

SOFTPRO SELECT

RELEASE NOTES



FEBRUARY, 2017

Testing Release Date: February 2, 2017

Production Release Date: February 17, 2017



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FEBRUARY RELEASE NOTES

ALL STATES/SITES

DOCUMENTS

Escrow

1099 Reporting

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement		369759	

Document has been removed per Settlement's request. "1099-S Substitute Form" should be used in its place.

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1099-S Substitute Form

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement		367822	

Added checkbox for foreign persons.

MAILING ADDRESS: <hr/> <hr/> <hr/>	<input type="checkbox"/> Check here if the address is outside of the U.S.A. <input type="checkbox"/> Check here if you are a foreign person per IRS regulations (nonresident alien, foreign partnership, foreign estate, or foreign trust). Do not sign below.
----------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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ALTA Combined or Cash Settlement Statement (CDF)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	SL		365901	

- Updated the 'Policies to be Issued' section to always show the final premium. Similar logic to CDF Settlement Statements.

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HUD '86

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	TX		368230	

- Added logic so that No-charge/\$0 endorsements will display.

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FEBRUARY RELEASE NOTES

Preliminary Report Approval - Buyer Preliminary Report Approval - Buyer - DS

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT HI / CT SoCal		367454 / 367459	

TFS 367454: Revised to show "Exhibit "A"" in place of "Schedule "A"" when the "Print as attachment" box is checked. If the file does not push the legal to the Exhibit A, then it would simply read "...hereby approve the legal description shown in said report..."

I hereby acknowledge receipt of copy of said Preliminary Report.

In addition to the above, the undersigned hereby approve the legal description shown in Exhibit "A" of said report and authorize the use of said description on all documents in this transaction.

TFS 367459: Updated the CAR contract prompt

BEFORE

AFTER

I hereby acknowledge receipt of copy of said Preliminary Report and the report has satisfied, or by this acknowledgment I waive, the condition as listed under Paragraph 13A of the purchase agreement.

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Recordables

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Mohave		366898	

Added Loan Servicer as an option to which recordable documents can be returned.

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Seller Closing Disclosure Form (CDF)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CA FMBA		363932	

- Added the license number after the phone number if filled in to the sellers attachment

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FEBRUARY RELEASE NOTES

Title Insurance Policy Credit (Refund Coupon)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	IN & IL RLC		368868	SSCORPD5534.doc

New document. Render to view complete document.

TITLE INSURANCE POLICY CREDIT/REFUND COUPON

File No.: 17RNWI-SLM
Policy No.: OPNum11111
Borrower(s): Brian T. Buyer and Brenda T. Buyer
Property: 100 Property Street, Osh Kosh, WI 33633

In accordance with the terms of a program approved by the Indiana Department of Insurance (the "Program"), Chicago Title Insurance Company, Commonwealth Land Title Insurance Company and Fidelity National Title Insurance Company (collectively, the "Insurers") have been authorized to issue credits/refunds to the consumer purchasers of certain residential owners and residential refinance lenders title insurance policies in the amount of one \$100 credit/refund per transaction. The Program will continue until credits/refunds totaling \$5,034,000.00 (the "Program Maximum") have been issued.

Within thirty (30) days of your purchase of such a title insurance policy, please complete and mail this form to the refund program administrator:

Fidelity Insurers Indiana Refund Program
c/o Garden City Group
PO Box 10199
Dublin, OH 43017-3199

or you may complete this form on-line at FidelityRefundProgram.com and submit it electronically to the Garden City Group.

Please note that the Program does not permit the Insurers to issue any credits/refunds in excess of the Program Maximum. In the event that the Insurers have issued credits/refunds aggregating the Program Maximum prior to processing and honoring your redemption request, you will NOT be entitled to receive

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FEBRUARY RELEASE NOTES

REPORTS

1099-S\1099-S Copy B

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	1099		365148,365147	
<ul style="list-style-type: none">Added a new check box (default unchecked) parameter for "Seller/Transferor is foreign person:"; use new parameter to populate box 6 and adjust current box 5 to 6.Note: pre 2017 will use the old format and ignore the new checkbox				

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1099-Misc Exceptions\1099-Misc Details

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	1099		368815	
<ul style="list-style-type: none">Modified report to limit only to current posted transaction				

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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)
MOD			366203	
<ul style="list-style-type: none">Corrected filtering when "Contact type" is selected, the report should show only orders with those contact types.				

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Order Log

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT IL		364516	
<ul style="list-style-type: none">Added parameter 'Order number ends with' after 'Order number begins with' parameter.				

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Template Applied

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	WA		367658	
<ul style="list-style-type: none">Corrected filtering issue with template names end in a space.				

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FEBRUARY RELEASE NOTES

Title Product Exceptions				
NEW/MOD MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s). 366065	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Added checkbox "Format for Excel export" default unchecked <ul style="list-style-type: none"> - include "Branch" as first column ○ Added columns after order completed date (include on export) ○ Transaction Type {{Order.TransactionType}} ○ Policy Type {{Order.PolicyType}} ○ Ownership Profile {{Order.OwnershipProfile}} • Changed the default "Run by date" to "Order Completed Date" • Added a drop down filter "Commercial/Residential filter"; options: Commercial and Residential, Commercial Only and Residential Only (default). Filter based on the {{Order.IsCommercial}} <ul style="list-style-type: none"> ○ When "Doc title contains" is left blank "Policy" and "Master Short Form" is used. Add "Master Short Form"; update heading and prompting text ○ When doc title is blank and searching for Policy , exclude documents ending in "Policy Instructions" 				

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Title Production				
NEW/MOD MOD	REQUESTED BY CT OK	FOOTPRINTS No(s).	TFS No(s). 365313	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Added a "Branch, Property County" to the group details by drop down, when selected group the details by the branch then the property county. 				

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FEBRUARY RELEASE NOTES

AMERITITLE

DOCUMENTS

Escrow

Wire Information

Wire Information (Buyer-Borrower)

Wire Information (International)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Amerititle	n/a	368861	

For OH transactions: Revised language "Funds over \$10,000.00 must be in the form of a Wire Transfer." to read "As of April 6, 2017 – all funds over \$1,000.00 will need to be in the form of a wire."

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FEBRUARY RELEASE NOTES

ARIZONA

DOCUMENTS

Escrow

Deed of Trust Assignment of Rents

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Mohave	n/a	366900	

Added Loan Servicer as an option for the "When Recorded Mail To" section. Removed the page for "ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP" (Mohave only).

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Letter (HOA Information Request)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Mohave	n/a	366206	

Revised document to also pull in "Other" contact so that this can be used for a water district as well.

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FEBRUARY RELEASE NOTES

CALIFORNIA

DOCUMENTS

Escrow

Affidavit (Transfer Tax - San Francisco)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT San Fran	n/a	364625	

Revised document to match most recent version.

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Demand for Lien

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Tulare	IN17000028941	366192	

Removed statement "Check in the amount of No Dollars and No/100 (\$0.00) is enclosed."

In order that we may serve our principals in this escrow in an expeditious manner, we would appreciate your cooperation in returning the requested information at your earliest convenience.

~~Check in the amount of No Dollars and No/100 Dollars (\$0.00) is enclosed.~~

Should you require any further information to process this request, please notify the undersigned immediately. **PLEASE EMAIL YOUR DEMAND STATEMENT TO MELISSA.SMITH@EMAIL.COM OR FAX TO (123)111-2222.** Thank you for your assisting us to comply with our escrow instructions.

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EI Wrap Instructions (EIS)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Kern	IN17000059381	366189	

Corrected typo in #11 of "sown" to "shown"

11. Escrow Holder shall not be concerned with, or liable for payment, adjustment, or proration of supplemental taxes assessed pursuant to Chapter 498, Statutes of 1983, State of California, unless specifically reflected on the Tax Assessor's rolls. All assessments not **shown** on the tax rolls are to be adjusted outside of escrow. The title policy will contain an exception for the lien of any assessment of Supplemental Taxes assessed pursuant to Chapter 498, Statutes of 1983.

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FEBRUARY RELEASE NOTES

Full Reconveyance (RECON/SUB) Full Reconveyance (RECON/SUB), Letter

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Kern	IN17000059381	366189	

Added prompt to document asking if the signer is an individual, if checked a new signature section for individuals will render.

⏪ ⏩
Existing Liens

Recording Information

Dated: Date/Time recorded: Maturity date:

Recorded at/in:

Place recorded:

Place re-recorded:

Trustee:

Field Prompt

Full Reconveyance (RECON/SUB), Letter
Existing Deed of Trust for loan EL123

Is the signer an individual?

Skip remaining prompts

OK

having been requested in writing by the holder of the obligations secured by said Deed of Trust to reconvey the estate granted to Trustee under said Deed of Trust, DOES HEREBY RECONVEY to the person or persons legally entitled thereto, without warranty, all the estate, title, and interest acquired by Trustee under said Deed of Trust.

Dated: January 24, 2017

TRUSTEE:

John Trustee

Jane Trustee

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FEBRUARY RELEASE NOTES

HCD Forms				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT SoCal / HCD Office / State of CA	n/a	363725	
<p>Documents updated to reflect most current version found here - http://www.hcd.ca.gov/manufactured-mobile-home/registration-titling/registration-titling-forms.shtml.</p> <p>Affected Forms:</p> <ul style="list-style-type: none"> · MH Application for Duplicate Cert of Title (HCD 480.4) · MH Application for Duplicate Register Card (HCD 481.2) · MH Application Registration (HCD 480.5) · MH Bill of Sale (HCD 475.1) · MH Certificate for Transfer Without Probate (HCD 475.2) · MH Certification of Retail Value and Purchase Price (HCD 476.4) · MH Change Mailing Address (HCD 476.9) · MH Multipurpose Transfer (HCD 476.6G) · MH Lien Satisfied (HCD 475.3) · MH Name Statement (HCD 475.7) · MH Notice Sale or Transfer (HCD 476.8) · MH Report of Addl Desc/Addl Jr. Lienholder (HCD 490.8) · MH Request Voluntary Transfer of MH (HCD 495.0) · MH Statement of Facts (HCD 476.6) · MH Statement of Facts Incorrectly Rep. (HCD 476.3) · MH Statement of Facts - Bond (HCD 476.6i) 				

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FEBRUARY RELEASE NOTES

Security Agreement and Promissory Note - Personal Property (consisting of 4 pages)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT SoCal	n/a	367505	

Revised title of document from "Security Agreement/Note - Personal Property" to "Security Agreement and Promissory Note Personal Property (consisting of 4 pages)". Also changed where the personal property information pulls from.

SECURITY AGREEMENT AND
PROMISSORY NOTE
- Personal Property
(consisting of 4 pages)

Header revised

DEBTOR HEREIN GRANTS TO SECURED PARTY HEREIN, A SECURITY INTEREST IN THE PERSONAL PROPERTY HEREINAFTER DESCRIBED:

Date of Manufacture:	December 1, 2014	Date First Sold:	February 10, 2014
Make:	Make	Manufacturer:	Manufacturer
Size:	500 ft. x 300 ft.	Decal No.(s):	Decal No
Serial No.(s):	Serial No		
DOH/Insignia No.(s):	DOH No		

Now pulls from the Manufactured Housing fields



FEBRUARY RELEASE NOTES

REPORTS

EPU Task Reports- LTIC				
NEW/MOD MOD	REQUESTED BY CA LTIC	FOOTPRINTS No(s).	TFS No(s). 367189	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Task Added to EPU view: <ul style="list-style-type: none"> ○ Order NHD - search for %Order NHD% after Update Commitment ○ Order Home Warranty - search for %Order Home Warranty% after Order NHD ○ Rate Calculator - search for %Rate Calculator% after Update GFE ○ Order EOI HOA - search for %Order EOI HOA% after Update CPL Rcvd ○ Order EOI Flood - search for %Order EOI Flood% after Order EOI HOA ○ Order EOI HO6 - search for %Order EOI HO6% after Order EOI Flood ○ Update EOI - search for %Update EOI% after Order EOI HO6 ○ E & O - search for %E & O% after Update EOI ○ Download from 3rd Party System - search for %Download from 3rd Party System% after Update Lien Demand Rcvd ○ RUSH - search for %RUSH% after Download 3rd Party System ○ FNMA Instructions - search for %FNMA Instructions% after Upload Documents • Updated "SSCORP5149.rpt"; Task columns to display "CA-LTIC SoCal EPU Tasks"; include the above task. <ul style="list-style-type: none"> ○ Order NHD - Combined; after Update Commitment ○ Order Home Warranty - Combined; after Order NHD ○ Rate Calculator - Combined; after GFE Refi ○ Order EOI HOA - Combined; after CPL ○ Order EOI Flood - Combined; after Order EOI HOA ○ Order EOI HO6 - Combined; after Order EOI Flood ○ Update EOI - Combined; after Order EOI HO6 ○ E & O - Combined; after Update EOI ○ Download from 3rd Party System - Combined; after Lien Demand ○ RUSH - Combined; after Download 3rd Party System ○ FNMA Instructions - Combined; after Upload Documents • The 5150 (by employee) & 5152 (trends) will pick up the new task once added to the view. The Utilization report is an option on "5149". No changes were made to that. It does not show the task they would just get counted in the task counts. 				

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FEBRUARY RELEASE NOTES

MYSCREENS

Title / Invoice			
NEW/MOD Mod	REQUESTED BY	FOOTPRINTS No(s). N/A	TFS No(s).
<p>Added Mortgage 1 Recordation Date and Mortgage 2 Recordation Date into Mortgage Information More\Less bar at the bottom of the screen.</p> <div><p>Invoice message:</p><input type="text"/></div> <div><p>Invoice Payments (0)</p></div> <div><p>Notes (0)</p></div> <div><p>Custom Fields</p></div> <div><p>Mortgage Information</p><p>Mortgage 1 Recordation Date: <input type="text" value="(None)"/></p><p>Mortgage 2 Recordation Date: <input type="text" value="(None)"/></p></div>			

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FEBRUARY RELEASE NOTES

FIRST TITLE OF GEORGIA

DOCUMENTS

Escrow

Complete Search Request

NEW/MOD Mod	REQUESTED BY FTGA	FOOTPRINTS No(s). n/a	TFS No(s). 367467	FILE NAME (NEW ITEMS ONLY)

Multiple revisions:

Removed FULL → COMMERCIAL TITLE ORDER REQUEST

SERVICES REQUESTED:

1. Please conduct [Date of Acquisition](#) Commercial Search.
2. Please provide complete copies of all exceptions, every page of every document and complete copy current vesting. **Please provide All Deeds, Mortgages/Deeds of Trust, Assignments, Modifications, Releases, Liens and Cancellations.**
3. Please include current Property and Personal Tax Reports.
4. Please provide legible copy of Recorded Plat.
5. Please provide copy of Tax Map.
6. **Please note search period dates and must indicate names searched (All names in chain for 20yrs) on your worksheet.**
7. Please include your Invoice with the search.

Revised to pull Type of Search from PTO

Added highlighted verbiage

Information entered in Notes for the Recipient will print here

Order No.: MS Test CDF First Title 1
Seller: Seller Family Trust
Proposed Borrower: Brian Buyer and Brenda Buyer
Property Address: 100 Property Street
Property City/State/Zip: Augusta, GA 04330
Property County/Parish: Kennebec

Property Information (if available):

Parcel: 111-11-1-1APN
Subdivision: Sunny Meadows
Book: _____ Page: _____
Block: 1 Tract: _____ Lots: 101
Brief Legal: This is the Escrow BRIEF Legal for the Property

The title report should include copies of the vesting instrument and all open liens.

Date Report Due: [February 24, 2017](#)

If you have any questions, comments, problems or if you cannot provide the Report in the time requested, please contact FTAbstracts@fnf.com.

Hard-coded email address

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Title Search Request				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FTGA	IN17000041216	366010	
Revised document to pull the Pre-closer/Escrow Assistant for the Southaven office and to pull FTAbstracts@fnf.com for the Atlanta office.				

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Trust Deed Release (Blank) Trust Deed Release (Blank - Legal) Trust Deed Release (Partial)				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FTGA	IN17000041251	366005	

'CHANCERY CLERK' replaced to pull in the "Recording/Registry Office Name" field from the Property Screen; and the assignment section will now collapse when no assignment is entered in the file.



TRUST DEED RELEASE

Recording/Registry Office Name: Register's Office

As there are no Assignments, the Assignment section no longer appears

Existing Liens

Assignments

Assignor Name: (Empty) Assignee Name

TO THE REGISTER'S OFFICE OF Rutherford County, Tennessee:

You are hereby authorized and directed to satisfy and cancel of record the following Trust Deed:

Trustor/Grantor: Danielle E. Fisher, a single woman

Trustees: Jonathan R. Vinson

Beneficiary: F&M Bank

Date of Trust Deed: August 25, 2011

Recorded on: August 30, 2011

Recorded in: Record Book 1078, Page 2416, in the Rutherford County Register's Office

Legal Description:

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FEBRUARY RELEASE NOTES

Title

Commitment Schedule B - Section II

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FTGA	n/a	366611	

NC Commitments will no longer contain the below hardcoded first exception.

Fidelity National Title Insurance Company	ALTA Commitment for Title Insurance
Commitment Number: CommitmentNum1111	
Schedule B - Section II Exceptions	
Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:	
<ol style="list-style-type: none"> Defects, liens, encumbrances, adverse claims or other matter, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. 	

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FEBRUARY RELEASE NOTES

FLORIDA

Escrow

MPT Processing Sheet fka MVS Processing Sheet

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Masterpiece Title	n/a	364621	

Renamed to MPT Processing Sheet, revised coding to pull in the Marketing Rep from the Marketing Source contact, added Email for the Listing/Selling Broker, flipped Termite/Survey, and adjusted spacing.

Listing Agent/Broker	
Lookup code:	CEND62
Name:	Century 21
Short name:	Century 21
Payee name:	Century 21
	Marketing rep.: <u>Sandy L. Moore</u>
	<input type="checkbox"/> Include on revenue reports
	<input checked="" type="checkbox"/> Marketing source
Date of Order:	April 22, 2015
File No.:	JM CD Test IN-MGS
Estimated Closing Date:	January 25, 2017
Ordered By:	Century 21
Marketing Rep:	Sandy L. Moore
Listing Broker:	Selling Broker:
Century 21	Sammy Selling Agent
62 West Center Street, Douglas, MI 49406	2424 Orange Street, Anywhere, CA 90650
Cell: ■	Cell: ■
Email: <u>tammylynnkerr@gmail.com</u>	Email: <u>samjohnson@email.com</u>
Office: (616)218-0873	Office: (999)999-9999
Fax: ■	Fax: ■
Tammy Kerr	Samantha Johnson
62 West Center Street, Douglas, MI 49406	2424 Orange Street, Anywhere, CA 90650
MLS: _____ Proc. Fee: \$ _____	MLS: _____ Proc. Fee: \$ _____
	Deposit: \$3,000.00 Deduct: <input type="checkbox"/> Y <input type="checkbox"/> N
Loan No.: _____	Loan No.: _____
Ordered Date: _____	Ordered Date: _____
Received Date: _____	Received Date: _____
Survey:	Termite:
Ordered Date: _____	Ordered Date: _____
Received Date: _____	Received Date: _____
HOA/Condo:	HOI:
Prior Policy: <input type="checkbox"/> Y <input type="checkbox"/> N	Homestead Current: <input type="checkbox"/> Y <input type="checkbox"/> N

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FEBRUARY RELEASE NOTES

Wire Information				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Masterpiece Title	n/a	368326	
Revised to pull the Escrow Closer's Email under "Email Loan Packages to"				
<div style="border: 1px solid black; padding: 10px;"><p>Escrow Status</p><p>Escrow office: <input type="text" value="A"/> Masterpiece Tit... Escrow officer/Closer: <input type="text" value="Melissa G. Smith"/></p><hr/><p style="text-align: center;">Attention Lenders: Email Loan Packages to melissa.smith@email.com Packages MUST be received 24 hours prior to closing date.</p></div>				

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FEBRUARY RELEASE NOTES

Title

ALTA 2006 Loan Policy - Schedule A				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT Tampa	IN17000053115	365925	
Removed unnecessary verbiage "Or the date of recording of the insured mortgage, whichever is later" from PROFORMA policies.				

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FEBRUARY RELEASE NOTES

IDAHO

DOCUMENTS

Escrow

Affidavit (Title - Buyer) Affidavit (Title - Seller)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT Boise	n/a	367295	

Revised seller version to function like the buyer version, allowing both parties of a married couple to pull to the same document. For both versions, revised the date to pull blank lines to be filled in at time of signing.

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Assessment Request

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT Boise	n/a	367301	

Revised document to show the Escrow Assistant email information in the PLEASE CALL THE UNDERSIGNED section.

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Consumer Debt Payment Disclaimer

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FT Boise	n/a	367516	IDD1140.doc

New document. Render to view complete document.



Escrow No.: [JM CD Test ID-MGS](#)

CREDIT CARD PAYMENTS: As a condition of funding, the new lender requires certain credit card and installment accounts be paid through escrow. Borrower hereby agrees, prior to close of escrow, to provide actual statements of accounts required by lender to be paid.

In the event accounts have been paid in full or the balances reduced outside of this escrow written evidence of payment will be provided to escrow before close. A Ten And No/100 Dollar (\$10.00) fee will be charged for each disbursement of an unsecured credit payoff. Borrower understands the payments will be sent via regular first class mail. [Fidelity National Title Company](#) shall not be responsible and/or liable for any balances paid on the above accounts in excess or less than amounts currently owed, or for any late charge accruals. Borrower will hold [Fidelity National Title Company](#) harmless and indemnify such against any losses or damages by reason of compliance with these instructions.

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FEBRUARY RELEASE NOTES

Deed (Reconveyance)
Deed (Reconveyance), Legal
Deed (Reconveyance without Extinguishment of Debt)
Deed (Reconveyance without Extinguishment of Debt), Legal

NEW/MOD Mod	REQUESTED BY ID	FOOTPRINTS No(s). n/a	TFS No(s). 364787	FILE NAME (NEW ITEMS ONLY)
-----------------------	---------------------------	---------------------------------	-----------------------------	-----------------------------------

Added "After Recording Return To" section.



Fidelity National Title
Insurance Company

Escrow No.: JM CD Test ID-MGS

AFTER RECORDING RETURN TO:
Melissa G. Smith
Fidelity National Title Company
1 Escrow Office Drive
Boise, ID 83702

PARTIAL RECONVEYANCE

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EI - Purchase and Sale (EIS)

NEW/MOD Mod	REQUESTED BY ID	FOOTPRINTS No(s). n/a	TFS No(s). 367513	FILE NAME (NEW ITEMS ONLY)
-----------------------	---------------------------	---------------------------------	-----------------------------	-----------------------------------

If there is no Earnest Money, document will read "Buyer had paid no earnest money" instead of a blank line for the amount.

Earnest Money

Description	Deposit Amount	Amt Returned to Buyer	Line	Received From	Retained By
▶ Deposit			L01	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 no earnest money.

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FEBRUARY RELEASE NOTES

Notice of Intent to Record Release of Trust Deed

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	ID	n/a	364780	

Revised document to prompt for additional contact types.

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Partial Reconveyance

Partial Reconveyance, Legal

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	ID	n/a	364787	

Added "After Recording Return To" section.



Fidelity National Title
Insurance Company

Escrow No.: JM CD Test ID-MGS

AFTER RECORDING RETURN TO:
Melissa G. Smith
Fidelity National Title Company
1 Escrow Office Drive
Boise, ID 83702

PARTIAL RECONVEYANCE

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FEBRUARY RELEASE NOTES

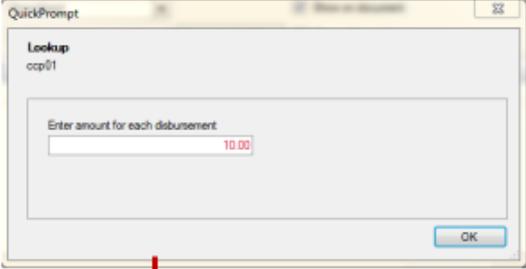
LOOKUP TABLES

Escrow Instruction Phrases

NEW/MOD Mod	REQUESTED BY ID	FOOTPRINTS No(s). N/A	TFS No(s). 367218
----------------	--------------------	--------------------------	----------------------

New phrase added:

Code	Name
ccp01	CREDIT CARD PAYMENTS



CREDIT CARD PAYMENTS: As a condition of funding, the new lender requires certain credit card and installment accounts be paid through escrow. Borrower hereby agrees, prior to close of escrow, to provide actual statements of accounts required by lender to be paid.

In the event accounts have been paid in full or the balances reduced outside of this escrow written evidence of payment will be provided to escrow before close. A Ten And No/100 Dollar (\$10.00) fee will be charged for each disbursement of an unsecured credit payoff. Borrower understands the payments will be sent via regular first class mail. Fidelity National Title Company shall not be responsible and/or liable for any balances paid on the above accounts in excess or less than amounts currently owed, or for any late charge accruals. Borrower will hold Fidelity National Title Company harmless and indemnify such against any losses or damages by reason of compliance with these instructions.

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FEBRUARY RELEASE NOTES

ILLINOIS

DOCUMENTS

Escrow

1099 Solicitation (Blank)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	n/a	369761	

Document has been removed per Settlement's request. "1099-S Substitute Form" should be used in its place.

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Acknowledgment of No Attorney fka Buyer's Acknowledgment of No Attorney

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	IL/MWIT	n/a	365699	

Changed title from "Buyer's Acknowledgment of No Attorney" to "Acknowledgment of No Attorney"

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Escrow Folder Cover Sheet

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	MSIT	n/a	366669	

Modified so that Closing Location will be checked. If Escrow Office is Aurora, Aurora will be checked. If Escrow Office is Yorkville, Yorkville will be checked. If Other location, Other checkbox will be checked and user will be prompted for location which will then print to the right of the Other checkbox.

Property Address: 100 Property Street, Naperville, IL 60540

Closing Location: Aurora Yorkville Other: Turnerville

Order Type: Purchase Refinance Loan Cash

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Policy-Guarantee Product Enclosure Letter (Title)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Metro	n/a	364880	

Adjusted document to render only for contacts where the marketing source box is checked.

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FEBRUARY RELEASE NOTES

Title

Commitment

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Metro	n/a	367499	

Added 1031 Exchange Service Language to end of Commitment (after End of Conditions)

END OF CONDITIONS

1031 EXCHANGE SERVICES

If your transaction involves a tax deferred exchange, we offer this service through our 1031 division, IPX1031. As the nation's largest 1031 company, IPX1031 offers guidance and expertise. Security for Exchange funds includes segregated bank accounts and a 100 million dollar Fidelity Bond. Fidelity National Title Group also provides a 50 million dollar Performance Guaranty for each Exchange. For additional information, or to set-up an Exchange, please call Scott Nathanson at (312)223-2178 or Anna Barsky at (312)223-2169.

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FEBRUARY RELEASE NOTES

MICHIGAN

DOCUMENTS

Escrow

- [Deed \(Warranty - Commercial\)](#)
- [Deed \(Warranty - Farmland\)](#)
- [Deed \(Warranty - Land Contract\)](#)
- [Deed \(Warranty - Statutory Form\)](#)
- [Deed \(Warranty - Statutory Form\), Letter](#)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CTMI	n/a	364821	

Revised the "Subject To" language and pulling Deed Easements, Exceptions, and Restrictions, if any.

Ex. from Deed (Warranty - Statutory Form)

BEFORE

for the full consideration of One Hundred Ninety-Five Thousand And No/100 Dollars (\$195,000.00), subject to the existing building and use restrictions, easements and zoning ordinances, if any.

This is my Deed easement

AFTER

for the full consideration of One Hundred Ninety-Five Thousand And No/100 Dollars (\$195,000.00).

Subject to easements, reservations, restrictions and limitations of record, if any, and further subject to:

This is my Deed easement

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



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FEBRUARY RELEASE NOTES

Deed Preparation Information

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CTMI	n/a	364776	

Modified so that the applicable checkbox will be checked on page 2. Added prompts for the Land Division Act Compliance and Land Contract checkboxes.



Types of Ownership in Real Property

Tenants by the Entirety

Tenants by the entirety is recognized and is presumed in transfers of real property to husband and wife. A transfer to a **married couple** designed to create a different form of tenancy should negate the above presumption, i.e., "...and not as tenants by the entirety." **One spouse** may convey property held by the entirety only to the other spouse and, if both spouses convey or encumber they must do so in the same instrument. In the event of the death of one, the survivor owns the property without probate.

This paragraph has been revised



Land Division Act Compliance

The Grantor grants to the grantee the right to make 5 division(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Act of 1967.



Land Contract

Provisions, if any: [These are my provisions](#)

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Memorandum of Land Contract

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FTMI	n/a	367876	

APN/Parcel ID now prints in the document footer.

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FEBRUARY RELEASE NOTES

MSHDA Quit Claim Deed

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FTMI	n/a	367880	

Added the date above the signature section.

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

Dated: February 6, 2017

GRANTOR:

Michigan State Housing Development Authority, a public body corporate and politic of the State of Michigan

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Tax Proration

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CTMI	n/a	365927	

Revised document to prompt the user to enter the seller tax responsibility.

Field Prompt

Tax Proration
Property

Enter Seller Tax Responsibility

1200

Property Address: 100 Property Street, Detroit, MI 48219	
Summer Taxes:	\$ 750.00
Winter Taxes:	\$ 1,500.00
Total:	\$ 2,250.00
Per Diem:	\$ 12.36
01/01/2016 - 04/22/2016	113 Days
Seller Tax Responsibility:	\$ 1,200.00
Credit to Seller for Taxes Paid:	\$ 545.02
Net Proration To: Buyer	\$ 1,396.68

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FEBRUARY RELEASE NOTES

NEW MEXICO

DOCUMENTS

Title

Residential Limited Coverage Mortgage Modification Policy (NM 90)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Compliance	n/a	369109	P14A_L_LmtMMod_NM

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

NM 90 - RESIDENTIAL LIMITED COVERAGE MORTGAGE MODIFICATION POLICY

Policy Number:
LoanPolNum-456

Issued By:
 **Fidelity National Title**
Insurance Company

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Section 15 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE AND THE CONDITIONS, and provided that the Land is a one-to-four family residence or condominium unit, FIDELITY NATIONAL TITLE INSURANCE COMPANY, a California corporation (the "Company"), insures, as of Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. The invalidity or unenforceability of the lien of the Insured's Mortgage upon the Title at Date of Policy as a result of the Modification; and
2. The loss of priority of the lien of the Insured's Mortgage, at Date of Policy, over any defects in or liens or encumbrances on the Title as a result of the Modification.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this policy, but only to the extent provided in the Conditions.

IN WITNESS WHEREOF, FIDELITY NATIONAL TITLE INSURANCE COMPANY has caused this policy to be signed and sealed by its duly authorized officers.

Fidelity National Title Insurance Company
By: 
President

Attest: 
Secretary

Countersigned By: _____
Authorized Signature



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NM Form 90: Residential Limited Coverage Mortgage Modification Policy (03/01/2016)
ALTA Form 12/01/2014

Page 1
Printed: 02.09.17 @ 03:02 PM
----SPS-27487-1-17-2015110326 - CP Test NM-Sbx

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FEBRUARY RELEASE NOTES

REPORTS

Weekly Source Of Business				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD			365590	
<ul style="list-style-type: none">Updated indirect orders to use product code "7" (Search Package or Condition of Title) for NM				

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FEBRUARY RELEASE NOTES

OKLAHOMA

DOCUMENTS

Escrow

Deeds

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT OK	n/a	367894	

Made Grantor/Grantee and legals 11pt bold

Example from Deed (Quitclaim)

KNOW ALL MEN BY THESE PRESENTS:

THAT **Sam Seller and Sally Seller** party of the first part, in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby quitclaim, grant, bargain, sell and convey unto **Bob Buyer and Betty Buyer, joint tenants** party of the second part, all its right, title, interest, estate, and every claim and demand, both at law and in equity, in and to all of the following described real property and premises situate in **Grady County, State of Oklahoma**, to-wit:

For APN/Parcel ID(s): 11-123
For Tax Map ID(s): 22-345

**This is the Escrow Legal for Property 1. Legal Description Legal Description Lega Description
 Legal Description Legal Description Legal Description Legal Description Legal Description Legal
 Description Legal Description Legal Description Legal Description Legal Description Legal
 Description Legal Description Legal Description Legal**

together with all the improvements thereon and the appurtenances thereunto belonging.

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Out of County Order Form

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT OK	n/a	365162	

Revised to add prompts for all checkboxes between the Legal and the Remarks sections. If prompt is checked, checkbox will be checked; if not, not checked.

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FEBRUARY RELEASE NOTES

Policy Instructions

NEW/MOD Mod	REQUESTED BY CT OK	FOOTPRINTS No(s). n/a	TFS No(s). 366795	FILE NAME (NEW ITEMS ONLY)
-----------------------	------------------------------	---------------------------------	-----------------------------	-----------------------------------

Revised to work with Commitment/Policy Instructions screen.

Branch: CDSC-0144
File No.: JM CD TestMS
Closing: January 27, 2017
Buyer: Bob Buyer and Betty Buyer
Seller: Sam Seller and Sally Seller
Lender: Fairwinds CU
 Bank of America
Legal: Escrow Brief Legal
Vesting: Bob Buyer and Betty Buyer, husband and wife

POLICY INSTRUCTIONS

Field Prompt

Policy Instructions
Order #M CD Test

(Select to add No Survey/MIC)

Skip remaining prompts

OK

No Survey/MIC →

Commitment - Schedule A

Policies to be issued

Policy Type	Proposed Insured	Coverage Amount	Version Code	Version
Loan Policy	Fairwinds CU, ISADA	\$165,000.00	P13A_L_LimFFid	Limited Pre-Foreclosure Tit...
Loan Policy	Bank of America	\$15,000.00	P07A_L_SFLoanP	ALTA Short Form Resident...
Owner's Policy	Bob Buyer and Betty Buyer	\$195,000.00	P13A_O_HomeOwn	ALTA Homeowner's Policy...

ALTA Homeowner's Policy of Title Insurance 2013 **Liability**
\$ 195,000.00

Insured: Bob Buyer and Betty Buyer

Limited Pre-Foreclosure Title Insurance Policy \$ 165,000.00

ALTA 8.1-06 - Environmental Protection Lien (CLTA 110.9-06) \$ 25.00

ALTA 5-06 - Planned Unit Development (CLTA 115.2-06) \$ 0.00

Insured: Fairwinds CU, ISAOA

ALTA Short Form Residential Loan Policy 2007 \$ 15,000.00

Insured: Bank of America

→ This section also pulls any Endorsements associated with the Policy

According to the following instructions:

#	Description	Disposition	Note(s)
1.	B11 - The invalidity, unenforceability, lack of priority...	EDO	Exception Notes
2.	R49 - In order to complete this transaction the Company ...	■	■

→ **Policy Instructions**

Type	Number	Code	Description	Disposition Code	Notes
Exception	1.	B11	The invalidity, unenforceabil...	EDO	Exception Notes
Exception	2.	R49	In order to complete this tran...		

MAIL POLICY TO:

Owner's Policy: Bob Buyer and Betty Buyer
1 Buyer Fwd Address
City, FL 38282

Loan Policy: Fairwinds Credit Unit
100 Loan Policy Street
City, OK 12345

FTP Mailed To: Fairwinds Credit Unit
100 Loan Policy Street
City, OK 12345

Loan Policy: Bank of America
2 Lender Address
City, ID 45678

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FEBRUARY RELEASE NOTES

Title Examination

NEW/MOD Mod	REQUESTED BY CT OK	FOOTPRINTS No(s). n/a	TFS No(s). 365283	FILE NAME (NEW ITEMS ONLY)
----------------	-----------------------	--------------------------	----------------------	----------------------------

Added new prompt with dropdown with Attorney names.

Field Prompt

Title Examination
Commitment

Select the Attorney

Ken McBride
 Cheryl Saxton
Ken McBride
 Tyler Larsen

Skip remaining prompts OK

Date: January 27, 2017

Order No.: JM CD Test OKMS

Purpose Examined: Joseph D. Kirby

Examining Attorney: Ken McBride

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

Chicago Title Insurance Company

 Signature

 Date

By: Ken McBride _____
 Print Name

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FEBRUARY RELEASE NOTES

REPORTS

Corporate Invoice				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT OK		36171	
<ul style="list-style-type: none"> When the remit to state = "OK" do not show the title officer 				

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Order Exceptions				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD			365375	
Update for OK state (profile state=OK):				
<ul style="list-style-type: none"> Exclude the following exceptions when the order product type code is "ABS" (Abstract) <ul style="list-style-type: none"> Missing Sales Rep On Marketing Source Missing Buyer/TBD Buyer (this one is on orders where buyer is TBD) Missing Settlement Date Missing Underwriter 				

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Weekly Source Of Business				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	OK CCA		366340	
<ul style="list-style-type: none"> Updated report to include Abstract, Real Property Report, Other and Informational to show up as Indirect Orders and Revenue. 				

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FEBRUARY RELEASE NOTES

OREGON

DOCUMENTS

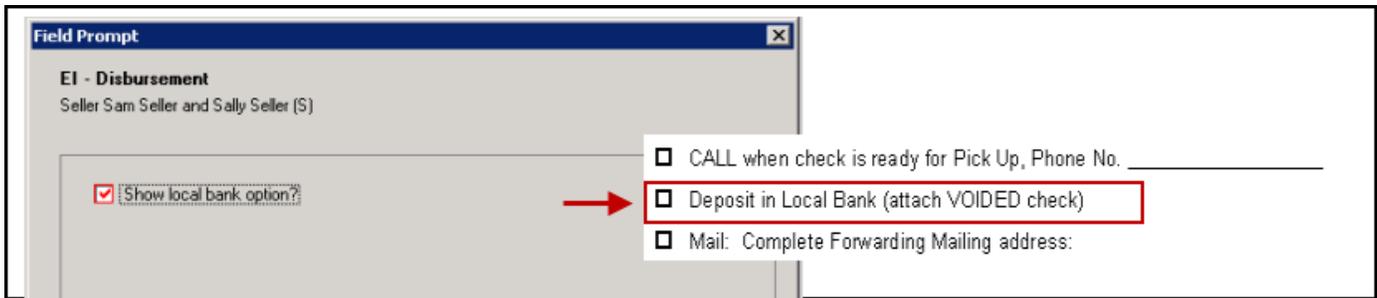
Escrow

El - Disbursement

El - Disbursement (Legal)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	OR	n/a	366200	

Updated to allow for all contacts except Government. Revised documents to prompt users if they'd like to see the "Deposit in Local Bank" option.



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Real Estate Reporting Solicitation

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	n/a	369763	

Document has been removed per Settlement's request. "1099-S Substitute Form" should be used in its place.

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FEBRUARY RELEASE NOTES

MYScreens

OR All Screens / Sale OR Escrow Screens / Sale			
NEW/MOD Mod	REQUESTED BY	FOOTPRINTS No(s). N/A	TFS No(s).
<p>Renamed HOA Charges & Prorations screen = Charges & Prorations Added Options Screen Added Rent Schedule</p> <div style="border: 1px solid #ccc; padding: 10px; margin: 10px auto; width: 80%;"> <p>Open Order/General ▼</p> <p>Document Preparation ▼</p> <p>Sale ▲</p> <ul style="list-style-type: none"> County Taxes City/Town Taxes Assessments Additional Taxes <li style="background-color: #ffff00;">Charges & Prorations Title Insurance Premiums Endorsements Loan Information & Funding Loan Terms & Payments Additional Title Charges CDF Pg1-Closing Info/Proj Py... CDF Pg2-Sections A-J CDF Pg3-Sections K-N & Calc... CDF Pg4-Loan Disclosure, AP... CDF Pg5-Loan Calc, Other Di... Delivery & Tracking Seller Proceeds & 1099-S Order Transactions Order Balance Settlement Options <li style="background-color: #ffff00;">Options <li style="background-color: #ffff00;">Rent Schedule </div>			

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FEBRUARY RELEASE NOTES

OR All Screens / Refi OR Escrow Screens / Refi			
NEW/MOD Mod	REQUESTED BY	FOOTPRINTS No(s). N/A	TFS No(s). 370490
<p>Added Options Screen</p> <div style="border: 1px solid #ccc; padding: 10px; margin: 10px auto; width: 80%;"> <div style="border-bottom: 1px solid #ccc; padding-bottom: 5px; margin-bottom: 5px;"> ▼ Open Order/General </div> <div style="border-bottom: 1px solid #ccc; padding-bottom: 5px; margin-bottom: 5px;"> ▼ Document Preparation </div> <div style="border-bottom: 1px solid #ccc; padding-bottom: 5px; margin-bottom: 5px;"> ▼ Sale </div> <div style="border-bottom: 1px solid #ccc; padding-bottom: 5px; margin-bottom: 5px;"> ▲ Refinance </div> <div style="padding-left: 20px;"> <ul style="list-style-type: none"> Title Insurance Premiums Endorsements Loan Information & Funding Loan Terms & Payments Additional Title Charges CDF Pg1-Closing Info/Proj Pymts CDF Pg2-Sections A-J CDF Pg3-Sections K-N & Calc Ca... CDF Pg4-Loan Disclosure, AP, AIR CDF Pg5-Loan Calc, Other Disc,... Delivery & Tracking Seller Proceeds & 1099-5 Order Transactions Order Balance Settlement Options <li style="background-color: yellow;">Options </div> </div>			



FEBRUARY RELEASE NOTES

LOOKUP TABLES

Escrow Instruction Phrases

NEW/MOD Mod	REQUESTED BY Western Title & Escrow	FOOTPRINTS No(s). N/A	TFS No(s). 367190
-----------------------	-----------------------------------------------	---------------------------------	-----------------------------

Two new phrases added:

Code	Name
imwr01	NO IRRIGATION WATER RIGHTS

NO IRRIGATION WATER RIGHTS: The undersigned Seller states that there are no irrigation district water rights with the property, therefore, there are no irrigation assessments or liens.

Code	Name
imwr02	IRRIGATION WATER RIGHTS

IRRIGATION WATER RIGHTS: The property which is the subject of this escrow is located within the boundaries of an irrigation district and is subject assessment and transfer fees. Escrow assumes no liability or responsibility for ascertaining the availability or quantity of irrigation rights. You are authorized and instructed to collect any outstanding assessments, transfer fees and to forward a copy of the recorded conveyance deed to the irrigation district to affect the transfer of the irrigation water rights, if any. Escrow Agent is instructed to prorate irrigation assessments(s) as shown on the settlement statement.

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FEBRUARY RELEASE NOTES

TEXAS

DOCUMENTS

Escrow

1099-S Substitute Form

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement		369392	

Added checkbox for foreign persons.

MAILING ADDRESS: _____	<input type="checkbox"/> Check here if the address is outside of the U.S.A. <input type="checkbox"/> Check here if you are a foreign person per IRS regulations (nonresident alien, foreign partnership, foreign estate, or foreign trust). Do not sign below.
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Affiliated Business Arrangement Disclosure Statement

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	West Texas Abstract		367289	

Revised so that when West Texas Abstract is the title office, WT Tax Service, LLC pulls in as the provider with its applicable range of charges.

If West Texas Abstract is the Title Office:

Settlement Service Provider:	Type of Settlement Provided:	Range of Charges:
WT Tax Service, LLC	Tax Information	\$27.06 per parcel

otherwise, this information continues to pull onto the document:

Settlement Service Provider:	Type of Settlement Provided:	Range of Charges:
National TaxNet	Tax Information	\$22.50 to \$72 including sales tax and \$5 for each additional parcel over 3 parcels

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FEBRUARY RELEASE NOTES

Encroachment Acknowledgment and Hold Harmless				
NEW/MOD Mod	REQUESTED BY TX	FOOTPRINTS No(s).	TFS No(s). 366591	FILE NAME (NEW ITEMS ONLY)
<p>Revised document to show 15% for commercial transactions and 5% for residential transactions.</p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Construction <input type="checkbox"/> Cash sale <input type="checkbox"/> Out of county </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p style="text-align: center;">The Survey exception may be revised in the Owner Title Policy to read as follows: "Shortages in area" upon payment of an additional promulgated premium of 15% of the stated premium.</p> </div> <div style="border: 2px solid red; padding: 5px; margin-bottom: 10px; color: red; text-align: center;"> <p>otherwise, it will print as 5%</p> </div> <div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center;">The Survey exception may be revised in the Owner Title Policy to read as follows: "Shortages in area" upon payment of an additional promulgated premium of 5% of the stated premium.</p> </div>				

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Letters				
NEW/MOD Mod	REQUESTED BY TX	FOOTPRINTS No(s).	TFS No(s). 366528	FILE NAME (NEW ITEMS ONLY)
<p>Removed user and/or escrow officer signature image(s) on all letters.</p>				

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Real Estate Reporting Solicitation				
NEW/MOD Mod	REQUESTED BY Settlement	FOOTPRINTS No(s).	TFS No(s). 369765	FILE NAME (NEW ITEMS ONLY)
<p>Document has been removed per Settlement's request. "1099-S Substitute Form" should be used in its place.</p>				

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FEBRUARY RELEASE NOTES

T-60\T-61\T-62 Forms				
NEW/MOD MOD	REQUESTED BY TX Reg Comp	FOOTPRINTS No(s).	TFS No(s). 171061	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">• Added T-60, T-61 and T-62 forms for use in Texas (HUD orders only)• Shows in tree only for HUD orders				

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FEBRUARY RELEASE NOTES

WASHINGTON

DOCUMENTS

Escrow

Questionnaire Questionnaire, Letter

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement		369445	
Replaced "Will you be doing a 1031 exchange?" with "Will you be doing a Tax Deferred Exchange?"				

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FEBRUARY RELEASE NOTES

REPORTS

Orders by Selection				
NEW/MOD MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s). 364744	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">• When 'Export Format' is selected as 'Excel-WA' please include a column in the excel worksheet for :<ul style="list-style-type: none">○ Marketing Source – the company/entity name for the contact identified as Marketing Source. If two contacts have been identified as Marketing Source both would be exported.○ Marketing Source Contact – the individual from the People grid which is identified as the Main contact for the company/entity identified as Marketing Source. If two contacts have been identified as Marketing Source both contacts would be exported.				

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FEBRUARY RELEASE NOTES

WISCONSIN

Escrow

Deed - Warranty

NEW/MOD Mod	REQUESTED BY FT WI	FOOTPRINTS No(s). n/a	TFS No(s). 364629	FILE NAME (NEW ITEMS ONLY)
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Revised the name and address section to reflect the recipients' names (changed label as well)

Document No.	State Bar of Wisconsin Form 1-2003 WARRANTY DEED Document Name
<p>THIS DEED, made between Grantor Name from Deed screen ("Grantor," whether one or more), and Grantee Name from Deed screen ("Grantee," whether one or more).</p> <p>Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in County of Dupage, State of Wisconsin ("Property") (If more space is needed, please attach addendum):</p> <p>SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF</p>	
	Recording Area <div style="border: 2px solid red; padding: 5px; display: inline-block;"> Name of Recipient(s): Grantee Name 123 Main St Osh Kosh WI 54902 </div>
	111-11-1-1APN Parcel Identification No. (PIN) This is homestead property.
Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except:	

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FEBRUARY RELEASE NOTES

Outgoing Wire Authorization

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT IL	n/a	366224	

Added blank line for Phone Number beneath signatures

AUTHORIZATION FOR OUTGOING WIRES (continued)

In no event shall [Chicago Title Company](#) be liable for any special, consequential, indirect or incidental damages, regardless of whether any claim is based on contract or tort or whether the likelihood of such damage was known to [Chicago Title Company](#).

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

ACCEPTED AND AGREED:

Brian T. Buyer

Date

Brenda T. Buyer

Date

Phone: _____

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FEBRUARY RELEASE NOTES

Title

Master Endorsements				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT WI	n/a	367044	
Revised documents to render with the Title Officer's signature.				

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FEBRUARY RELEASE NOTES

REPORTS

Title Production				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD			366452	
<ul style="list-style-type: none">Added ' Task Contains "Mark Up"' to the 'Select Date for turn-time stop' drop down.				

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FEBRUARY 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.

Policy-Guarantee Product Enclosure Letter (Title)

NEW/MOD	ACTION REQUIRED	APPLICABLE STATES/SITES	FILE NAME (NEW ITEMS ONLY)
New	Replace	IL ONLY	
Replace DOC_SSCORPD0272 with DOC_SSCORPD0272_1 (Adjusted document to render only for contacts where the marketing source box is checked)			

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EI - Disbursement

EI - Disbursement (Legal)

NEW/MOD	ACTION REQUIRED	APPLICABLE STATES/SITES	FILE NAME (NEW ITEMS ONLY)
Mod	Replace	OR only	
Replace DOC_SSCORPD1895 with DOC_SSCORPD1895_1 AND replace DOC_SSCORPD5366 with DOC_SSCORPD5366_1			

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