exception"/> <input type="checkbox"/> Show on document <input type="checkbox"/> Include on loan policy</p><p>Code: <input type="text" value="B1"/> <input type="checkbox"/> Show with numbering <input type="checkbox"/> Include on owner's policy</p></div>				

[Back to Table of Contents](#)



JANUARY RELEASE NOTES

SERVICELINK

DOCUMENTS

Escrow

[Arizona Quit Claim Deed](#)
[California Grant Deed \(Wells Fargo\)](#)
[Idaho Bargain and Sale Deed \(Wells Fargo\)](#)
[Nevada Grant, Bargain and Sale Deed \(Wells Fargo\)](#)
[New Mexico Special Warranty Deed \(Wells Fargo\)](#)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	SL - Tori Jones	n/a	305727	

Updated deeds to reflect various changes per request from Tori Jones.

[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.

DOCUMENTS

TEXAS:

Deactivated following documents:

- Acknowledgment Of Receipt Of Settlement Statement (Legal)
- Acknowledgment Of Receipt Of Settlement Statement (Letter)

WASHINGTON:

Deactivated following document:

- EI - Investment of Escrow Funds

Please Add as replacement:

- EI - Interest Bearing Accounts (DOC_SSCORPD5445)
- EI - Interest Bearing Accounts (Legal) (DOC_SSCORPD1844)