

# SOFTPRO SELECT

February 2019  
RELEASE NOTES



Testing Release Date: February 6, 2020  
Production Release Date: February 21, 2020



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ALL STATES/SITES

CHECKS

FNF Default Check			
<b>New/Mod</b> Change	<b>Requested By</b> Nancy Hesse	<b>Incident No.</b>	<b>TFS No.</b> 596253
Added new option to check to set the first and second signature.			
<b>Affected item(s):</b> FNF Default Check Template FNF Default Check Template (Copy, Stub, Check, Stub) FNF Default Check Template (Stub, Check, Stub) FNF Default Check Template (Stub, Stub, Check)			

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DOCUMENTS

Escrow

<i>1099 Certification for No Report Information (2)</i>			
<b>New/Mod</b> Change	<b>Requested By</b> FNF Corporate	<b>Incident No.</b>	<b>TFS No.</b> 595610
Updated to reflect most recent version provided by Settlement (see updated Escrow Tech Memo 151-2012 1099-S Proceeds from Real Estate Transactions).			
<b>Affected item(s):</b> 1099 Certification for No Report Information 1099 Certification for No Report Information (Legal)			

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<i>Affidavit (Free and Clear - No Deed of Trust)</i>			
<b>New/Mod</b> Change	<b>Requested By</b> Humboldt Land Title	<b>Incident No.</b>	<b>TFS No.</b> 599337
Revised to show Trustee Names when the Owner is a Trust.			
<p>The Undersigned, being duly sworn according to law, deposes and says:</p> <ol style="list-style-type: none"> <li>1. I am/we are <b>John Doe</b> and <b>Jane Doe</b>, trustee(s) of the <b>John Doe Family Trust (Name)</b>.</li> <li>2. I am the record title holder of the real estate known and described as:</li> </ol>			
<b>Affected item(s):</b> Affidavit (Free and Clear - No Deed of Trust)			

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<i>Initial Fee Quote/Consolidated Fee Quote</i>			
<b>New/Mod</b> Change	<b>Requested By</b> FNF Reports	<b>Incident No.</b>	<b>TFS No.</b> 598529
Added new Recording Service Fee billcode, RSR, as part of the billcodes excluded from showing on the document.			
<b>Affected item(s):</b> Consolidated Fee Quote Initial Fee Quote			

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Title

<i>Master Commitment (Non-Editable)</i>			
<b>New/Mod</b> Change	<b>Requested By</b> FNF Docs	<b>Incident No.</b>	<b>TFS No.</b> 596232
Updated Privacy Policy revised January 2020.			
<b>Affected item(s):</b> Master Commitment (Non-Editable)			

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Closing Disclosure Form			
New/Mod Change	Requested By	Incident No.	TFS No.
	FNF Config Team		596189
Updated the revenue share/expense logic to suppress from showing on the attachment page when any combination of the NBI, NBE, NBINI and NBING bill codes all sum to zero.			
<b>Affected item(s):</b> Borrower Closing Disclosure Form (CDF) Buyer Closing Disclosure Form (CDF) Closing Disclosure Form (CDF) Seller Closing Disclosure Form (CDF)			

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Corporate Invoice			
New/Mod Change	Requested By	Incident No.	TFS No.
	NW IT		597598
Updated "Tax Amount" column to show an asterisk next to the verbiage that is tied to note in the footer about the tax rate.			
<b>Affected item(s):</b> Consolidated Invoice Corporate Invoice			

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REPORTS

<u>Commitment/Policy Status</u>			
<b>New/Mod</b> Change	<b>Requested By</b> Novare Ops	<b>Incident No.</b>	<b>TFS No.</b> 596869
Added an indictor to show orders where the recording date is missing.			
<b>Affected item(s):</b> Commitment/Policy Status			

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<u>Customer Report Card Exceptions</u>			
<b>New/Mod</b> Change	<b>Requested By</b> Cassie Williams	<b>Incident No.</b>	<b>TFS No.</b> 592460
Added option for Excel export.			
<b>Affected item(s):</b> Customer Report Card Exceptions			

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<u>Order Exceptions</u>			
<b>New/Mod</b> Change	<b>Requested By</b> MW IT\NW IN\Novare Ops	<b>Incident No.</b>	<b>TFS No.</b> 597616
Added option for Excel export.			
<b>Affected item(s):</b> Order Exceptions			

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<u>Orders by Contact</u>			
<b>New/Mod</b> Change	<b>Requested By</b> Novare Ops	<b>Incident No.</b>	<b>TFS No.</b> 596963
Added an option to show the check/ref number, cleared date and type (check, wire, etc.) of the disbursement shown.			
<b>Affected item(s):</b> Orders By Contact			

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<u>Orders by Note Search</u>			
<b>New/Mod</b> Change	<b>Requested By</b> Blair Conley	<b>Incident No.</b>	<b>TFS No.</b> 595452
Added option for order status to parameter screen to select when running the report.			
<b>Affected item(s):</b> Orders by Note Search			

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Report Decommission Notice			
New/Mod Change	Requested By	Incident No.	TFS No.
	FNF Reports		601649
<p>The following reports have been decommissioned due to inactivity:</p> <ol style="list-style-type: none"> <li>1. SSCORP5295.rpt - Underwriter Commitment Summary</li> <li>2. SSCORP5278.rpt - CPF Recon Release</li> <li>3. SSCORP5274.rpt - Initial Title Commitment Export</li> <li>4. SSCORP5270.rpt - Disbursement Solutions Group Production Report</li> <li>5. SSCORP5265.rpt - AZ PCD Employee Productivity</li> <li>6. SSCORP5259.rpt - REO Under Contract</li> <li>7. SSCORP5257.rpt - Customer Report Card Bank Formats</li> <li>8. SSCORP5254.rpt - AZ Post Closing Department</li> <li>9. SSCORP5218.rpt - Agency Orders</li> <li>10. SSCORP5183.rpt - 1099-INT Cover Letter</li> <li>11. SSCORP5178.rpt - Subescrow Payoff Counts</li> <li>12. SSCORP5172.rpt - Batch Open Order Sheet (Sales)</li> <li>13. SSCORP5164_Escrow.rpt - Notary Fees               <ol style="list-style-type: none"> <li>a. Note: Retiring a certain version of this report. Original will still be available.</li> </ol> </li> <li>14. SSCORP5116.rpt - Rate Calculation Criteria by Order</li> <li>15. SSCORP5380.rpt - Listing/Selling Agent Email Address Export</li> <li>16. SSCORP5365.rpt - Atlanta NCS Closed Orders</li> <li>17. SSCORP5158.rpt - ServiceLink AP Report</li> <li>18. SSCORP5240.rpt - ServiceLink Checks On Hold</li> <li>19. SSCORP5345.rpt - SPAdmin Batch Picklist Refresh - AUTOMATION ONLY               <ol style="list-style-type: none"> <li>a. Note: Retiring a certain version of this report. Original will still be available.</li> </ol> </li> <li>20. SSCORP5342.rpt - Muni's Received After Distribution</li> <li>21. SSCORP5339_WSOBOrderLog.rpt - WSOB Order Log               <ol style="list-style-type: none"> <li>a. Note: Retiring a certain version of this report. Original will still be available.</li> </ol> </li> <li>22. SSCORP5327.rpt - Reconcile Recording Charges By Bill Code</li> <li>23. SSCORP5320.rpt - Out of County Searches</li> <li>24. SSCORP5367.rpt - National Order Status</li> <li>25. SSCORP5366.rpt - National Order/Type Counts</li> <li>26. SSCORP5310.rpt - Statistical Plan Escrow Fee Reporting Export</li> </ol>			

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Report Tree Clean-Up			
New/Mod Change	Requested By	Incident No.	TFS No.
	FNF Reports		599106
<p>In an effort to help make the SoftPro report trees easier to navigate and more user friendly reports that have not been used in the last year will be removed. This is to make using the report more efficient by only showing reports that are actively being used.</p>			

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SPAdmin Custom Source of Business Export/Missing Fields			
New/Mod	Requested By	Incident No.	TFS No.
Change	Blair Conley		593390
<p>Updated County Operation Names per the following:</p> <ul style="list-style-type: none"> <li>a. FHBT = FNT SACRAMENTO/PLACER/NEVADA/SOLANO/SHASTA/BUTTE/LASSEN/HUMBOLDT</li> <li>b. FWPN = FNT/CTI SAN FRANCISCO/MARIN</li> <li>c. FSFM = FNT/CTI SAN FRANCISCO/MARIN</li> <li>d. FWET = CTI CHICAGO METRO-WEST</li> <li>e. FSUB = CTI CHICAGO METRO-NORTHWEST</li> <li>f. FCDE = CTI CHICAGO METRO-NORTHEAST</li> <li>g. FSWA = CTI CHICAGO METRO-SOUTHWEST</li> <li>h. FWST = WEST TEXAS ABSTRACT</li> </ul> <p><b>Affected item(s):</b>                      SSCORP5255.rpt – SPAdmin-Custom Source of Business Export                      SSCORP5268.rpt – SPAdmin-Custom Source of Business Export-Missing Fields</p>			

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SPAdmin-Custom Source of Business Export			
New/Mod	Requested By	Incident No.	TFS No.
Change	Blair Conley		599971
<p>Updating operation names as follows:</p> <p>FXHG to show as 'Strategic Market Services'                      FA59 to show as 'CTI NCS Philadelphia'                      FBCM to show as 'CTT/FNT Seattle NCS'</p> <p><b>Affected item(s):</b>                      SSCORP5255.rpt – SPAdmin-Custom Source of Business Export                      SSCORP5268.rpt – SPAdmin-Custom Source of Business Export-Missing Fields</p>			

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Statistical Closing Turn-Time			
New/Mod	Requested By	Incident No.	TFS No.
New	Liberty Title\Novare Settlement Solutions		592135
<p>New report to show how long orders take to close. This report will be run for orders opened in the date range to show what month they closed in and provide details on the order and time to close.</p> <p><b>Affected item(s):</b>                      Statistical Closing Turn-Time</p>			

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Top Customer List			
New/Mod	Requested By	Incident No.	TFS No.
Change	NNY Ops		597620
<p>Added new checkbox parameter to use alternate bill codes for those operations that have an alternate defined.</p> <p><b>Affected item(s):</b>                      Top Customer List</p>			

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ARIZONA

DOCUMENTS

Escrow

[Unsecured Indemnity Agreement](#)

New/Mod	Requested By	Incident No.	TFS No.
New	CT Mohave		600081

New document. Render to view complete document.



Company Name

INDEMNITY AGREEMENT

THIS INDEMNITY AGREEMENT (this "Agreement") is executed as of February 11, 2020, by [Indemnitor Name](#) (the "Indemnitor") for the benefit of [Underwriter Name](#), its policy issuing agents and affiliated title companies (the "Company").

WHEREAS, the Company has issued its Commitment No. [COM111111](#) with respect to real property located in the County of [Mohave](#), State of [Arizona](#) as more particularly described therein and on the attached Exhibit "A" (the "Property"), and has raised as an exception or exceptions a certain defect, encumbrance, adverse claim or other matter affecting the Property (hereinafter the "Identified Risk"), described as follows:

1. [Lack of a right of access to and from the land.](#)

WHEREAS, the Company has been requested to issue its title insurance policy, or may in the future be requested to issue a title insurance policy, date down endorsement, commitment, hold harmless or indemnity letters to induce other title insurance companies to issue title insurance policies or commitments (such title insurance policy, date down endorsement, commitment or hold harmless or indemnity letters to induce other title insurance companies to issue title insurance policies or commitments shall hereinafter be referred to collectively as the "Title Insurance Policy" with respect to the Property or some portion thereof, or estates or interests therein, either without taking exception for the Identified Risk or insuring against loss or damage by reason thereof; and

WHEREAS, the Indemnitor has agreed to execute this Agreement in order to induce the Company to issue the Title Insurance Policy or future policies or commitments insuring against loss or damage by reason of the Identified Risk.

**Affected item(s):**

AZD1247.doc - Unsecured Indemnity Agreement (New)

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Title

<a href="#">ALTA Commitment 2016 (AZ)</a>			
<b>New/Mod</b> Change	<b>Requested By</b> AZ Mohave	<b>Incident No.</b>	<b>TFS No.</b> 598916
The Issuing Office at the top of Schedule A now reflects the title office email address. (JPozenel is no longer shown.)			
<b>Affected item(s):</b> ALTA Commitment 2016 (AZ)			

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CALIFORNIA

DOCUMENTS

Escrow

[593 Form \(2020\) - Tax Statement](#)

<b>New/Mod</b> Change	<b>Requested By</b> Escrow Admin	<b>Incident No.</b>	<b>TFS No.</b> 596617
--------------------------	-------------------------------------	---------------------	--------------------------

Modified so that the FEIN checkbox is always checked.

TAXABLE YEAR **2020** CALIFORNIA FORM **593**

**Real Estate Withholding Tax Statement**

AMENDED:

**Part I Remitter Information**  REEP  Qualified Intermediary  Buyer/Transferee  Other

Business name Escrow Office Name		<input checked="" type="checkbox"/> FEIN 123456	<input type="checkbox"/> CA Corp no.	<input type="checkbox"/> CA S OS file no.
First name	Initial	Last name	SSN or ITIN	

**Affected item(s):**  
593 Form (2020) - Tax Statement

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[593 Form Instructions \(2020\) - Tax Statement](#)

<b>New/Mod</b> New	<b>Requested By</b> CA	<b>Incident No.</b>	<b>TFS No.</b> 595586
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New 2020 version is now available.

**Affected item(s):**  
SCA0002669.doc - 593 Form Instructions (2020) - Tax Statement (New)

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[Bulk - EDD Request Form](#)

<b>New/Mod</b> Change	<b>Requested By</b> FNT NoCal	<b>Incident No.</b>	<b>TFS No.</b> 598215
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Updated to pull individual Sellers (rather than both individuals and organizations) to the Seller section.

**Affected item(s):**  
Bulk - EDD Request Form

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[City Report Request - Thousand Oaks](#)

<b>New/Mod</b> Change	<b>Requested By</b> Escrow Admin	<b>Incident No.</b>	<b>TFS No.</b> 596849
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Updated to reflect most recent version.

**Affected item(s):**  
City Report Request - Thousand Oaks

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[Daily Recording Sheet - Outside Bay Area \(FNT SANTA CLARA ONLY\)](#)

<b>New/Mod</b> Change	<b>Requested By</b> FNT Santa Clara	<b>Incident No.</b> INC200012714	<b>TFS No.</b> 595821
--------------------------	--	-------------------------------------	--------------------------

Tree title has been updated to include "Outside Bay Area" for FNT Santa Clara operations.

**Affected item(s):**  
SCA0002400.doc - Daily Recording Sheet - Outside Bay Area (New)

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<i>Notice of Available Discounts</i>			
New/Mod Change	Requested By Settlement	Incident No.	TFS No. 598240
Updated to most recent version provided by Settlement.			
<b>Affected item(s):</b> CLTA Preliminary Report Form 2006 (CA) Master Preliminary Report Master Preliminary Report Notice of Available Discounts Notice of Available Discounts			

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<i>Owner Info Request</i>			
New/Mod Change	Requested By Bay Area LTC	Incident No.	TFS No. 596834
Revised to include fixtures and equipment.			
<b>Affected item(s):</b> Owner Info Request Owner Info Request (Letter)			

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<i>Payoff Worksheet</i>																			
New/Mod Change	Requested By CT SoCal	Incident No.	TFS No. 595617																
Document now auto-populates the FUNDS EXPECTED FROM field with the anticipated amount in the register that is anticipated to come in from the new lender in the order.																			
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4" style="text-align: center;">FUNDING</th> </tr> <tr> <th style="width: 25%;">Funds Expected</th> <th style="width: 45%;">From</th> <th colspan="2" style="width: 30%;">Via</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">\$450,000.00</td> <td style="text-align: center;">Loans Unlimited</td> <td style="text-align: center;"><input checked="" type="checkbox"/> Wire</td> <td style="text-align: center;"><input type="checkbox"/> Check</td> </tr> <tr> <td style="text-align: center;">(1st) Demand Exp. Date</td> <td style="text-align: center;">(2nd) Demand Exp. Date</td> <td style="text-align: center;"><input type="checkbox"/> Prefigures</td> <td style="text-align: center;"><input type="checkbox"/> Shortages</td> </tr> </tbody> </table>				FUNDING				Funds Expected	From	Via		\$450,000.00	Loans Unlimited	<input checked="" type="checkbox"/> Wire	<input type="checkbox"/> Check	(1st) Demand Exp. Date	(2nd) Demand Exp. Date	<input type="checkbox"/> Prefigures	<input type="checkbox"/> Shortages
FUNDING																			
Funds Expected	From	Via																	
\$450,000.00	Loans Unlimited	<input checked="" type="checkbox"/> Wire	<input type="checkbox"/> Check																
(1st) Demand Exp. Date	(2nd) Demand Exp. Date	<input type="checkbox"/> Prefigures	<input type="checkbox"/> Shortages																
<b>Affected item(s):</b> Payoff Worksheet																			

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<i>Recordables - (LA COUNTY ONLY)</i>			
New/Mod Change	Requested By CT SoCal	Incident No.	TFS No. 597822
Removed the Escrow No. and APN No. from the top left of all recordables for Los Angeles County only.			
<b>Affected item(s):</b> All Recordables			

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My Screens

TSG – Schedule A Screen				
NEW/MOD	REQUESTED BY	FOOTPRINTS NO(S).	TFS NO(S).	FILE NAME (NEW ITEMS ONLY)
Mod	Connie Pircio			

The following changes have been made to the TSG – Schedule A screen:

- › Removal of the Enter Tile Vesting (applicable to TSG only) field
- › Update of the 2011 Trustee’s Sale more/less bar to show 2014 Trustee’s Sale
- › Addition of a new field, If applicable, enter the name(s) and address(es) of persons to receive courtesy mailings (2014 only)

These changes are visible when any of the My Screens > Northern CA or SoCal screens are selected.

**TSG - Schedule A** Order Status: InProcess

Buyer: Transaction Type: Ref

Policy:  Coverage amount: \$0.00

Policy number:

Issued date/time:

---

**2014 Trustee's Sale**

Enter the paragraph number referencing the Mortgage in Schedule B:

---

Enter name(s) and address(es) of persons disclosed by Public Records to receive copies of notices:

---

If applicable, enter name(s) and address(es) of persons to receive courtesy mailings (2014 only):

---

**HOA Trustee's Sale**

COLORADO

My Screens

*Express Order Entry Screen*

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

The Express Order Entry screen has been moved above the Order Contacts screen.  
This change is visible when the My Screens > CO-Construction Disb is selected.

*Express Order Entry Screen*

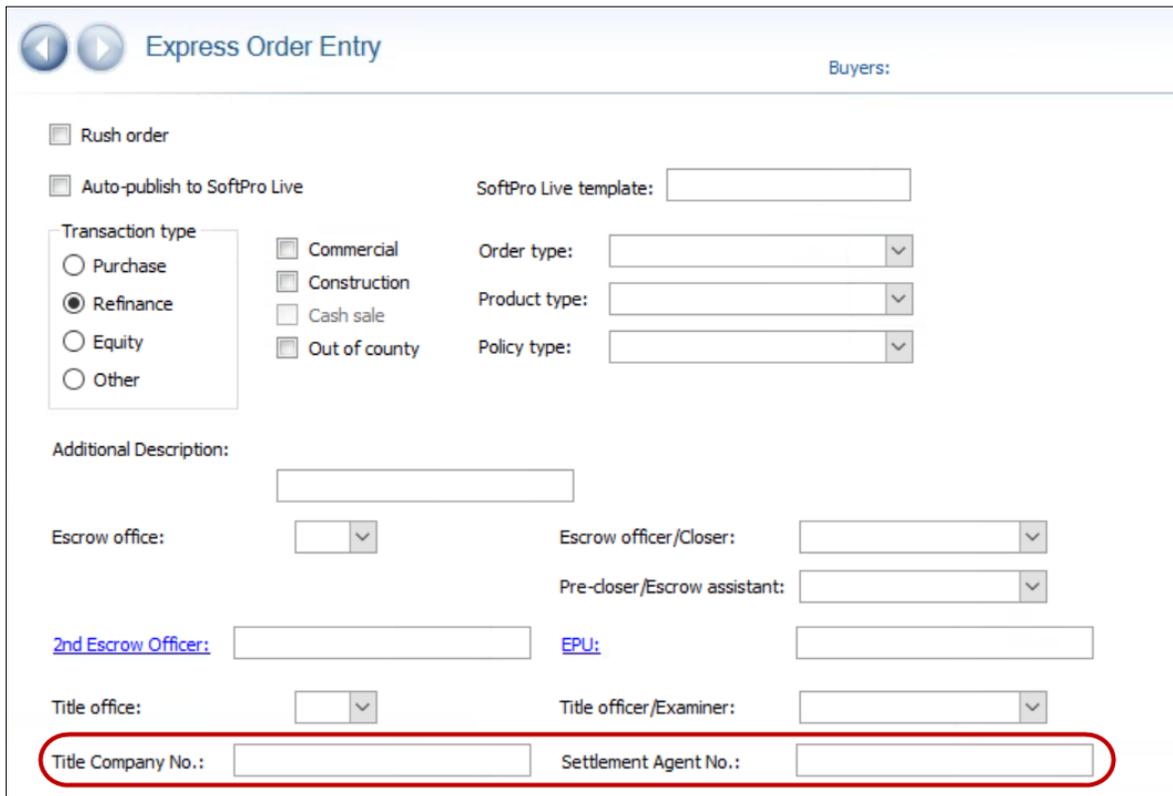
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Nancy Hesse			

Two new fields have been added to the Express Order Entry screen,

- > Title Company No.
- > Settlement Agent No.

These fields are available when you select one of the following My Screens.

- > CO-Construction Disb FNT
- > CO-Escrow
- > CO-Escrow-FNT
- > CO-Title
- > CO-Title-FNT



**Express Order Entry** Buyers:

Rush order

Auto-publish to SoftPro Live      SoftPro Live template:

Transaction type:

- Purchase
- Refinance
- Equity
- Other

Commercial      Order type:

Construction      Product type:

Cash sale      Policy type:

Out of county

Additional Description:

Escrow office:       Escrow officer/Closer:

Pre-closer/Escrow assistant:

[2nd Escrow Officer:](#)       [EPU:](#)

Title office:       Title officer/Examiner:

**Title Company No.:**       **Settlement Agent No.:**

CONNECTICUT

DOCUMENTS

Title

[ALTA Commitment 2016 \(CT\)](#)

<b>New/Mod</b> Change	<b>Requested By</b> CT Agency (Marina - State Counsel)	<b>Incident No.</b>	<b>TFS No.</b> 595097
--------------------------	--	---------------------	--------------------------

If the Reference # is filled out under the T2 contact NBU File Number will populate on Schedule A.

**Title Company**

**Title Company**

Lookup code: TITLE222 Save And Add New

Name: The Other Title Company  Include on revenue reports

Short name: The Other Title Company  Marketing source

Payee name: The Other Title Company Marketing rep. 1:

Address: 2000 Title Way Marketing rep. 2:

Suite 222 Marketing rep. 3:

City/State/Zip: Anywhere CT 99999  Foreign Reference #: 999000

County:  Tax ID/SSN:

Phone: (333)333-3000 Fax: (333)333-3333 License #:

**FIDELITY NATIONAL TITLE INSURANCE COMPANY** **COMMITMENT NO. PROFORMA**

*Transaction Identification Data for reference only:*

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Title Officer: Sandy L Moore Fidelity National Title Insurance Company 1001 Title Way, Suite 100 Anywhere, CT 99999 Phone: (888)999-0000 Fax: (888)555-9090 Main Phone: (800)777-2468 Email: Sandral.Moore@thisnotreal.com	Escrow Officer: Joseph D Kirby Chicago Title Insurance Company 1000 Settlement Way, Suite 100 Anywhere, CT 99999 Phone: (888)111-1234 Fax: (888)111-4321 Main Phone: (800)555-1234

**Order Number:** RT CO Endo Multi Test

**NBU File Number:** 999000

**Property Address:** 100 Property Make This Long So Its Two Lines Street, Unit 100A Extra Crap, Providence, CT 02902  
 200 Test Avenue, Newport, AK 02841  
 300 Martin Luther King Jr. Boulevard, Warwick, AK 02886

**SCHEDULE A**

**Affected item(s):**  
ALTA Commitment 2016 (CT)

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FLORIDA

REPORTS

SP Data Export			
<b>New/Mod</b> Change	<b>Requested By</b> Paul Poco	<b>Incident No.</b>	<b>TFS No.</b> 597038
Added columns to the report for the following:  A. Transaction Type B. Rush Order D. Construction E. Cash Sale F. Out of County  <b>Affected item(s):</b> SP Data Export			

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HAWAII

DOCUMENTS

Escrow

<a href="#">HARPTA Updates (2)</a>			
New/Mod	Requested By	Incident No.	TFS No.
Change	FT HI		598210
Updated documents to reflect most recent versions.			
<b>Affected item(s):</b> Instructions (N-289 - HARPTA Certification for Exemption) N-289 (HARPTA Certification for Exemption)			

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REPORTS

Transaction Form			
<b>New/Mod</b> Change	<b>Requested By</b> NW IT	<b>Incident No.</b>	<b>TFS No.</b> 597660
If profile path contains '%\FT Hawaii%', now will show the amount to open an IBA as \$50.00			
<b>Affected item(s):</b> Transaction Form			

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INDIANA

DOCUMENTS

Escrow

*First Lien Letters (Company Position)*

New/Mod Change	Requested By IN State Counsel	Incident No.	TFS No. 597501
-------------------	----------------------------------	--------------	-------------------

Changed the letter so it is directed towards the Lender instead of employees.

**CHICAGO TITLE INSURANCE COMPANY**

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135 N. PENNSYLVANIA STREET, SUITE 1575, INDIANAPOLIS, IN 46204



Dena Phillips Farling  
Vice President, Indiana State Counsel  
[Dena.Farling@ctt.com](mailto:Dena.Farling@ctt.com)  
O (317) 684-3823

RE: First Lien Letters

Lender's Address Added

[Lewis L. Lenderman](#)  
Lender Bank & Trust  
1000 Big Money Avenue, Suite 1000  
Beverly Hills, CA 90210

The Company has recently identified instances where employees and settlement agents were asked to sign First Lien letters. This type of letter is viewed as an added unacceptable risk to the Company. This additional representation could extend the coverages provided to an Insured in a title insurance policy.

A Commitment for Title Insurance stands on its own. The Company is unwilling to provide additional assurances or affirmative statements beyond the coverages set forth in a Commitment or Loan Policy.

Therefore, we do hereby respectfully notify you that as of [January 28, 2020](#), the Company will no longer allow its employees to extend its liability past the issuance of the Commitment, Closing Protection Letter or final Policy of Title Insurance.

If you have any questions regarding this letter, do not hesitate to contact your sales representative or myself.

**Affected item(s):**  
First Lien Letters (Company Position)

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KANSAS

DOCUMENTS

Title

<i>ALTA 25-06 - Same as Survey (CT KANSAS CITY ONLY)</i>			
<i>ALTA 25.1-06 - Same as Portion of Survey (CT KANSAS CITY ONLY)</i>			
<b>New/Mod</b> Change	<b>Requested By</b> CT Kansas City	<b>Incident No.</b>	<b>TFS No.</b> 599694
CT KANSAS CITY ONLY: When proforma, the 'last revised' date language will appear with a blank line when the last revised date is not filled in. (This will still drop off if non-proforma and the last revised date is not filled in.)			

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LIBERTY TITLE

My Screens

*Loan Terms & Payments Screen*

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
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The Loan Terms & Payments screen has been added below the Loan Information & Funding screen.

This change is visible when you select one of the following My Screens.

- > Liberty Title Screens
- > Liberty Title IL Screens



MARYLAND

DOCUMENTS

Escrow

<a href="#">Affidavit (Residence)</a>			
<b>New/Mod</b> Change	<b>Requested By</b> CT DC NCS	<b>Incident No.</b>	<b>TFS No.</b> 596862
Updated to match most recent version.			
<b>Affected item(s):</b> Affidavit (Residence)			

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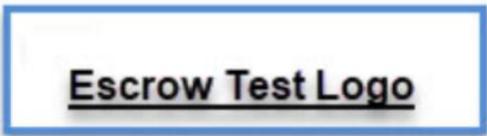
MICHIGAN

DOCUMENTS

Escrow

<i>ABAs (Revisions/Additions)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	CT MI		598218
<p>ABAs have been added and/or revised. The following Listing Agent Codes were affected:</p> <p>Updated: INTN1501 REMG4362 BERK6312 REMR28</p> <p>New: CENS510 CHIG1365C21W5570</p> <p><b>Affected item(s):</b> Master ABA Disclosure</p>			

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<i>Closing Confirmation</i>			
New/Mod	Requested By	Incident No.	TFS No.
New	CT MI		596389
<p>New document. Render to view complete document.</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <div style="text-align: right; font-weight: bold; color: gray;">CLOSING CONFIRMATION</div> <div style="text-align: center; margin: 10px 0;">  </div> <p><b>File No.:</b> JMoe CD Test-JDK</p> <p><b>Buyer:</b> Bryan B. Buyer, Brenda Buyer and Buying Corp</p> <p><b>Seller:</b> Selling Trust and Stanley Sellington</p> <p><b>Property:</b> 1111 Property Avenue, Suite 100, City, NM 55555</p> </div> <p><b>Affected item(s):</b> MID1298.doc - Closing Confirmation (New)</p>			

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<i>First Lien Letters (Company Position)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	CT MI		596864
<p>Revised so document only works for the lender contact.</p> <p><b>Affected item(s):</b> First Lien Letters (Company Position)</p>			

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Title

<i>ALTA 15.1-06 - Nonimputation - Additional Insured (GREAT LAKES ONLY)</i> <i>ALTA 40-06 - Tax Credit (GREAT LAKES ONLY)</i>			
<b>New/Mod</b> Change	<b>Requested By</b> Great Lakes	<b>Incident No.</b>	<b>TFS No.</b> 599014
GREAT LAKES ONLY: The ALTA 15.1-06 and ALTA 40-06 endorsements have been modified to provide a prompted FlowText field where users may enter 'Agreed and Consented to' signature block information, which will then print on the endorsement beneath the 'AGREED AND CONSENTED TO' label. If the prompted field is not filled in, it will print a blank line beneath the label as usual.			

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MISSOURI

DOCUMENTS

Title

<i>ALTA 25-06 - Same as Survey (CT KANSAS CITY ONLY)</i>			
<i>ALTA 25.1-06 - Same as Portion of Survey (CT KANSAS CITY ONLY)</i>			
<b>New/Mod</b> Change	<b>Requested By</b> CT Kansas City	<b>Incident No.</b>	<b>TFS No.</b> 599694
CT KANSAS CITY ONLY: When proforma, the 'last revised' date language will appear with a blank line when the last revised date is not filled in. (This will still drop off if non-proforma and the last revised date is not filled in.)			

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MONTANA

DOCUMENTS

Escrow

<a href="#"><i>Lien Waiver</i></a>			
<b>New/Mod</b> Change	<b>Requested By</b> CT Billings	<b>Incident No.</b>	<b>TFS No.</b> 596375
Updated document to reflect the Settlement Agent's information in the upper right.			
<b>Affected item(s):</b> Lien Waiver			

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<a href="#"><i>Lien Waiver and Receipt</i></a>			
<b>New/Mod</b> Change	<b>Requested By</b> CT Billings	<b>Incident No.</b>	<b>TFS No.</b> 596377
Updated document to reflect the Settlement Agent's information in the upper right.			
<b>Affected item(s):</b> Lien Waiver and Receipt			

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<a href="#"><i>Waiver of Construction Lien Rights</i></a>			
<b>New/Mod</b> Change	<b>Requested By</b> CT Billings	<b>Incident No.</b>	<b>TFS No.</b> 596380
Updated document to reflect the Settlement Agent's information in the upper right.			
<b>Affected item(s):</b> Waiver of Construction Lien Rights			

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NEBRASKA

DOCUMENTS

Title

<i>ALTA 25-06 - Same as Survey (CT KANSAS CITY ONLY)</i>			
<i>ALTA 25.1-06 - Same as Portion of Survey (CT KANSAS CITY ONLY)</i>			
<b>New/Mod</b> Change	<b>Requested By</b> CT Kansas City	<b>Incident No.</b>	<b>TFS No.</b> 599694
CT KANSAS CITY ONLY: When proforma, the 'last revised' date language will appear with a blank line when the last revised date is not filled in. (This will still drop off if non-proforma and the last revised date is not filled in.)			

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NEVADA

DOCUMENTS

Escrow

<a href="#">Declaration of Value</a>			
<b>New/Mod</b> New	<b>Requested By</b> Novare NSS	<b>Incident No.</b>	<b>TFS No.</b> 595144
New version with only the actual DOV pages (not instructions, exemption list, etc).			
<div style="border: 1px solid black; padding: 10px;"> <p><b>STATE OF NEVADA DECLARATION OF VALUE</b></p> <p>1. Assessor's Parcel Number(s)</p> <p>a. 1111APN _____</p> <p>b. 2222APN _____</p> <p>c. 3333APN _____</p> <p>d. _____</p> <p>2. Type of Property:</p> <p>a. <input type="checkbox"/> Vacant Land      b. <input type="checkbox"/> Single Fam. Res.</p> <p>c. <input type="checkbox"/> Condo/Twnhse    d. <input type="checkbox"/> 2-4 Plex</p> <p>e. <input type="checkbox"/> Apt. Bldg            f. <input type="checkbox"/> Comm'l/Ind'l</p> <p>g. <input type="checkbox"/> Agricultural        h. <input type="checkbox"/> Mobile Home</p> <p><input checked="" type="checkbox"/> Other <a href="#">other property type here</a> _____</p> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin-left: auto;"> <p><b>FOR RECORDERS OPTIONAL USE ONLY</b></p> <p>Book _____ Page: _____</p> <p>Date of Recording: _____</p> <p>Notes:</p> </div> <p>3. a. Total Value/Sales Price of Property      \$ 150.00 _____</p> <p>b. Deed in Lieu of Foreclosure Only (value of property) ( _____ )</p> <p>c. Transfer Tax Value:                            \$ 150.00 _____</p> <p>d. Real Property Transfer Tax Due            \$ 0 _____</p> </div>			
<p><b>Affected item(s):</b>  NVD1028.doc - Declaration of Value (New)</p>			

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*Grant Bargain and Sale Deed with DOV (Nevada)*

<b>New/Mod</b> Change	<b>Requested By</b> Novare NSS	<b>Incident No.</b>	<b>TFS No.</b> 594729
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Revised to add the updated Declaration of Value.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)  
 a. 1111APN \_\_\_\_\_  
 b. 2222APN \_\_\_\_\_  
 c. 3333APN \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:  
 a.  Vacant Land      b.  Single Fam. Res.  
 c.  Condo/Twnhse    d.  2-4 Plex  
 e.  Apt. Bldg            f.  Comm'l/Ind'l  
 g.  Agricultural        h.  Mobile Home  
 Other other property type here

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes:	

3. a. Total Value/Sales Price of Property      \$ 150.00  
 b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 c. Transfer Tax Value:                              \$ 150.00  
 d. Real Property Transfer Tax Due              \$ 0

**Affected item(s):**  
Grant Bargain and Sale Deed with DOV (Nevada)

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NEW JERSEY

DOCUMENTS

Title

<a href="#">ALTA Owner's Policy 2006 (NJ)</a>			
<b>New/Mod</b> Change	<b>Requested By</b>	<b>Incident No.</b>	<b>TFS No.</b> 595297
The NJRB Revised date in the Footer has been corrected to reflect 9/10/97 in the document titled ALTA Owner's Policy 2006 (NJ). (No change for Master Owner's Policy (NJ), Master Owner's Policy (NJ) (Schedules Only), or ALTA Owner's Policy 2006 (NJ) (Schedules Only), as these reference the proper date.)			
<b><u>Affected item(s):</u></b> ALTA Owner's Policy 2006 (NJ)			

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My Screens

*Contacts Screen*

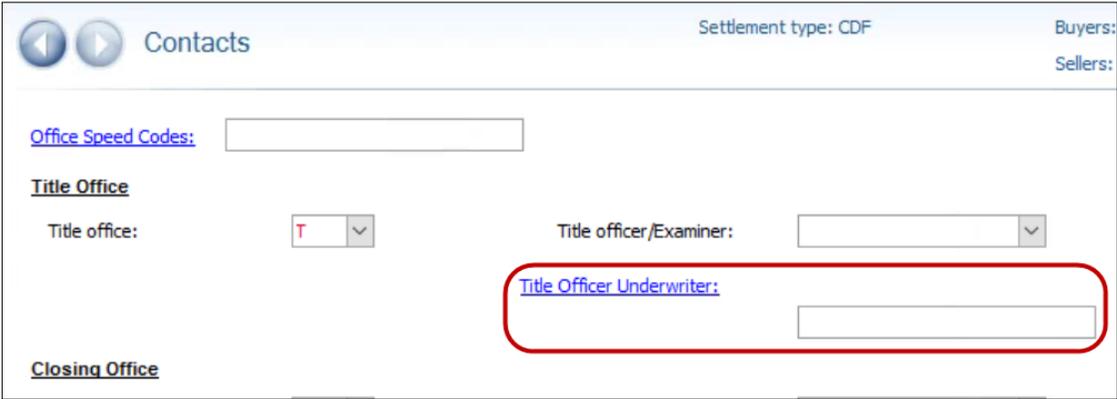
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Karen Benelli			

A new field has been added to the Contacts screen,

- > Title Officer Underwriter

This field is available when you select one of the following My Screens.

- > FNF New Jersey
- > FNF New Jersey Title Only



The screenshot shows the 'Contacts' screen with the following elements:

- Navigation arrows and 'Contacts' title.
- 'Settlement type: CDF' and 'Buyers: Sellers:' labels.
- 'Office Speed Codes:' with an input field.
- 'Title Office' section containing:
  - 'Title office:' with a dropdown menu showing 'T'.
  - 'Title officer/Examiner:' with a dropdown menu.
  - 'Title Officer Underwriter:' with an input field, which is highlighted by a red rounded rectangle.
- 'Closing Office' section.



NEW MEXICO

DOCUMENTS

Escrow

[Affidavit \(Occupancy\)](#)

<b>New/Mod</b> New	<b>Requested By</b> FT NM	<b>Incident No.</b>	<b>TFS No.</b> 597707
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New document. Render to view complete document.

<b>OCCUPANCY AFFIDAVIT</b>	
STATE OF _____	<b>Order No.:</b> JMoe CD Test-JDK
COUNTY OF _____	<b>Owner(s):</b> Selling Trust and Stanley Sellington
	<b>Property:</b> 1111 Property Avenue, Suite 100 City, NM 55555
<p>The undersigned, being first duly sworn upon my/our oath, hereby certifies/certify under penalty of perjury that:</p> <p>As the Owner of the referenced property and having personal knowledge I/we hereby represent and warranty that there is no person or persons in actual possession of the property or any part thereof other than the Owner, except: _____</p> <p>This affidavit is made for the purpose of inducing <a href="#">Settlement Agent Ultra Escrow</a> to insure the title to said property without exception to possible rights of any person or entity which might have a claim adverse to the rights of said</p>	

**Affected item(s):**

NMD1183.doc - Affidavit (Occupancy) (New)

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NEW YORK

DOCUMENTS

Escrow

<i>Coordination Fee Update (2)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Christina Buschatzke	INC200039080	596842
<p>Added prompt for Coordination Fee. If not answered, N/A will render to the document in place of a fee amount.</p> <p><b>Affected item(s):</b>            Letter (Survey Redate Authorization)            Survey Order Authorization</p>			

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<i>Letter (Building Loan Continuation) (2)</i>			
New/Mod	Requested By	Incident No.	TFS No.
New	CT Albany		596386
<p>The Letter (Build Loan Continuation) has been separated into two different forms.</p> <p><b>Affected item(s):</b>            Letter (Building Loan Continuation) - ALB Direct            Letter (Building Loan Continuation) - ALB Search</p>			

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Title

<a href="#"><i>ALTA U.S. Policy 2012</i></a>			
<b>New/Mod</b> New	<b>Requested By</b> Albany	<b>Incident No.</b>	<b>TFS No.</b> 595785
<p>The ALTA U.S. Policy has been updated to the 2012 version. (The new version will replace the previous version in the Owner's Policy lookup table.)</p> <p><b>Affected item(s):</b>  Master Owner's Policy (NY)  Master Owner's Policy (NY) (Cooperative Plus)  Standard New York Endorsement (Owner's Policy)</p>			

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<a href="#"><i>Master Commitment (NNY) (UTICA ONLY)</i></a>			
<b>New/Mod</b> Change	<b>Requested By</b> CT Utica	<b>Incident No.</b>	<b>TFS No.</b> 600156
<p>UTICA ONLY:  For Examining Counsel orders (order numbers ending with EC), if a countersignature image is added on the Commitment Schedule A screen, the countersignature image will pull to the Title Examiner signature line on the Commitment jacket/cover. If no image is added on the Commitment Schedule A screen, the Title Examiner signature line will remain blank, as usual for EC order numbers. (No change for non-EC orders - will continue to pull the Title Officer's signature as usual.)</p> <p><b>Affected item(s):</b>  Master Commitment (NNY)</p>			

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<a href="#"><i>Master Commitment (NNY)</i></a>			
<b>New/Mod</b> Change	<b>Requested By</b> Northern NY	<b>Incident No.</b>	<b>TFS No.</b> 600917
<p>The issue with the Exceptions numbering on the Commitment form beginning where the Requirements left off numbering - if the first Exception is non-numbered - has been corrected. The first numbered item in the Exceptions will now begin with 1 even when the first exception item is non-numbered.</p> <p><b>Affected item(s):</b>  Commitment for Title Insurance (NY)  Master Commitment (NNY)</p>			

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<a href="#"><i>Proforma Policies - Schedule A</i></a>			
<b>New/Mod</b> Change	<b>Requested By</b> Northern New York	<b>Incident No.</b>	<b>TFS No.</b> 598676
<p>For Proforma policies, users will now be prompted with a checkbox option to show "Date and Time of Recorded Document" for the Date of Policy on Schedule A. If the box is not checked, it will print "PROFORMA" as usual.</p> <p><b>Affected item(s):</b>  ALTA Loan Policy 2006 (NY)  ALTA Loan Policy 2006 (NY) (Schedule A)  ALTA Owner's Policy 2006 (NY)  ALTA Owner's Policy 2006 (NY) (Schedule A)</p>			

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<i>TIRSA Mortgage Foreclosure Guarantee</i>			
<b>New/Mod</b>	<b>Requested By</b>	<b>Incident No.</b>	<b>TFS No.</b>
New	Albany		601167
Individual Schedule documents have been created for the Morgtgage Foreclosure Guarantee. Mortgage Foreclosure Guarantee - Schedule A Description Mortgage Foreclosure Guarantee - Schedule B Mortgage Foreclosure Guarantee - Schedule C Mortgage Foreclosure Guarantee - Schedule D Mortgage Foreclosure Guarantee - Schedule E			
<b><u>Affected item(s):</u></b> NYD1717.doc - Mortgage Foreclosure Guarantee - Schedule A Description (New) NYD1718.doc - Mortgage Foreclosure Guarantee - Schedule B (New) NYD1719.doc - Mortgage Foreclosure Guarantee - Schedule C (New) NYD1720.doc - Mortgage Foreclosure Guarantee - Schedule D (New) NYD1721.doc - Mortgage Foreclosure Guarantee - Schedule E (New)			

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NOVARE

My Screens

*Property Screen*

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

A new check box has been added to the Property screen,

- > Exclude Preamble

This field is available when you select the My Screens > Novare All Screens.

The screenshot shows the 'Property' screen interface. At the top right, it displays 'Order Status: InProcess' and 'Buyer:'. Below this is a 'Properties (1)' section with a table containing one row with columns for 'Property Address', 'City/State/Zip', 'Lot(s)', and 'Subdivision'. Underneath the table is a map area with directional checkboxes (NW, NE, SW, SE) for two lots. A red circle highlights the 'Exclude Preamble' checkbox. At the bottom, there is a 'Preliminary Opinion/Commitment legal' section with a 'Lookup code:' field and a 'Copy from Escrow Legal' button.



OHIO

DOCUMENTS

Escrow

DTE 100 - Real Property Conveyance Fee Statement

<b>New/Mod</b> New	<b>Requested By</b> CT OH	<b>Incident No.</b>	<b>TFS No.</b> 595818
-----------------------	------------------------------	---------------------	--------------------------

Revised document for Cuyahoga County to show a print name line with the signature.

<p>10. Application for owner-occupied (2.5% on qualified levies) reduction. (Notice: Failure to complete this application prohibits the owner from receiving this reduction until another proper and timely application is filed.) Will this property be grantee's principal residence by Jan.1 of next year? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, is the property a multi-unit dwelling? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>I declare under penalties of perjury that this statement has been examined by me and to the best of my knowledge and belief is a true, correct and complete statement.</p> <p>PRINTED NAME OF GRANTEE or REPRESENTATIVE      SIGNATURE OF GRANTEE or REPRESENTATIVE      DATE</p>	<p>DTE Use only Valid sale 1. Yes   2. No</p> <p>Receipt Number</p>
---	---

Revised document to add prompts for items across top and right side for properties in Lorain County.

<b>Real Property Conveyance Fee Statement of Value and Receipt</b>				DTE 100 Rev. 1/14	
If exempt by Ohio Revised Code section 319.54(G)(3), use form DTE 100(EX).					
<b>FOR COUNTY AUDITORS USE ONLY</b>					
Type instrument	Warranty Deed	Tax list year	2020	County number	123
				Tax. dist. number	4567890
				Date	January 28, 2020
Property located in <u>11 Avon Lake City-Avon Lake CSD</u> taxing district					Number
Name on tax duplicate <u>Name goes here</u> Tax duplicate year <u>2019</u>					<u>1</u>
Acct. or permanent parcel no. <u>11-1234567890</u> Map book _____ Page _____					No. of Parcels
Description _____ <input type="checkbox"/> Platted <input type="checkbox"/> Unplatted					<u>1</u>
Auditor's comments: <input type="checkbox"/> Split <input type="checkbox"/> New plat <input type="checkbox"/> New improvements <input type="checkbox"/> Partial value					DET Code No.
<input type="checkbox"/> C.A.U.V <input type="checkbox"/> Building Removed <input type="checkbox"/> Other _____					<u>2</u>
<b>Grantee or Representative Must Complete All Questions in This Section</b>					
Type or print all information. See instructions on reverse.					
1. Grantor's name <u>Samuel S. Seller and Samantha S. Seller</u> Phone <u>(800)666-5555</u>					Neigh. Code
2. Grantee's name <u>Bryan B. Buyer and Brenda B. Buyer</u> Phone <u>█</u>					<u>3</u>
Grantee's address <u>555 Buyer Current Street, Byr Current City, OH 27609</u>					No of Acres
3. Address of Property <u>1111 Property Avenue, Prop City, OH 55555</u>					<u>4</u>
4. Tax billing address <u>█</u>					Land Value
5. Are there buildings on the land? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, check type:					<u>75,000.00</u>
<input type="checkbox"/> 1, 2 or 3 family dwellings <input type="checkbox"/> Condominium <input type="checkbox"/> Apartment: No. of units _____					Bldg. Value
<input type="checkbox"/> Manufactured (mobile) home <input type="checkbox"/> Farm buildings <input type="checkbox"/> Other _____					<u>65,000.00</u>
If land is vacant, what is intended use? <u>█</u>					Total Value
6. Conditions of sale (check all that apply) <input type="checkbox"/> Grantor is relative <input type="checkbox"/> Part interest transfer <input type="checkbox"/> Land contract					<u>140,000.00</u>
<input type="checkbox"/> Trade <input type="checkbox"/> Life Estate <input type="checkbox"/> Leased fee <input type="checkbox"/> Leasehold <input type="checkbox"/> Mineral rights reserved <input type="checkbox"/> Gift					
<input type="checkbox"/> Grantor is mortgagee <input type="checkbox"/> Other _____					
7. a) New mortgage amount (if any) ..... \$ <u>450,000.00</u>					

**Affected item(s):**

DTE 100 - Real Property Conveyance Fee Statement

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<i>Notice of Commencement</i>			
<b>New/Mod</b> Change	<b>Requested By</b> OH State Counsel	<b>Incident No.</b>	<b>TFS No.</b> 601147
Per State Counsel, document has been removed from the system.			
<b>Affected item(s):</b> Notice of Commencement Notice of Commencement - AT			

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Title

<i>ALTA 15.1-06 - Nonimputation - Additional Insured (GREAT LAKES ONLY)</i> <i>ALTA 40-06 - Tax Credit (GREAT LAKES ONLY)</i>			
<b>New/Mod</b> Change	<b>Requested By</b> Great Lakes	<b>Incident No.</b>	<b>TFS No.</b> 599014
GREAT LAKES ONLY: The ALTA 15.1-06 and ALTA 40-06 endorsements have been modified to provide a prompted FlowText field where users may enter 'Agreed and Consented to' signature block information, which will then print on the endorsement beneath the 'AGREED AND CONSENTED TO' label. If the prompted field is not filled in, it will print a blank line beneath the label as usual.			

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OKLAHOMA

DOCUMENTS

Escrow/Title

<i>Generic Enclosure Letter - Title</i>			
<b>New/Mod</b> Change	<b>Requested By</b> CT & Lenders Express OK	<b>Incident No.</b>	<b>TFS No.</b> 596629
Revised to look to contact type, if Lender then FTP field will pull, otherwise it will function as it did.			
 <b>Fidelity National Title</b> Insurance Company <div style="float: right; text-align: right;">                     1001 Title Way, Suite 100                      Anywhere, OK 99999                      Phone: (800)777-2468 / Fax: (800)777-8642                 </div> <div style="border: 1px solid red; padding: 5px; margin-top: 20px; display: inline-block;">                     Lender Name for FTP                      1001 FTP Street, Suite 100                      FTP City, OK 99999                 </div> <div style="margin-top: 20px;"> <b>Date:</b> February 18, 2020  <b>Ref. No.:</b> LenderRefNum111  <b>Title No.:</b> TitleRefNum222  <b>Order No.:</b> MS CD Test OK-SLM  <b>Borrower(s):</b> Brian T. Buyer and Brenda T. Buyer  <b>Seller(s):</b> Stephen T. Seller and Stephanie T. Seller  <b>Property:</b> 100 Property Street                      Oklahoma City, OK 73101                 </div> <p style="margin-top: 20px;">In connection with the above referenced transaction, please find the following enclosed:</p> <ul style="list-style-type: none"> <li>• <a href="#">First Document Enclosed with Letter</a></li> </ul>			
<b>Affected item(s):</b> Generic Enclosure Letter - Title			

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OREGON

DOCUMENTS

Escrow

<i>Bill of Sale</i>			
<b>New/Mod</b> Change	<b>Requested By</b> OR	<b>Incident No.</b>	<b>TFS No.</b> 596901
Removed system date from pulling into the IN WITNESS statement and replaced with blank lines to be completed by hand.			
<b>Affected item(s):</b> Bill of Sale			

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<i>Form WC (Affirmation for Withholding on OR Real Property) (2020)</i>																					
<b>New/Mod</b> Change	<b>Requested By</b> Penny Hoskins	<b>Incident No.</b>	<b>TFS No.</b> 598166																		
Revised to show the Settlement Agent's name.																					
<table border="1"> <tr> <td colspan="3"><b>Part B – Authorized agent's information</b></td> </tr> <tr> <td>Name of authorized agent Escrow Office Name</td> <td colspan="2">Agent's FEIN ■</td> </tr> <tr> <td>Agent's address 100 Escrow Office Street</td> <td colspan="2">Agent's daytime phone (800)777-4444</td> </tr> <tr> <td>City EO City</td> <td>State OR</td> <td>ZIP code 54545</td> </tr> <tr> <td colspan="3">Type of authorized agent:  <input checked="" type="checkbox"/> Escrow agent              <input type="checkbox"/> Attorney              <input type="checkbox"/> Other: _____         </td> </tr> <tr> <td colspan="3"><b>Part C – Exemption (transferor)</b></td> </tr> </table>				<b>Part B – Authorized agent's information</b>			Name of authorized agent Escrow Office Name	Agent's FEIN ■		Agent's address 100 Escrow Office Street	Agent's daytime phone (800)777-4444		City EO City	State OR	ZIP code 54545	Type of authorized agent: <input checked="" type="checkbox"/> Escrow agent <input type="checkbox"/> Attorney <input type="checkbox"/> Other: _____			<b>Part C – Exemption (transferor)</b>		
<b>Part B – Authorized agent's information</b>																					
Name of authorized agent Escrow Office Name	Agent's FEIN ■																				
Agent's address 100 Escrow Office Street	Agent's daytime phone (800)777-4444																				
City EO City	State OR	ZIP code 54545																			
Type of authorized agent: <input checked="" type="checkbox"/> Escrow agent <input type="checkbox"/> Attorney <input type="checkbox"/> Other: _____																					
<b>Part C – Exemption (transferor)</b>																					
<b>Affected item(s):</b> Form WC (Affirmation for Withholding on OR Real Property) (2020)																					

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SOUTH CAROLINA

DOCUMENTS

Title

<a href="#">All Endorsements</a>			
<a href="#">All Mgmt Endorsements</a>			
<b>New/Mod Change</b>	<b>Requested By</b> CT SC	<b>Incident No.</b>	<b>TFS No.</b> 599789
<p>Modified the endorsements to suppress 'Charge: ' from printing on the endorsement form if there is no charge entered on the Endorsements screen (if the Title Office State is SC). The Charge will still print when a charge amount is entered.</p> <p><b>Affected item(s):</b>  All Commitment Endorsements ("All Endorsements" 801 PATHED to 792)  All Mgmt Endorsements</p>			

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TEXAS

DOCUMENTS

Title

<a href="#"><i>Non-Imputation Affidavit and Indemnity</i></a>			
<b>New/Mod</b> Change	<b>Requested By</b> Elise Kitchens	<b>Incident No.</b> INC200025795	<b>TFS No.</b> 596391
Updated to reflect most recent version.			
<b>Affected item(s):</b> Non-Imputation Affidavit and Indemnity			

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<a href="#"><i>Policy Instructions (4)</i></a>			
<b>New/Mod</b> Change	<b>Requested By</b> CT TX	<b>Incident No.</b>	<b>TFS No.</b> 598151
Added email for delivery option.			
<b>Affected item(s):</b> Other Title Company Policy Instructions Other Title Company Policy Instructions (Legal) Policy Instructions Policy Instructions (All Borrowers)			

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<a href="#"><i>T-12 Endorsement (USA)</i></a>			
<b>New/Mod</b> Change	<b>Requested By</b> AT San Antonio	<b>Incident No.</b>	<b>TFS No.</b> 598517
Corrected item 1.a.1. to pull the estate/interest from the Parent (Owner's) policy (rather than the Loan policy) if the prompted field is not filled in when the endorsement is rendered.			

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<a href="#"><i>TX Master Commitment</i></a>			
<b>New/Mod</b> Change	<b>Requested By</b> FNF Docs	<b>Incident No.</b>	<b>TFS No.</b> 596234
Updated Privacy Policy revised January 2020.			
<b>Affected item(s):</b> Master Commitment (Non-Editable)			

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REPORTS

<a href="#">Dallas CPF Daily Summary</a>			
New/Mod Change	Requested By	Incident No.	TFS No.
	Dallas CPF		597626
Added two new options to this report:  <ol style="list-style-type: none"><li>1. Added checkbox to be able to exclude orders not submitted to the workflow.</li><li>2. Separated out Agent and Title Only orders on the brands. These will now show as their own separate "brand" in the drop down to select.</li></ol> <b><u>Affected item(s):</u></b> Dallas CPF Daily Summary			

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WASHINGTON

DOCUMENTS

Escrow

<a href="#">Affidavit (Owner's Extended Cvg)</a>			
<b>New/Mod</b> Change	<b>Requested By</b> CT-NCS Seattle	<b>Incident No.</b>	<b>TFS No.</b> 595940
Revised so user can choose buyers and/or sellers when the transaction type is purchase. If none of the contacts are chosen, a blank signature line show on document.			
<b>Affected item(s):</b> Affidavit (Owner's Extended Cvg)			

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Indemnity - Construction

<b>New/Mod Change</b>	<b>Requested By</b> Penny Hoskins	<b>Incident No.</b>	<b>TFS No.</b> 595621
-----------------------	--------------------------------------	---------------------	--------------------------

Indemnitor(s) and Signature section have been updated.

How many other individuals are signing?

- 1
- 0
- 1
- 2
- 3
- 4
- 5

### INDEMNITY (CONSTRUCTION)

First Individual Name

Name Here

**Order No.:** JM CD Test SLM

**INDEMNITOR(S):** Name Here and A.C.E. Remodel

Prompts to select General Contractor, Subcontractor, Buyer and Seller Contacts and will pull in the Name(s) of those selected

With reference to the following facts:

- Certain works of improvement (Improvements) have been or will be commenced upon the land (Land) described as follows:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**INDEMNITOR(S):**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

[Name Here](#)  
Print Name

For the General Contractor, Subcontractor, Buyer and Seller Contact(s) selected above, there will be a prompt if the people selected with the contact also need to sign as individuals:

Are contact individuals also signing as individuals?

A.C.E. Remodel

BY: \_\_\_\_\_ Date \_\_\_\_\_

Alex Cruz  
Owner

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Alex Cruz  
Print Name

**Affected item(s):**  
Indemnity - Construction

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*Indemnity - Mechanic's Lien*

<b>New/Mod</b> Change	<b>Requested By</b> FT-NCS/Commercial WA	<b>Incident No.</b>	<b>TFS No.</b> 593948
--------------------------	--	---------------------	--------------------------

Various changes, see screen shots for details.

How many other individuals are signing?

1

0

1

2

3

4

5

First Individual Name

First Name here

**MECHANICS LIEN AGREEMENT OF INDEMNIFICATION**

Prompts to select General Contractor, Subcontractor, Buyer and Seller Contacts and will pull in the Name(s) of those selected

This Agreement of Indemnification is made by **First Name here** and **A.C.E. Remodel** (hereinafter referred to as "Indemnitor(s)") for the benefit and protection of **Chicago Title Insurance Company** (referred to as "The Company");

**INDEMNITOR(S):**

\_\_\_\_\_

Signature

\_\_\_\_\_

Date

[First Name here](#)

Print Name

For the General Contractor, Subcontractor, Buyer and Seller Contact(s) selected above, there will be a prompt if the people selected with the contact also need to sign as individuals:

Are contact individuals also signing as individuals?

A.C.E. Remodel

BY: \_\_\_\_\_

[Alex Cruz](#)

Owner

\_\_\_\_\_

Date

\_\_\_\_\_

Signature

\_\_\_\_\_

Date

[Alex Cruz](#)

Print Name

**Affected item(s):**  
Indemnity - Mechanic's Lien

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*Master Real Estate Excise Tax Affidavit - Exempt (2020)*

<b>New/Mod</b> New	<b>Requested By</b> Penny Hoskins	<b>Incident No.</b>	<b>TFS No.</b> 598164
-----------------------	--------------------------------------	---------------------	--------------------------

New document. Render to view complete document.

Type of Document	<u>Warranty Deed</u>
Date of Document	<u>02/11/2020</u>
Gross Selling Price \$	<u>10.00</u>
*Personal Property (deduct) \$	_____
Exemption Claimed (deduct) \$	_____
Taxable Selling Price \$	<u>10.00</u>
Excise Tax: State	
Less than \$500,000.01 at 1.1%	\$ _____
From \$500,000.01 to \$1,500,000 at 1.28%	\$ _____
From \$1,500,000.01 to \$3,000,000 at 2.75%	\$ _____
Above \$3,000,000 at 3.0%	\$ _____
Agricultural and timberland at 1.28%	\$ _____
Total Excise Tax: State	\$ _____
Local	\$ _____
*Delinquent Interest: State	\$ _____
Local	\$ _____
*Delinquent Penalty	\$ _____
Subtotal	\$ _____
*State Technology Fee	\$ <u>5.00</u>
*Affidavit Processing Fee	\$ <u>5.00</u>
Total Due	\$ <u>10.00</u>

**A MINIMUM OF \$10.00 IS DUE IN FEE(\$) AND/OR TAX**  
\*SEE INSTRUCTIONS

**Affected item(s):**

WA00001074.doc - Master Real Estate Excise Tax Affidavit - Exempt (2020) (New)

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*Master Real Estate Excise Tax Affidavit (2020)*

<b>New/Mod</b> Change	<b>Requested By</b> Penny Hoskins	<b>Incident No.</b>	<b>TFS No.</b> 598162
--------------------------	--------------------------------------	---------------------	--------------------------

Document has been revised to fix the issue with the state's portion when there is a personal property amount. Also, the grantor and grantee phone numbers will pull to the form for Whatcom, Island and San Juan counties.

**Affected item(s):**

Master Real Estate Excise Tax Affidavit (2020)

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Title

<a href="#">ALTA Loan Policy 2006 (WA) (NCS ONLY)</a> <a href="#">ALTA Owner's Policy 2006 (WA) (NCS ONLY)</a>			
<b>New/Mod</b> Change	<b>Requested By</b> Seattle NCS	<b>Incident No.</b>	<b>TFS No.</b> 601254
WANCS ONLY: The Amount of Insurance on Schedule A will now reflect the Co-Insurance language if there is an ALTA 23-06 endorsement added for the policy. The user will be prompted to enter the percentage of insurance; if the prompt is not filled in the Co-Insurance language will not print.  <b><u>Affected item(s):</u></b> ALTA Loan Policy 2006 (WA) ALTA Owner's Policy 2006 (WA)			

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REPORTS

<b>EPU Task Summary/Productivity by County Manager</b>			
<b>New/Mod</b> Change	<b>Requested By</b> Mayann Sandoval	<b>Incident No.</b>	<b>TFS No.</b> 595435
Added two new tasks 'EPU-Prepare Documents' and 'EPU-Post Closing – Stale Dated Check(s)' to show on the report.			
<b>Affected item(s):</b> EPU Task Summary/Productivity by County Manage			

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<b>Order Summary by Branch/Escrow Officer</b>			
<b>New/Mod</b> Change	<b>Requested By</b> WA IT/Penny Hoskins	<b>Incident No.</b>	<b>TFS No.</b> 595445
Added a picklist for "Transaction Type" for users to be able to select purchase, refinance, equity and/or other options.			
<b>Affected item(s):</b> Order Summary by Branch/Escrow Officer			

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<b>Pre-Listing Task Completed</b>			
<b>New/Mod</b> New	<b>Requested By</b> WA IT/Penny Hoskins	<b>Incident No.</b>	<b>TFS No.</b> 595459
New report to show orders where the Pre-Listing Converted task has been completed.			
<b>Affected item(s):</b> Pre-Listing Task Completed			

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Title

<a href="#">Agreement (Gap Indemnity)</a>			
<b>New/Mod</b> Change	<b>Requested By</b> Dane County	<b>Incident No.</b>	<b>TFS No.</b> 598629
Added coding for lines under Underwriter Sig to pull Title Officer/Examiner Name and Title.			
<div style="border: 1px solid black; padding: 10px; margin: 10px auto; width: 80%;"> <p><b>UNDERWRITER:</b></p> <p><a href="#">Underwriter Name</a></p>   <p>_____</p> <p style="text-align: center;">Signature</p>   <p>_____</p> <p style="text-align: center;">Date</p>   <p>By: <a href="#">Joseph D Kirby</a></p> <p style="text-align: center;">Print Name</p>   <p>Its: <a href="#">Title Examiner</a></p> <p style="text-align: center;">Print Title</p> </div>			
<b>Affected item(s):</b> Agreement (Gap Indemnity)			

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LIBERTY TITLE

REPORTS

In Process/Pipeline Orders			
New/Mod Change	Requested By	Incident No.	TFS No.
	Liberty Title Ops		599118
Updated Excel export to show new Profit Center, Escrow Officer and month/year columns for the order opened and settlement dates.			
<b>Affected item(s):</b> In Process/Pipeline Orders			

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WSOB Export			
New/Mod Change	Requested By	Incident No.	TFS No.
	Liberty Title Ops		598804
Added sales rep selection on parameter screen.			
<b>Affected item(s):</b> WSOB Export			

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NATIONALINK

DOCUMENTS

Escrow

<a href="#"><i>New Mexico Special Warranty Deed (Wells Fargo)</i></a>			
<b>New/Mod</b> Change	<b>Requested By</b> ServiceLink	<b>Incident No.</b>	<b>TFS No.</b> 595824
Updated to match most recent version.			
<b>Affected item(s):</b> New Mexico Special Warranty Deed (Wells Fargo)			

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NOVARE NATIONAL SETTLEMENT SERVICES

DOCUMENTS

Escrow/Title

<a href="#">Search Order Request (Resi)</a>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Novare NSS		595520 / 601141
Product Type added underneath Transaction Type.			
Revised bottom portion of document:			
<p><b>Notes to Searcher/Title Company:</b></p> <p><b>Please provide your order number ASAP.</b></p> <p>Any questions regarding this commitment should be directed to <a href="mailto:titledelivery@novarens.com">titledelivery@novarens.com</a>.</p> <p>Please email completed commitment within five (5) business days to <a href="mailto:titledelivery@novarens.com">titledelivery@novarens.com</a>.</p> <p><b>***PLEASE WRITE ON FIDELITY NATIONAL TITLE INSURANCE COMPANY PAPER***</b></p> <p><b>****PLEASE NOTE OUR CLIENT REQUIRES THE LEGAL DESCRIPTION ON THE COMMITMENT TO MATCH THE MORTGAGE. IF THERE IS A DISCREPANCY BETWEEN THE VESTING DEED AND OUR MORTGAGE PLEASE ALERT US!!****</b></p> <p><b><u>PLEASE REQUEST APPROVAL FOR ANY SEARCH ESTIMATED TO COST OVER \$1,500.00</u></b></p>			
<b>Affected item(s):</b>			
Search Order Request (Resi)			

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<a href="#">Search Order Request (Title Only)</a>			
New/Mod	Requested By	Incident No.	TFS No.
New	Novare NSS		601141
New document. Render to view complete document.			
<p><b>Notes to Searcher/Title Company:</b></p> <p><b>Please provide title fees and your order number ASAP.</b></p> <p>Any questions regarding this commitment should be directed to <a href="mailto:titledelivery@novarens.com">titledelivery@novarens.com</a>.</p> <p>Please email completed commitment within five (5) business days to <a href="mailto:titledelivery@novarens.com">titledelivery@novarens.com</a>.</p> <p><b>***PLEASE WRITE ON FIDELITY NATIONAL TITLE INSURANCE COMPANY PAPER***</b></p> <p><b>****PLEASE NOTE OUR CLIENT REQUIRES THE LEGAL DESCRIPTION ON THE COMMITMENT TO MATCH THE MORTGAGE. IF THERE IS A DISCREPANCY BETWEEN THE VESTING DEED AND OUR MORTGAGE PLEASE ALERT US!!****</b></p> <p><b><u>PLEASE REQUEST APPROVAL FOR ANY SEARCH ESTIMATED TO COST OVER \$1,500.00</u></b></p>			
<b>Affected item(s):</b>			
NOVD1137.doc - Search Order Request (Title Only) (New)			

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*Search Order Request (Title and Escrow)*

<b>New/Mod</b> New	<b>Requested By</b> Novare NSS	<b>Incident No.</b>	<b>TFS No.</b> 601141
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New document. Render to view complete document.

**Notes to Searcher/Title Company:**

**Please provide title and escrow fees, along with your order number ASAP.**

Any questions regarding this commitment should be directed to [titledelivery@novarens.com](mailto:titledelivery@novarens.com).

Please email completed commitment within five (5) business days to [titledelivery@novarens.com](mailto:titledelivery@novarens.com).

**\*\*\*PLEASE WRITE ON FIDELITY NATIONAL TITLE INSURANCE COMPANY PAPER\*\*\***

**\*\*\*\*PLEASE NOTE OUR CLIENT REQUIRES THE LEGAL DESCRIPTION ON THE COMMITMENT TO MATCH THE MORTGAGE. IF THERE IS A DISCREPANCY BETWEEN THE VESTING DEED AND OUR MORTGAGE PLEASE ALERT US!!!\*\*\*\***

**PLEASE REQUEST APPROVAL FOR ANY SEARCH ESTIMATED TO COST OVER \$1,500.00**

**Affected item(s):**

NOVD1138.doc - Search Order Request (Title and Escrow) (New)

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Phrase(s)

<i>New Phrase</i>											
<b>New/Mod</b> Change	<b>Requested By</b> Novare NSS	<b>Incident No.</b>	<b>TFS No.</b> 598298								
New Escrow Instruction phrase added.											
<table border="1" style="width: 100%;"> <tr> <td style="width: 15%;">Code</td> <td style="width: 5%;">▼</td> <td style="width: 15%;">Name</td> <td style="width: 65%;"></td> </tr> <tr> <td>tins02</td> <td></td> <td>OWNER'S TITLE INSURANCE POLICY REQUEST</td> <td style="border: 2px solid red; padding: 5px; text-align: center;">Coded to pull in the Title Office Name</td> </tr> </table> <p><b>PER BUYER'S REQUEST AND EXPENSE, REQUESTS OWNER'S TITLE INSURANCE POLICY:</b> The undersigned party(ies) specifically instruct Escrow Holder to order an Owner's Policy of Title Insurance. <b>TITLE INSURANCE IS THROUGH TITLE OFFICE NAME.</b></p>				Code	▼	Name		tins02		OWNER'S TITLE INSURANCE POLICY REQUEST	Coded to pull in the Title Office Name
Code	▼	Name									
tins02		OWNER'S TITLE INSURANCE POLICY REQUEST	Coded to pull in the Title Office Name								

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REPORTS

Closed Orders by Revenue Operation			
New/Mod Change	Requested By	Incident No.	TFS No.
	Novare Ops		598505
Updated report to default the "Commercial format" option to be checked for Novare operations.			
<b>Affected item(s):</b> Closed Orders by Revenue Operation			

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In Process/Pipeline Orders			
New/Mod Change	Requested By	Incident No.	TFS No.
	Novare Ops		596858
Added new Transaction Type grouping to the report that will break the orders down into the following groups:			
Active Purchase - purchase order with a contact date			
Non-Active Purchase - purchase order without a contract date			
Refi/Equity - refinance and equity orders			
Other - other transaction type			
<b>Affected item(s):</b> In Process/Pipeline Orders			

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Opened/Closed Order Export - add alternate export formats			
New/Mod Change	Requested By	Incident No.	TFS No.
	Novare Settlement Service		584372
Added new Excel export options for BID Deposit, T&E Production, Audit, Sales, Exception, Commitments TAT, and PRMI.			
<b>Affected item(s):</b> Opened\Closed Order Export			

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UC Monthly Export			
New/Mod	Requested By	Incident No.	TFS No.
New	Manny Gonzalez		588974
New custom report for Novare operations to track opened orders where the the contract received task has been completed. Closed, canceled and duplicate orders will be excluded from the report.			
<b>Affected item(s):</b> UC Monthly Export			

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SERVICELINK

DOCUMENTS

Escrow

<a href="#"><i>New Mexico Special Warranty Deed (Wells Fargo)</i></a>			
<b>New/Mod</b> Change	<b>Requested By</b> ServiceLink	<b>Incident No.</b>	<b>TFS No.</b> 595824
Updated to match most recent version.			
<b>Affected item(s):</b> New Mexico Special Warranty Deed (Wells Fargo)			

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TECHNICAL NOTES (FOR LOCAL IT/SUPPORT)

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

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