

SOFTPRO SELECT

RELEASE NOTES



MARCH, 2018

Testing Release Date: March 1, 2018

Production Release Date: March 16, 2018



MARCH RELEASE NOTES

TABLE OF CONTENTS

ALL STATES/SITES	7
DOCUMENTS	7
Escrow.....	7
CSS Master Statement	7
Wire Account Notification (NCS - Commercial)	7
WireSafe Fraud Alert.....	7
Title.....	8
ALTA 37-06 - Assignment of Rents or Leases.....	8
REPORTS	9
1099 Exception Reports.....	9
Template Log	9
ARIZONA	10
DOCUMENTS	10
Escrow.....	10
Affidavit (Property Value)	10
Title.....	11
Condition of Title Report (Without Application)	11
CALIFORNIA.....	12
DOCUMENTS	12
Escrow.....	12
Affidavit (For Minor Correction)	12
Authority Certification (GP/LP/LLC)	12
Credit Line/Equity Line Freeze/Payoff Authorization to Escrow	13
Credit Line/Equity Line Freeze/Payoff Authorization to Lender	13
Demand - Institutional	13
Demand - Institutional w/ Authorization	13
Demand - Short Pay Request	13
EI Authorization to Pay Bills	13
MH Jr. Lienholder Demand	14
MH Legal Owner Demand w/ Approval.....	14
Owner Info Request	14
Owner Info Request (Letter).....	14
Title.....	15
CLTA G22.1 - Courtesy.....	15
CLTA G22.1 - Date Down	15
CLTA G22.1 - Publication	15
Date Down Endorsement Letter.....	16
LOOKUP TABLES	17
Escrow Instruction Phrases - NOCAL ONLY	17
FIRST TITLE OF GEORGIA.....	18



MARCH RELEASE NOTES

DOCUMENTS	18
Escrow.....	18
Stale Dated Check Letter	18
FLORIDA.....	19
DOCUMENTS	19
Escrow.....	19
Affidavit (Supporting FinCEN GTO) Affidavit (Supporting FinCEN GTO - Miami-Dade County)	19
Compliance Agreement Between Buyer and Seller.....	19
Hold Harmless (Homestead Exemption).....	21
Post Closing Information (Buyer Vesting)	22
REPORTS	23
Florida District Daily Report	23
HAWAII	25
DOCUMENTS	25
Escrow.....	25
Recording and Policy Instructions.....	25
REPORTS	26
Title Product Exceptions	26
IDAHO	27
DOCUMENTS	27
Escrow.....	27
Affidavit (Title - Seller).....	27
ILLINOIS	28
DOCUMENTS	28
Escrow.....	28
Personal Undertaking (Gap)	28
REPORTS	29
Initial Fee Quote	29
Orders by Disbursement Date.....	29
INDIANA.....	30
DOCUMENTS	30
Escrow.....	30
Affidavit (Mortgagor's Commercial - Letter)	30
Agreement (Borrower Estimated 1st Installment Real Estate Tax) fka Agreement (Tax - Refi).....	30
Closing Information Request.....	30
Construction Disbursement.....	31
Letter (HOA Request Form)	31
Letter (Policy - Commercial).....	31
Payoff Request.....	31
RREAL IN DB worksheet-V2.....	32
Sales Disclosure (2011)	32



MARCH RELEASE NOTES

Sewer Assessment Request.....	32
REPORTS.....	33
Order Exceptions	33
LOUISIANA.....	34
DOCUMENTS	34
Title.....	34
Policies	34
MICHIGAN.....	35
DOCUMENTS	35
Escrow.....	35
Deed (Warranty - Statutory Form).....	35
Deed (Warranty - Statutory Form) Letter	35
Master ABA Disclosure	35
Title Commitment Cover Sheet	36
Title.....	37
SE 446-06 - Construction Draw	37
REPORTS	38
Paid Policy Detail	38
Production Summary.....	38
Weekly Summary of Business	38
MINNESOTA	39
DOCUMENTS	39
Escrow.....	39
Certificate of Trust.....	39
MISSOURI.....	40
DOCUMENTS	40
Escrow.....	40
Commitment Approval Request	40
EI - Third Party Deposit EI - Third Party Deposit (Legal)	40
Title.....	41
Date Down Endorsements	41
Policies	41
REPORTS	42
Escrow Closing Log	42
NEW JERSEY	44
DOCUMENTS	44
Escrow.....	44
Affidavit (Non-Revocation/Non-Termination of POA).....	44
County Search Request	44
Cover Record Request.....	45
Rundown Request.....	45



MARCH RELEASE NOTES

NEW MEXICO	46
DOCUMENTS	46
Escrow.....	46
Attorney Legal Document Order Form.....	46
NORTH CAROLINA - CHICAGO TITLE ONLY.....	47
DOCUMENTS	47
Title.....	47
SE 494-06 - Vesting Deed(s)	47
OHIO	48
DOCUMENTS	48
Escrow.....	48
Ohio Disclosure (Legal).....	48
Tax Acknowledgment.....	48
Water Status Request	49
Title.....	50
ALTA 2006 vs. ALTA Homeowners (Rev. 09-01-14).....	50
Commitment Schedule A	50
OKLAHOMA.....	51
DOCUMENTS	51
Escrow.....	51
EI - Disbursement (Legal)	51
EI - Disbursement (Legal)	51
Title Examination.....	51
Title.....	52
ALTA Commitment.....	52
Policies	52
OREGON.....	53
DOCUMENTS	53
Escrow.....	53
Closing Disclosure Forms	53
Certification (Trust).....	53
Certification (Trust - Blank)	53
Certification (Trust - Regarding Additions or Amendments)	53
Deeds, Affiant's	53
Early Issue Approvals	53
EI Supplemental - Construction Liens.....	54
Information Sheets	54
Letter (Opening - Custom)	54
Letter (Transmittal - OR Dept. of Rev.).....	54
Notice (Completion)	55
Preliminary Report (WESTERN TITLE ONLY)	55



MARCH RELEASE NOTES

Request (Full Reconveyance Indemnification of Lost Note and or Trust Deed).....	55
Title Worksheet - No Open DOT	56
TEXAS.....	57
DOCUMENTS	57
Escrow.....	57
Abstractor's Search	57
Affidavit (HEL Homestead 1-Married Person-No Other Property)	57
Affidavit (HEL Homestead 2-Married Person-Additional Property)	57
Affidavit (Seller's-Borrower's Affidavit As To Debts Liens And Possession)	57
Borrower Preclosing Information.....	58
Closed Order Information.....	58
Commercial- Release of Earnest Money	59
Statement of Identity	59
Release of Earnest Money.....	59
REPORTS	60
Batch Closed Order Information Sheet.....	60
Commissions by Sales Rep	61
HOI Data Sheet.....	62
Marketing Source Orders	62
Order Exceptions	62
WASHINGTON.....	63
DOCUMENTS	63
Escrow.....	63
Agent's Certification (POA Power of Attorney)	63
Closing Disclosure Forms	63
Excise Exchange Check Request.....	63
Notice of Compliance with APR 12	64
Propane Request	64
REPORTS	65
EPU Task Summary Productivity by Employee	65
Single Ledger Balance	65
WISCONSIN.....	66
DOCUMENTS	66
Escrow.....	66
Document Format Cover.....	66
Title.....	67
SE 390-06 - Commitment to Issue Mortgage Modification and Date Down	67
TECHNICAL NOTES (FOR LOCAL IT/SUPPORT).....	68
DOCUMENTS	68



MARCH RELEASE NOTES

ALL STATES/SITES

DOCUMENTS

Escrow

CSS Master Statement

NEW/MOD MOD	REQUESTED BY NCS	FOOTPRINTS No(s).	TFS No(s). 443655	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Added new format options (CSS Master only) for "Buyer, Seller Separate Sections"; when selected print the buyer statement details/totals then the seller statement details/totals. 				

[Back to Table of Contents](#)

Wire Account Notification (NCS - Commercial)

NEW/MOD Mod	REQUESTED BY Corporate Compliance	FOOTPRINTS No(s). N/A	TFS No(s). 447718	FILE NAME (NEW ITEMS ONLY)
Added bank address under the bank name.				

[Back to Table of Contents](#)

WireSafe Fraud Alert

NEW/MOD Mod	REQUESTED BY Corporate Compliance	FOOTPRINTS No(s). N/A	TFS No(s). 447713 / 446391	FILE NAME (NEW ITEMS ONLY)
<p>Revised ***Closing funds in the form of Personal Check, Official Checks and ACH Electronic Transfers will <u>NOT</u> be accepted.*** to ***Closing funds in the form of ACH Electronic Transfers will <u>NOT</u> be accepted.***</p> <p>Revised typo from "Internet Crime <u>Complain</u> Center" to "Internet Crime <u>Complaint</u> Center".</p>				

[Back to Table of Contents](#)

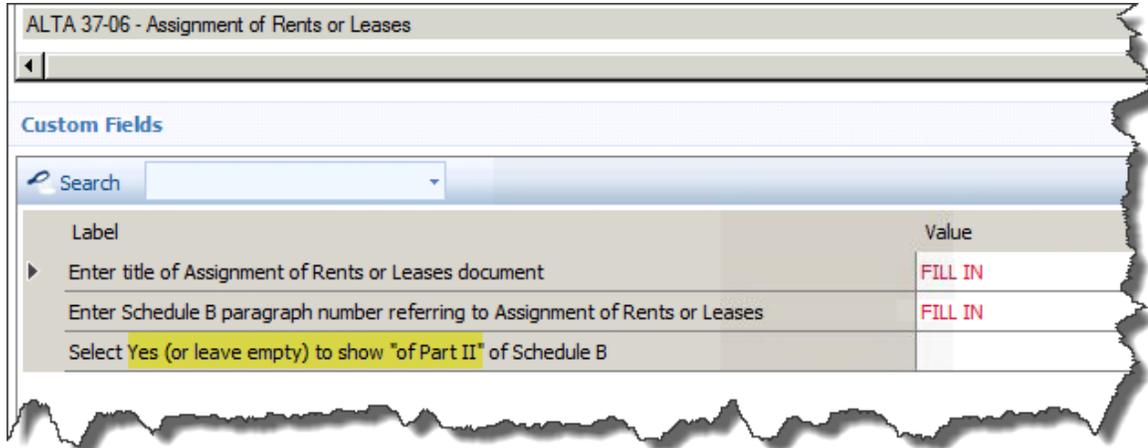
MARCH RELEASE NOTES

Title

ALTA 37-06 - Assignment of Rents or Leases

NEW/MOD Mod	REQUESTED BY CT Ohio	FOOTPRINTS No(s). n/a	TFS No(s). 446645	FILE NAME (NEW ITEMS ONLY)
-----------------------	--------------------------------	---------------------------------	-----------------------------	-----------------------------------

The language "of Part II" will *automatically* be shown on the endorsement (if the drop-down field is left *empty* or if Yes is selected.) The language can be omitted if No is selected in the drop-down field on the Endorsements screen.

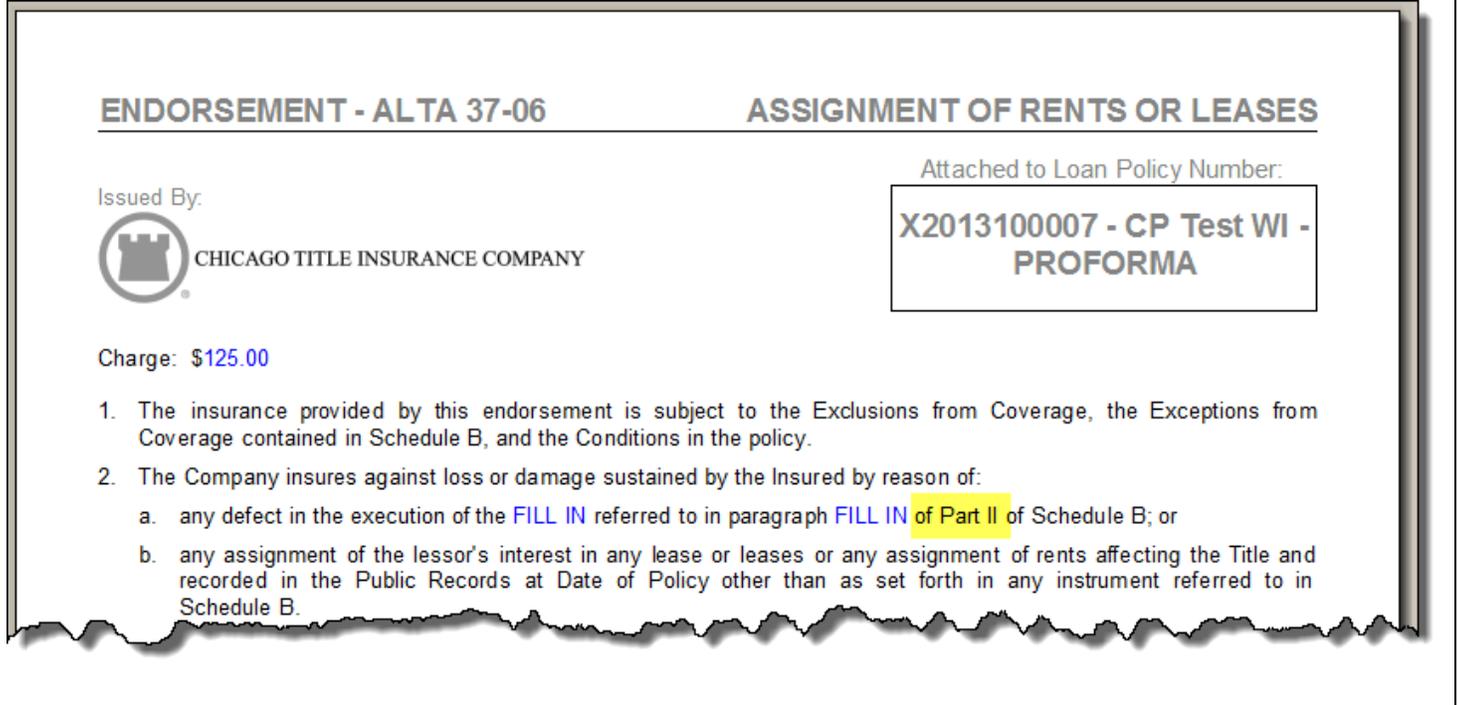


ALTA 37-06 - Assignment of Rents or Leases

Custom Fields

Search

Label	Value
Enter title of Assignment of Rents or Leases document	FILL IN
Enter Schedule B paragraph number referring to Assignment of Rents or Leases	FILL IN
Select Yes (or leave empty) to show "of Part II" of Schedule B	



ENDORSEMENT - ALTA 37-06 **ASSIGNMENT OF RENTS OR LEASES**

Issued By:  CHICAGO TITLE INSURANCE COMPANY

Attached to Loan Policy Number:
X2013100007 - CP Test WI - PROFORMA

Charge: \$125.00

- The insurance provided by this endorsement is subject to the Exclusions from Coverage, the Exceptions from Coverage contained in Schedule B, and the Conditions in the policy.
- The Company insures against loss or damage sustained by the Insured by reason of:
 - any defect in the execution of the FILL IN referred to in paragraph FILL IN of Part II of Schedule B; or
 - any assignment of the lessor's interest in any lease or leases or any assignment of rents affecting the Title and recorded in the Public Records at Date of Policy other than as set forth in any instrument referred to in Schedule B.

[Back to Table of Contents](#)



MARCH RELEASE NOTES

REPORTS

1099 Exception Reports

NEW/MOD MOD	REQUESTED BY CORP	FOOTPRINTS No(s).	TFS No(s). 437376	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">Add new exception "Duplicate SSN/TIN" and look through orders within the date range and where an SSN or TIN is used twice. This could be within the same contact like a joint buyer or seller and across two different contacts.				

[Back to Table of Contents](#)

Template Log

NEW/MOD MOD	REQUESTED BY HW IDM OR WA	FOOTPRINTS No(s).	TFS No(s). 444036	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">Added as last column "Owning Profile Name". This will show the templates ownership profile name.				

[Back to Table of Contents](#)



MARCH RELEASE NOTES

ARIZONA

DOCUMENTS

Escrow

Affidavit (Property Value)				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Mohave		447895	
Increased all the information that pulls from the file to 10pts.				

[Back to Table of Contents](#)



MARCH RELEASE NOTES

Title

Condition of Title Report (Without Application)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Yuma		445660	

The Liability amount shown on Schedule A is now hard-coded as \$1,000.00, as per the filed form. This mirrors the amount reflected on the jacket as a cap on the amount of loss (and should not be adjusted on the document when issued).

[Back to Table of Contents](#)



MARCH RELEASE NOTES

CALIFORNIA

DOCUMENTS

Escrow

Affidavit (For Minor Correction)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	State Counsel	N/A	444890	SCA0002838.doc

New document. Please render to view complete document.

CORRECTIVE AFFIDAVIT FOR MINOR CORRECTION (CALIFORNIA GOVERNMENT CODES SECTIONS 27201 AND 27288.1)

THIS AFFIDAVIT MUST BE ATTACHED TO THE ORIGINAL DOCUMENT WHEN RE-RECORDING

Set out the correction information on the original document and indicate the minor correction identified below:

- Incorrect or missing address of the party to which the instrument, paper or notice is to be returned following recording pursuant to California Government Code Section 27361.6.
- Incorrect or missing printed or typed name of individual or entity near the signature pursuant to California Government Code Section 27280.5.
- Incorrect or missing documentary transfer tax amount due pursuant to California Revenue and Taxation Code Section 11932.
- Clarification of illegible text pursuant to California Government Code Section 27361.7.

[Back to Table of Contents](#)

Authority Certification (GP/LP/LLC)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT SoCal	N/A	442057	

Revised document to render for Buyer/Borrower Organizations, Seller Organizations, Lender, Payoff Lender and Other - Misc. contact types.

Authority Certification (GP/LP/LLC)

- Buyer/Borrower Buyer Partnership (B2)
- Lender Chase Bank (L2)
- Lender Leonard's Lending Services (L)
- Other Lien Search name (O3)
- Payoff Lender Bank of America (P)
- Payoff Lender Chase Bank (P2)
- Seller Seller LLC (S2)

[Back to Table of Contents](#)



MARCH RELEASE NOTES

Credit Line/Equity Line Freeze/Payoff Authorization to Escrow
Credit Line/Equity Line Freeze/Payoff Authorization to Lender
Demand - Institutional
Demand - Institutional w/ Authorization
Demand - Short Pay Request

NEW/MOD Mod	REQUESTED BY Settlement	FOOTPRINTS No(s). N/A	TFS No(s). 442988	FILE NAME (NEW ITEMS ONLY)
-----------------------	-----------------------------------	---------------------------------	-----------------------------	-----------------------------------

Removed the sentence "Please forward your full reconveyance to this office for recordation through our escrow." (if it was included on document)

Revised the following sentences to include the underlined verbiage: "Upon payment you will be obligated to issue and record a reconveyance of the deed of trust." or "Upon payment you will be obligated to issue and record a reconveyance of the deed of trust securing the line of credit."

[Back to Table of Contents](#)

EI Authorization to Pay Bills

NEW/MOD Mod	REQUESTED BY CT SoCal	FOOTPRINTS No(s). N/A	TFS No(s). 449174	FILE NAME (NEW ITEMS ONLY)
-----------------------	---------------------------------	---------------------------------	-----------------------------	-----------------------------------

Revised document to pull additional items from the Payoffs and Payments section of the Closing Disclosure for REFI orders.

15	See Additional K.15 Items				\$146.00
--------------------	----------------------------------	--	--	--	----------

K. Payoffs And Payments
Charges for Line 15

+ -		Description	Re	To	Amount
1		Creditor Payoff		0	\$71.00
▶ 2		Creditor Payoff		03	\$50.00

Pay the following bills as shown below and mail them as indicated:

Payee: AMEX	Acct. No.: 874870
Address: 1 Credit Card Blvd, Somewhere, CA 15415	Amount: \$ 100.00
Payee: Capital One	Acct. No.: 12345
Address: P.O. Box 1234, City, CA 12345	Amount: \$ 71.00
Payee: Bank of Amercia	Acct. No.: 67890
Address: 100 Payoff Lane, Someplace, CA 98765	Amount: \$ 50.00

[Back to Table of Contents](#)



MARCH RELEASE NOTES

MH Jr. Lienholder Demand

MH Legal Owner Demand w/ Approval

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	N/A	442988	

Removed the sentence "Please forward your full reconveyance to this office for recordation through our escrow." (if it was included on document)

Revised the following sentences to include the underlined verbiage: "Upon payment you will be obligated to issue and record a reconveyance of the deed of trust." or "Upon payment you will be obligated to issue and record a reconveyance of the deed of trust securing the line of credit."

[Back to Table of Contents](#)

Owner Info Request

Owner Info Request (Letter)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	N/A	443076	

Formatted document to always push the Owner's Authorization to the 2nd page.

[Back to Table of Contents](#)



MARCH RELEASE NOTES

Title

CLTA G22.1 - Courtesy
CLTA G22.1 - Date Down
CLTA G22.1 - Publication

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Fresno		442481	

A Custom Field has been added for the G22.1 endorsements to allow the user to enter defects, liens, encumbrances directly on the Endorsements screen. If the field is left empty, user will be prompted to select exceptions from the order when the endorsement is rendered (same as previous/existing functionality).

[Back to Table of Contents](#)



MARCH RELEASE NOTES

Date Down Endorsement Letter				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Fresno		442485	
<p>The document has been modified to allow the user to select exceptions from the order if they leave the existing field empty. The existing field prompt has been updated to "Enter items disclosed subsequent to date of policy OR leave blank to select from exceptions."</p>				

[Back to Table of Contents](#)



MARCH RELEASE NOTES

LOOKUP TABLES

Escrow Instruction Phrases - NOCAL ONLY

NEW/MOD Mod	REQUESTED BY San Jose	FOOTPRINTS No(s). N/A	TFS No(s). 449530
-----------------------	---------------------------------	---------------------------------	-----------------------------

Verbiage has been removed:

Code	Name
credit01	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. Buyer 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 ~~_____ Dollars~~
(~~_____~~), fee will be charged for each disbursement of an unsecured credit payoff. Buyer understands the payments will be sent via regular first class mail.

Test Escrow Office 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. Buyer will hold Test Escrow Office harmless and indemnify such against any losses or damages by reason of compliance with these instructions.

[Back to Table of Contents](#)



MARCH RELEASE NOTES

FIRST TITLE OF GEORGIA

DOCUMENTS

Escrow

Stale Dated Check Letter

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	First Title Atlanta branch	N/A	442981	

Added a prompt to select between the Escrow Office or an "Other" contact for the address information in the header of the document (when branch is Atlanta, Southaven or Memphis)

[Back to Table of Contents](#)



MARCH RELEASE NOTES

FLORIDA

DOCUMENTS

Escrow

Affidavit (Supporting FinCEN GTO) Affidavit (Supporting FinCEN GTO - Miami-Dade County)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	N/A	443210	

These documents have been removed from SPS.

[Back to Table of Contents](#)

Compliance Agreement Between Buyer and Seller

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Oviedo	N/A	442055	

Revised language appearing in item 6 and added the ability to select both options or an N/A option for item 7.

MARCH RELEASE NOTES

6. It is agreed by the undersigned that the proration of real estate taxes stated in the Settlement Statement prepared by Settlement Agent is based on the terms of the executed Contract for Sale furnished Settlement Agent and is further based on:

- An estimated tax of One Thousand Five Hundred And No/100 Dollars (\$1,500.00) was used for the prorations based on the 2017 tax bill and is considered final by Settlement Agent.

Previously 'Gross Tax figure for the year [Prompt]'

Association and/or Maintenance Fees

Both

Both

Buyers notified

N/A

Sellers acknowledge

7. Association and/or Maintenance Fees:

- Sellers acknowledge that all Homeowner Association Fees and/or Special Assessments are paid in full to date.
- Buyers have been notified by Settlement Agent that Homeowner Association Fees are in the amount of One Hundred Seventy-Five And No/100 Dollars (\$175.00) per month, and the Initiation Fee is Seventy-Five And No/100 Dollars (\$75.00).

Association and/or Maintenance Fees

N/A

Both

Buyers notified

N/A

Sellers acknowledge

7. Association and/or Maintenance Fees: N/A

[Back to Table of Contents](#)

MARCH RELEASE NOTES

Hold Harmless (Homestead Exemption)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Bayshore Title	N/A	446618	FLD1312.doc

New document. Please render to view complete document.



HOLD HARMLESS HOMESTEAD EXEMPTION/PORTABILITY

Date: March 9, 2018
Order No.: 08251982
Property: 100 Property Street
 Test City, FL 99999
 200 Test Avenue
 Test City, FL 99889

- Bayshore Title, a division of LandCastle Title Group, LLC IS NOT filing an application for Homestead Exemption or Transfer of Homestead Assessment Difference in connection with this transaction.
- Bayshore Title, a division of LandCastle Title Group, LLC IS filing an application for Homestead Exemption only.
- Bayshore Title, a division of LandCastle Title Group, LLC IS filing an application for Homestead Exemption and Transfer of Homestead Assessment Difference.

I/We the undersigned Purchasers/Borrowers, do hereby acknowledge that Bayshore Title, a division of LandCastle Title Group, LLC is filing Homestead Exemption and Transfer of Homestead Assessment Difference, if applicable, as a convenience to the parties involved in this transaction and is not responsible for the filing of Homestead Exemption or Transfer of Homestead Assessment Difference. The undersigned acknowledges that it is their responsibility to file for Homestead Exemption and Transfer of Homestead Assessment Difference, if applicable, and agree to hold Bayshore Title, a division of LandCastle Title Group, LLC harmless of any liability in connection therewith.

[Back to Table of Contents](#)



MARCH RELEASE NOTES

Post Closing Information (Buyer Vesting)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Bayshore Title	N/A	446614	FLD1311.doc

New document. Please render to view complete document.



POST CLOSING INFORMATION BUYER VESTING

Date: March 9, 2018
Order No.: 08251982
Property: 100 Property Street
 Test City, FL 99999
 200 Test Avenue
 Test City, FL 99889

BUYER(S) NAME AND ADDRESS FOR THE NEXT 60 DAYS

Name: Brian T. Buyer and Brenda T. Buyer
Address: 100 Buyer Current Street, Buyer Current City, NY 99999

Mailing Address (if different than above): 100 Fwd Street, Buyer Current City, NY 99999

CONTACT INFO

Phone: (716)555-1212 / (716)555-2121
Email: buyer1@email.com

SPECIAL INSTRUCTIONS FROM BUYER (IF ANY)

[Back to Table of Contents](#)



MARCH RELEASE NOTES

REPORTS

Florida District Daily Report				
NEW/MOD NEW	REQUESTED BY FT FL	FOOTPRINTS No(s).	TFS No(s). 435379	FILE NAME (NEW ITEMS ONLY)
<p>General: Title – Florida District Daily Report Tree location – FL Orders Folder</p> <p>Parameters:</p> <ul style="list-style-type: none"> • Date from - default to first day of current month • Date through - default to previous business day • Group by 1 drop down <ul style="list-style-type: none"> ○ Branch (default) • Group by 2 drop down <ul style="list-style-type: none"> ○ None (default) ○ Branch, Escrow Officer • Format for excel checkbox (default to be checked) • Branch Picklist • Escrow Officer/Closer Picklist • Sales Rep Picklist • Show report programming notes • Report comments <p>Groups:</p> <ul style="list-style-type: none"> • Based on drop down <p>Header:</p> <ul style="list-style-type: none"> • Name “Florida District Daily Report” • Report Date = Through date from parameter screen • Total Business Days = number of business days in current month • Current Business Days = number of business days that have elapsed up to through date selected on parameter screen <p>Columns:</p> <ul style="list-style-type: none"> • Offices/Branch – use standard branch logic to determine branches <ul style="list-style-type: none"> ○ Display on report as Operation Code – Nickname <ul style="list-style-type: none"> • Operation code is a custom field {{.ProfitCenterCode_FNF#}}, use the digits after the period Example = CT330 in FL settlement agent LUT operation code is 02325.179330, we would show 179330 on the report • Nickname is a custom field {{.BranchNickname_FNF#}} • “Employees” <ul style="list-style-type: none"> ○ ‘Sales’ and ‘PROD’ ○ These are just placeholders • “Open Orders” <ul style="list-style-type: none"> ○ ‘MTD’ = total orders opened in the date range where <ul style="list-style-type: none"> • Transaction type {{Order.TransactionType}} = Purchase, Refi or Equity AND 				



MARCH RELEASE NOTES

- Order Type {{Order.Type}} = Title & Escrow or Title Only
- “PPE” = placeholder column, employee data that doesn’t exist in SPS
- “Sales” = orders opened within the date range AND
 - Transaction type {{Order.TransactionType}} = Purchase AND
 - Order Type {{Order.Type}} = Title & Escrow or Title Only
- “Refi” = orders opened within the date range AND
 - Transaction type {{Order.TransactionType}} = Refi or Equity, AND
 - Order Type {{Order.Type}} = Title & Escrow or Title Only
- “Projected” = (MTD Order open column / number of current business days) * Total Business Days in Month
- “Open Order Threshold” = column placeholder as data doesn’t exist in SPS
- “Closed Orders”
 - ‘MTD’ = total orders closed in the date range where
 - Transaction type {{Order.TransactionType}} = Purchase, Refi or Equity AND
 - Order Type {{Order.Type}} = Title & Escrow or Title Only
- “PPE” = placeholder column, employee data that doesn’t exist in SPS
- “Sales” = orders closed within the date range AND
 - Transaction type {{Order.TransactionType}} = Purchase AND
 - Order Type {{Order.Type}} = Title & Escrow or Title Only
- “Refi” =
 - Transaction type {{Order.TransactionType}} = Refi or Equity, AND
 - Order Type {{Order.Type}} = Title & Escrow or Title Only
- “Projected” = (MTD Order closed column / number of current business days) * Total Business Days in Month
- “Open Order Threshold” = column placeholder as data doesn’t exist in SPS
- “Revenue MTD” = use bill code function (cfn_BillCode_FNF.func.sql) to determine revenue amounts
- “Revenue Proj” = (MTD Revenue column / number of current business days) * Total Business Days in Month
 - Row containing branch with operation code 179291 should not have this row filled in which also is summed up in the total section.
- “Fee Per File” = Revenue MTD column / MTD Closed Orders column
 - Rows containing branch with operation codes 179254, 179230, 179291 and 179222 should not have this column filled in which also gets summed up in the totals row. These will not be included in the totals either

Totals:

- Total for each column for open orders, closed order and revenue sections.
- Additional Totals show under Total Row
 - “MTD Open Orders Actual” = Sum of MTD Open Order Column / Number of current business days
 - “MTD Open Orders Projection” = Sum of open order projection column / total business days in month

Sorting:

- Branch or Branch, then escrow officer depending on which grouping is selected

Logic:

- Closed order definition = WSOB closed order
- Return orders opened (received) , closed or had revenue in the entered date range

[Back to Table of Contents](#)



MARCH RELEASE NOTES

HAWAII

DOCUMENTS

Escrow

Recording and Policy Instructions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT HI	N/A	449395	

Added functionality for the Recording Charges to pull for HUD files.

RECORDING AND POLICY INSTRUCTIONS (continued)	
ENDORSEMENTS	
	<u>Fee</u>
ALTA 8.1-06 - Environmental Protection Lien (CLTA 110.9-06)	\$ 0.00
ALTA 17.2-06 - Utility Access	\$ 100.00
RECORDING CHARGES	
	<u>Charge</u>
Mortgage/Deed of Trust	\$ 100.00
Deed	\$ 75.00

[Back to Table of Contents](#)



MARCH RELEASE NOTES

REPORTS

Title Product Exceptions				
NEW/MOD MOD	REQUESTED BY FT HI	FOOTPRINTS No(s).	TFS No(s). 443179	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">When profile state = HI, then suppress product type {{Order.ProductType}} 'Prelim' from showing on report.				

[Back to Table of Contents](#)



MARCH RELEASE NOTES

IDAHO

DOCUMENTS

Escrow

Affidavit (Title - Seller)				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT Boise	N/A	444283	
Revised initials functionality to account for joint and single contacts.				

[Back to Table of Contents](#)



MARCH RELEASE NOTES

ILLINOIS

DOCUMENTS

Escrow

Personal Undertaking (Gap)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Counsel	N/A	444442	
Updated to the most recent version from Counsel.				

[Back to Table of Contents](#)



MARCH RELEASE NOTES

REPORTS

Initial Fee Quote				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	IL Downstate		444410	
<ul style="list-style-type: none"> When profile = Default\P\CT CPU\ CT Downstate + descendants, then default the “Bill To” drop down to the marketing source contact on the order <ul style="list-style-type: none"> Note: if multiple marketing source one will be picked and used as the default. 				

[Back to Table of Contents](#)

Orders by Disbursement Date				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	FT IL		444569	SSCORP5344.rpt - Orders by Disbursement Date
<ul style="list-style-type: none"> Used Orders by Settlement Date Report (SSCORP5288.rpt) as the base line. Updated the underlying date from settlement date to disbursement date {{Order.DisbursementDate}} 				

[Back to Table of Contents](#)



MARCH RELEASE NOTES

INDIANA

DOCUMENTS

Escrow

Affidavit (Mortgagor's Commercial - Letter)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FNT Indiana (Commercial)	N/A	448947	IND1288.doc

Created a letter-sized version of Affidavit (Mortgagor's Commercial).

[Back to Table of Contents](#)

Agreement (Borrower Estimated 1st Installment Real Estate Tax) fka Agreement (Tax - Refi)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT IN	N/A	444895	

Changed name from "Agreement (Tax - Refi)" to "Agreement (Borrower Estimated 1st Installment Real Estate Tax)" in tree and on document.



**BORROWER ESTIMATED 1ST INSTALLMENT
REAL ESTATE TAX AGREEMENT**

File No.: JJ IN HUD-JDK
Property: 100 Property Street, Gary, IN 46408

In consideration of [Chicago Title Insurance Company](#) completing and funding the refinance of the property owned by the undersigned Borrower(s) (hereinafter referred to as "Borrower"), the Borrower acknowledges and agrees as follows:

- All payments of accrued real estate taxes not yet due and payable required by Borrower's Lender to be reflected on the HUD-1 Settlement Statement shall be calculated based upon the most recent available tax bill.

[Back to Table of Contents](#)

Closing Information Request

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT NW IN	N/A	447242	

Removed the addressee information from the top left. Revised "Please respond where indicated..." language to "Please respond where indicated and email back to us." Revised "Thanking you in advance..." to "Thank you in advance..." and lastly revised "----PLEASE FAX PURCHASE AGREEMENT----" to "----PLEASE EMAIL TO FNF-IN-CDU@FNF.COM----".

[Back to Table of Contents](#)

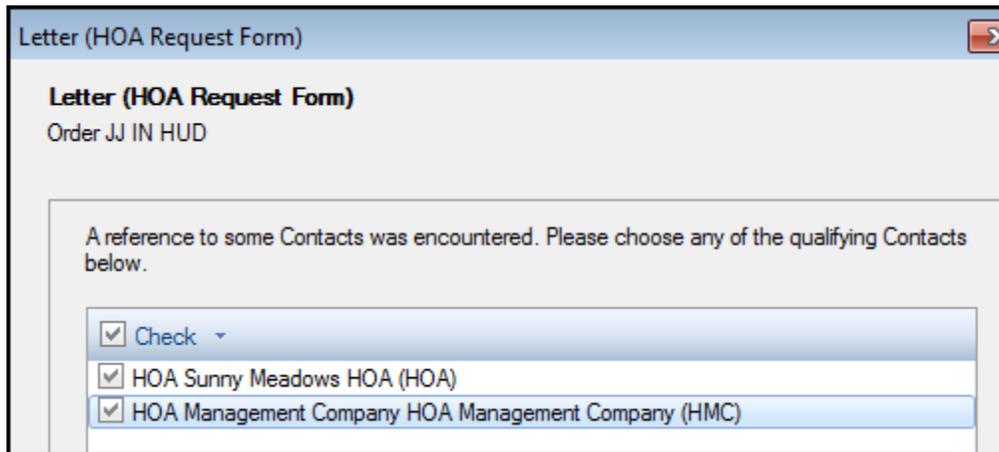
MARCH RELEASE NOTES

Construction Disbursement				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	FT IN		440834	
<ul style="list-style-type: none"> Updated prompt screen to add two new fields "Receipt Acknowledgement" and "Additional Funds". These will default to pull the amounts listed in the signature block at the bottom, but allow users to change the amounts as needed 				

[Back to Table of Contents](#)

Letter (HOA Request Form)				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT IN	N/A	444725	

Revised document functionality so that more than one contact can be chosen as the recipient.



[Back to Table of Contents](#)

Letter (Policy - Commercial)				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Indiana (Commercial)	N/A	446566	

Added Lender contact as an Addressee to the letter.

[Back to Table of Contents](#)

Payoff Request				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	State Counsel	N/A	444305	

Revised the last line of the paragraph regarding Credit Line Loans to state "...obligated to release the mortgage securing the line of credit."

[Back to Table of Contents](#)



MARCH RELEASE NOTES

RREAL IN DB worksheet-V2

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT IN Metro (Residential)	N/A	442447	

For **Chicago Title Metro only**, Appraisal date and Appraisal amount have been revised to text Custom Field prompts (instead of currency or date fields) so that users have flexibility to enter "U/A", if needed.

[Back to Table of Contents](#)

Sales Disclosure (2011)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Indiana	N/A	442418	

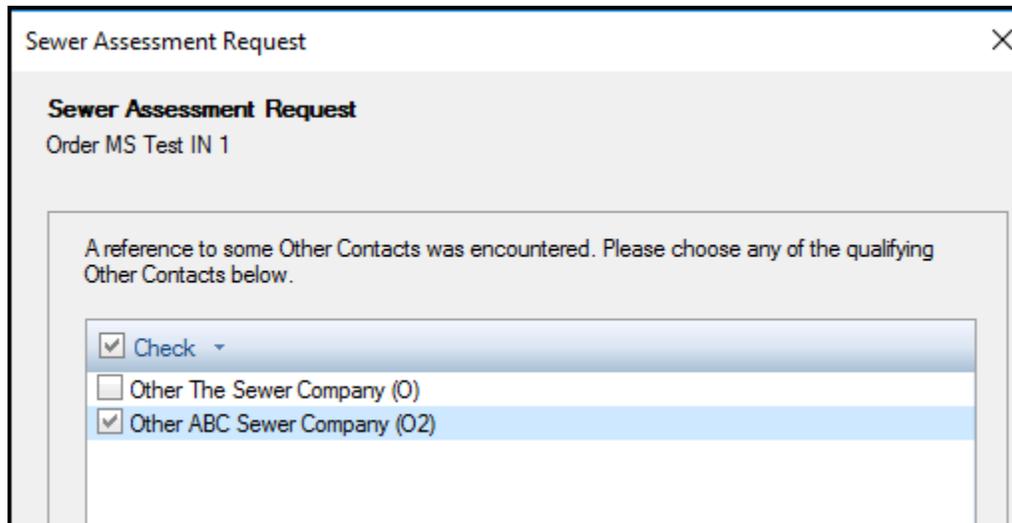
For **Chicago Title Metro Residential only**, revised to pull in the Buyer forwarding address for Part 1 #6 and #7 and for the 2nd address under Section F.

[Back to Table of Contents](#)

Sewer Assessment Request

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Indiana	N/A	444727	

Revised document functionality so that more than one contact can be chosen as the recipient.



[Back to Table of Contents](#)



MARCH RELEASE NOTES

REPORTS

Order Exceptions				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	FT IN		445183	
<ul style="list-style-type: none">• If profile = Default\PCPU\Indiana\FT\FXHR\710 Indianapolis Commercial, then<ul style="list-style-type: none">○ If {{Order.IsCommercial}} = True and {{Order.ProductType}} = 'Information', then do not show orders on exceptions report.				

[Back to Table of Contents](#)



MARCH RELEASE NOTES

LOUISIANA

DOCUMENTS

Title

Policies				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Filed forms		447734	
Policies were corrected to omit the contact information, which should not appear on Schedule A.				

[Back to Table of Contents](#)



MARCH RELEASE NOTES

MICHIGAN

DOCUMENTS

Escrow

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	CT MI	N/A	442061	

Added ability to show "Real Estate Transfer Valuation Affidavit filed herewith" for the consideration.

Statutory Warranty Deed
 Pull consideration amount from the file

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF

Commonly known as: [1 Property Address, City, MI 49503](#)

for the full consideration of Real Estate Transfer Valuation Affidavit filed herewith.

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

[Back to Table of Contents](#)

Master ABA Disclosure

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT MI	N/A	450485	

New ABAs for Top Notch Title Agency and Keystone Home Group Realty have been created.

[Back to Table of Contents](#)

MARCH RELEASE NOTES

Title Commitment Cover Sheet

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FT MI	N/A	449473	MID1281.doc

Added ability to show "Real Estate Transfer Valuation Affidavit filed herewith" for the consideration.



Fidelity National Title[®]

Insurance Company

TITLE COMMITMENT CHECKLIST

Included herein is the Title Commitment for [100 Property Street, Test City, FL 99999](#).

In order to facilitate a closing in the most efficient manner possible, please provide [Fidelity National Title Insurance Company](#) with the following information:

- Seller's Current Mortgage Information:
 - Mortgage Company Name, Address and Phone Number
 - Loan Number
 - Please include social security numbers of sellers
 - (*Please also ask the seller if they have recently taken out a Bridge Loan of a Home Equity Loan)
- Fully executed purchase agreement (when property sells)

[Back to Table of Contents](#)



MARCH RELEASE NOTES

Title

SE 446-06 - Construction Draw

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Underwriting		448993	
Per underwriter direction, the endorsement has been revised to remove the language "Amount Currently Owing" from item 6, as well as from the paragraph that follows item 6:				

[Back to Table of Contents](#)



MARCH RELEASE NOTES

REPORTS

Paid Policy Detail				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	FT MI		444950	
<ul style="list-style-type: none"> If the document history contains a document with title of "Paid at Closing Endorsement" or "PACE" AND policy type {{Order.Title.TitleInsuranceCalculations.PolicyType}} is Owners or Simultaneous is, then update the Policy Effective column with the settlement date {{Order.SettlementDate}} 				

[Back to Table of Contents](#)

Production Summary				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT MI		440831	
<ul style="list-style-type: none"> Updated logic to be based solely the following: start time = 'Order Received CPU' completed date and stop time = 'Product delivered to Customer' completed date Updated programming notes to show change in report logic 				

[Back to Table of Contents](#)

Weekly Summary of Business				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	FT MI		442917	
<ul style="list-style-type: none"> Removed PTTLR from indirect for MI, only INFO and TTSLEA should show as indirect. 				

[Back to Table of Contents](#)



MARCH RELEASE NOTES

MINNESOTA

DOCUMENTS

Escrow

Certificate of Trust

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT IL	N/A	442059	

Updated to match latest version provided.

[Back to Table of Contents](#)



MARCH RELEASE NOTES

MISSOURI

DOCUMENTS

Escrow

Commitment Approval Request

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Kansas City Commercial	N/A	445652	

Revised to include #7 and #8 and to add prompts to enter data for the form.

[Back to Table of Contents](#)

EI - Third Party Deposit

EI - Third Party Deposit (Legal)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Kansas City	N/A	446806	

Added prompt for Third Party Depositor's name.

[Back to Table of Contents](#)



MARCH RELEASE NOTES

Title

Date Down Endorsements				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Kansas City	n/a	446938	
New proforma verbiage added to Date Down Endorsements.				
<div style="border: 1px solid black; padding: 5px;"> <div style="border: 1px solid red; display: inline-block; padding: 2px; color: red; font-weight: bold;">Appears in footer:</div> Note: This Pro-forma Endorsement (i) is provided at the request of the Proposed Insured; (ii) is subject to review of the instrument to be recorded/insured; (iii) is based on a search of records from the effective date of the policy to be endorsed; and (iv) is subject to any requirements set out separately. The Pro-forma merely provides a sample to the Proposed Insured as to what will appear within the endorsement if the Company is in a position to insure. The Pro-forma is not an agreement to insure. </div>				

[Back to Table of Contents](#)

Policies				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Filed forms		447734	
Policies were corrected to omit the contact information, which should not appear on Schedule A.				



MARCH RELEASE NOTES

REPORTS

Escrow Closing Log				
NEW/MOD NEW	REQUESTED BY FT MO	FOOTPRINTS No(s).	TFS No(s). 445308	FILE NAME (NEW ITEMS ONLY)
<p>General: Title – Escrow Closing Log Tree location – MO Order Reports</p> <p>Parameters:</p> <ul style="list-style-type: none"> • Date from <ul style="list-style-type: none"> ○ Default to first day of month prior • Date through <ul style="list-style-type: none"> ○ Default to last day of month prior • Group 1 drop down <ul style="list-style-type: none"> ○ Branch (default) ○ Escrow Officer • Group 2 drop down <ul style="list-style-type: none"> ○ Escrow Officer (default) ○ None • Commercial/Residential dropdown <ul style="list-style-type: none"> ○ Commercial and Residential (default) ○ Commercial Only ○ Residential Only • Branch Picklist • Escrow Officer Picklist • Format for Excel checkbox <ul style="list-style-type: none"> ○ Default to unchecked • Show report programming notes • Report comments <p>Groups:</p> <ul style="list-style-type: none"> • Per drop down on options screen <p>Columns:</p> <ul style="list-style-type: none"> • Order Number = {{Order.Number}} • Primary Source = marketing source <ul style="list-style-type: none"> ○ If more than one comma separate each one in the same column • Seller/Buyer = name of buyer 1 and seller 1 {{Order.Buyers[1].Name}} {{Order.Sellers[1].Name}} • OP 1 Liability = {{Order.Title.TitleInsuranceCalculations[1].OwnersPolicy.PremiumCalculation.CoverageAmount}} • OP 2 Liability = {{Order.Title.TitleInsuranceCalculations[2].OwnersPolicy.PremiumCalculation.CoverageAmount}} • LP 1 Liability = {{Order.Title.TitleInsuranceCalculations[1].LendersPolicy.PremiumCalculation.CoverageAmount}} • LP 2 Liability = {{Order.Title.TitleInsuranceCalculations[2].LendersPolicy.PremiumCalculation.CoverageAmount}} • Total Premium = sum of all fees with TP bill code • Endorsement Fees = sum of all fees with END bill code • Escrow Fees = sum of all fees with ESC bill code • Search and Exam Fees = sum of all fees with SEA bill code • Total Fees = sum of total premium, endorsement, escrow and search fees (TP, END, ESC,SEA bill codes) • Processing to others = sum of all NBE bill code • Net Income = Total fees minus processing to others <p>Totals:</p> <ul style="list-style-type: none"> • Totals per escrow office 				



MARCH RELEASE NOTES

- | |
|--|
| <p>Sorting:</p> <ul style="list-style-type: none">○ Order count○ All columns from OP 1 to Net Income <p>Logic:</p> <ul style="list-style-type: none">• Order number○ Show all order closed from prior month○ Closed order = WSOB definition |
|--|

[Back to Table of Contents](#)



MARCH RELEASE NOTES

NEW JERSEY

DOCUMENTS

Escrow

Affidavit (Non-Revocation/Non-Termination of POA)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT NJ		442999	NJD1104.doc

New document. Render to view complete document.

AFFIDAVIT OF NON-REVOCATION / NON-TERMINATION OF POWER OF ATTORNEY PURSUANT TO N.J.S.A. 46:2B-8.5c and -6b

STATE OF _____

Order No.: 2017040003RN

COUNTY OF _____

Paul Power, being of full age, and duly sworn according to law, deposes and says:

1. I am the Attorney-in-Fact for Brian T. Buyer, hereinafter referred to as PRINCIPAL, by virtue of a certain Power of Attorney dated February 26, 2018, and recorded February 27, 2018 in connection with the sale of property located at 100 Property Street, Mohave, AZ 86426 in the Office of the Clerk/Register of Mohave County, which Power of Attorney vests me with the authority to act for PRINCIPAL for all purposes set forth therein, including, without limitation, the execution and delivery of the document to which this Affidavit is attached. (The said Power of Attorney is a Durable Power of Attorney.)
2. To the best of my knowledge and belief, the said Power of Attorney has not been revoked or terminated by an act of PRINCIPAL or by the death, disability or incapacity of PRINCIPAL. PRINCIPAL has not been judicially declared to be incompetent.
3. This Affidavit is made pursuant to the provisions of the statute cited above.

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

Paul Power

[Back to Table of Contents](#)

County Search Request

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT NJ	N/A	447640	

Updated email address for CT offices in line beginning with "All searches must be returned..."

[Back to Table of Contents](#)



MARCH RELEASE NOTES

Cover Record Request Rundown Request

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT NJ	N/A	446162	

Split the document into separate titles in the tree, one for "Rundown Request" and another for "Cover Record Request".

[Back to Table of Contents](#)



MARCH RELEASE NOTES

NEW MEXICO

DOCUMENTS

Escrow

Attorney Legal Document Order Form

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT NM	N/A	447739	

Under the THIS DOCUMENT section, replaced the Escrow Office logic with a blank line for the Escrow Agent.

[Back to Table of Contents](#)



MARCH RELEASE NOTES

NORTH CAROLINA - CHICAGO TITLE ONLY DOCUMENTS

Title

SE 494-06 - Vesting Deed(s)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CTNC		449145	E18S494_00_FNF

Fidelity National Title Insurance Company Endorsement SE 494-06
(Vesting Deed(s) Endorsement)

ENDORSEMENT

Attached to Commitment No. X13-00035 - CP Test NC-RA

Issued by

FIDELITY NATIONAL TITLE INSURANCE COMPANY

The Company insures against loss or damage sustained by the Proposed Insured by reason of the failure of the deed(s) listed below to be recorded in the Public Records and to vest Title to the Land in the Grantee therein at the Recording Date indicated below:

GRANTOR: FILL IN (DEED 1)
 GRANTEE: FILL IN (DEED 1)
 BOOK: FILL IN (DEED 1)
 PAGE: FILL IN (DEED 1)
 RECORDING DATE: January 15, 2018

GRANTOR: FILL IN (DEED 2)
 GRANTEE: FILL IN (DEED 2)
 BOOK: FILL IN (DEED 2)
 PAGE: FILL IN (DEED 2)
 RECORDING DATE: February 15, 2018

This endorsement is issued as part of the Commitment. Except as it expressly states, it does not (i) modify any of the terms and provisions of the Commitment, (ii) modify any prior endorsements, (iii) extend the Commitment Date, or (iv) increase the Proposed Policy Amount. To the extent a provision of the Commitment or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the Commitment and of any prior endorsements.

Dated: _____

Fidelity National Title Insurance Company

Countersigned By:

Authorized Officer or Agent

[Back to Table of Contents](#)



MARCH RELEASE NOTES

OHIO

DOCUMENTS

Escrow

Ohio Disclosure (Legal)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT OH	N/A	446760	

Adjusted the calculations to not subtract the disclosed Reissue Credit from the TOTAL

[Back to Table of Contents](#)

Tax Acknowledgment

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FT Northern OH	N/A	442973	OHD1384.doc



Company Name

TAX ACKNOWLEDGMENT

We, the undersigned **Sam E. Seller and Sally A. Seller**, Seller of premises known as: **1 Property Address, Columbus, OH 49503** hereby acknowledge:

We have paid **1st half 2017** taxes in the amount of One Thousand Seven Hundred Fifty And No/100 Dollars (\$1,750.00) and understand that said payment has not yet been credited with the **Adams** County Treasurer as of this date. We fully understand that if **1st half 2017** taxes are not credited for payment by the **Adams** County Treasurer by the due date, upon notice from **Title Office Name**, we will immediately forward said amount to **Title Office Name**, together with any late fees for payment in full.

This acknowledgement is being signed in lieu of holding funds in escrow for proof of payment.

[Back to Table of Contents](#)



MARCH RELEASE NOTES

Water Status Request				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT OH	N/A	447239	
Added ***Please provide full total for all outstanding fees for the property mentioned below.***				
<p>Date Requested: March 2, 2018</p> <p>Requesting: Water and Sewer Status Report</p> <p>***Please provide full total for all outstanding fees for the property mentioned below.***</p> <p>Phone: 000-000-0000 Fax: 111-111-1111</p> <p>For City of Cleveland Water only, email to: order-noohio@ctt.com</p> <p>Attn: Jessica M Jaqua</p> <p>Property: 500 Property Address Here Ln., Dayton, OH 00000</p> <p>Tax Parcel No.: 1111-1111</p> <p>Seller: Selling Organization Name Here</p>				

[Back to Table of Contents](#)



MARCH RELEASE NOTES

Title

ALTA 2006 vs. ALTA Homeowners (Rev. 09-01-14)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT OH	N/A	444300	

Changed Rev. date to 09-01-14.

[Back to Table of Contents](#)

Commitment Schedule A

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Cleveland County Abstract	N/A	445754	

Property addresses now will string instead of stack.

For CT OK only, adjusted the alignment of Plat/Book/Page, and Plat section will collapse if empty.

Transaction Identification Data for reference only:

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Title Office Name Chicago 3401 NW 63rd, Suite 300 Oklahoma City, OK 73116 Main Phone: (405)840-9191	Escrow Officer: Melissa G. Smith Chicago Title Oklahoma 100 Main Street Place, OK 92025 Phone: (111)222-3333 Fax: (123)111-2222 Main Phone: (800)111-2222 Email: melissa.smith@email.com

Date Prepared: July 17, 2017

JM / IDK / MGS

Plat: Book 37, Page 71 and Plat: Book 25, Page 62

Tax ID: 22-456

APN: 11-123 and 22-890

Order Number: JM CD Test

Property Address: 1 Property Address, Oklahoma City, OK 49503 and 2 Property Address, Oklahoma City, OK 45785

SCHEDULE A

[Back to Table of Contents](#)



MARCH RELEASE NOTES

OKLAHOMA

DOCUMENTS

Escrow

El - Disbursement (Legal)

El - Disbursement (Legal)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT OK	N/A	443292	
Added the memorialization to page 2.				

[Back to Table of Contents](#)

Title Examination

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT OK	N/A	446923	
Document will now look to the attorney for the Examining Attorney and signature section. A new custom field for the OBA number has been created so future attorney additions will not need a document update. Future additions for the attorneys can be requested to the configuration team.				

[Back to Table of Contents](#)



MARCH RELEASE NOTES

Title

ALTA Commitment				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Chicago		447734	
The Commitment now reflects the same reference information for all operations at the top of Schedule A (i.e., date prepared, initials of the examiner, typist and closer, Plat info (if there is one) and the Tax ID).				

[Back to Table of Contents](#)

Policies				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Filed forms		447734	
Policies were corrected to omit the contact information, which should not appear on Schedule A.				

[Back to Table of Contents](#)



MARCH RELEASE NOTES

OREGON

DOCUMENTS

Escrow

Closing Disclosure Forms

NEW/MOD MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
				<ul style="list-style-type: none"> When profile state = OR, added an error "Missing License Number" in large red text on the CDF. <ul style="list-style-type: none"> Look to the contact selected on page 5 of the CDF for lender, mortgage broker, and real estate broker (B), real estate broker (s), settlement agent and see if their license number is blank.

[Back to Table of Contents](#)

Certification (Trust)

Certification (Trust - Blank)

Certification (Trust - Regarding Additions or Amendments)

NEW/MOD Mod	REQUESTED BY LT Portland	FOOTPRINTS No(s). N/A	TFS No(s). 442977	FILE NAME (NEW ITEMS ONLY)
				Ensured date lines pull to the signature section and added a "warning" for the users when the acknowledgment field does not have any information.

[Back to Table of Contents](#)

Deeds, Affiant's

NEW/MOD Mod	REQUESTED BY Western Title	FOOTPRINTS No(s). N/A	TFS No(s). 447100	FILE NAME (NEW ITEMS ONLY)
				Created prompts for the decedent's name, county and case number as well as the successor (where applicable). Also, pulling from the grantor signature and grantor acknowledgment when there is an Affiant's Deed in the file. Also, removed the coding to pull in any restrictions/easements/exceptions from the Deed screen. Added 'The true consideration for this conveyance is' before the consideration text (where applicable). Lastly, ensured each deed had the language "The true consideration for this conveyance is" before the consideration text.

[Back to Table of Contents](#)

Early Issue Approvals

NEW/MOD Mod	REQUESTED BY LT Portland and State Counsel	FOOTPRINTS No(s). N/A	TFS No(s). 444001	FILE NAME (NEW ITEMS ONLY)
				"Request (Early Issue Approval)" and "Early Issue Approval Checklist" have been disabled. "Request for Special Risk Approval" has been renamed to "Early Issue Approval Form (1-4 Family)" and "Early Issue Approval Form (Commercial)" has been created as a new document. These documents are to take the place of the removed documents.

[Back to Table of Contents](#)



MARCH RELEASE NOTES

El Supplemental - Construction Liens

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	State Counsel	N/A	447726	

Removed BUYER WAIVER OF CONSTRUCTION LIEN TITLE INSURANCE COVERAGE section.

[Back to Table of Contents](#)

Information Sheets

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	TT Portland	N/A	449237	

Removed the SSN and DOB reference on the Buyer version. Removed the DOB reference on the Refinance and Seller versions.

[Back to Table of Contents](#)

Letter (Opening - Custom)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT Salem	N/A	449234	

Added a new prompt for an alternate email address option in the acceptance paragraph. If this field is left blank then the Escrow Officer's email will pull (as it functioned before).

[Back to Table of Contents](#)

Letter (Transmittal - OR Dept. of Rev.)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	LT Portland	N/A	442963	ORD1466.doc

New document. Render to view complete document.



4564 Poplar Grove
Raleigh, NC 12323-4244
Phone: 919-987-3423 / Fax: ■

Oregon Department of Revenue
PTAC Compliance
955 Center Street NE
Salem, OR 97301-2555

Date: February 21, 2018
Title No.: 121212
Escrow No.: 2017090006 - REFINANCE TEST
Project: Refinance Test
Property: 4656 Raleigh Road
Raleigh, OR 12345-4231

This transaction has now been closed and we are enclosing the following:

[Back to Table of Contents](#)



MARCH RELEASE NOTES

Notice (Completion)				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	State Counsel	N/A	446588	
<p>Moved "has been completed" to sentence above the street address and updated sentence from "All persons claiming a lien upon the same under Oregon's Construction Lien Law are hereby notified to file a claim of lien as required by ORS 87.035." to "All persons claiming a lien on the property under ORS 87.035 are hereby notified to file a claim of lien as required by ORS 87.035." Signatures also revised to include new text underneath. Lastly, if the jurat field is left empty, the user will get a warning on the rendered document.</p>				

[Back to Table of Contents](#)

Preliminary Report (WESTERN TITLE ONLY)				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Western Title	N/A	444921	
<p>Corrected document so that the hardcoded "titleofficersupport@westerntitle.com" only shows for when Western Title is the Title Office.</p>				

[Back to Table of Contents](#)

Request (Full Reconveyance Indemnification of Lost Note and or Trust Deed)				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	System Admin	N/A	446790	
<p>Corrected typo of "recovey" to "reconvey".</p>				

[Back to Table of Contents](#)



MARCH RELEASE NOTES

Title Worksheet - No Open DOT

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	State Counsel	N/A	446413	ORD1469.doc

New document. Please render to view complete document.

WORKSHEET FOR DETERMINATION OF INSURABILITY Absence of Open Trust Deed

Company: Title Office Name

Order No.: JM CD Test-JDK

Title of Order:

- Sale and Purchase - Price \$175,000.00
- Construction Loan - Amount \$ _____
- Other Loan - Amount \$ _____

Person making request: Melissa G. Smith - Closing Specialist

Person responding: _____

Name Title

Date of request: March 5, 2018

[Back to Table of Contents](#)



MARCH RELEASE NOTES

TEXAS

DOCUMENTS

Escrow

Abstractor's Search

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Charter Title	N/A	444902	

Added "Through an effective date of:" to the top left.

[Back to Table of Contents](#)

Affidavit (HEL Homestead 1-Married Person-No Other Property) Affidavit (HEL Homestead 2-Married Person-Additional Property)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	TX	N/A	446764	

Changed "Husband and Wife" to "Spouses".

[Back to Table of Contents](#)

Affidavit (Seller's-Borrower's Affidavit As To Debts Liens And Possession)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	TX	N/A	446400	

Removed the hardcoded "NONE" throughout document and removed the dropdown prompt for the none choices and left all blank lines and spaces for the information to be hand written in.

[Back to Table of Contents](#)



MARCH RELEASE NOTES

Borrower Preclosing Information

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	TX	N/A	446764	

Changed "Husband and Wife" to "Spouses".

[Back to Table of Contents](#)

Closed Order Information

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Charter Title	N/A	442064	

Created onscreen custom field to select the residential or commercial transaction description.

Express Order Entry

Date/time order completed: (None) Completed by:

Order lock status: Unlocked

Comments: For reference - 2646002979 - purchase

Rush order

Order taxes

TO-No Policy

Outsourced

Brand:

Resi/Comm Transaction Desc.:

- 1-4 Family Residence
- Apt. Building - Condo Project - Other Multi-Fam Reside...
- Condo Unit
- Hotel or Motel
- Industrial Building
- Multi-Use Building
- Office Building
- Other
- Retail - Store, Shopping Center or Mall
- Unimproved Commercial
- Unimproved Land
- Unimproved Residential

Properties (1)

Property Address
1 8505 Safeguard

Property address:

City: HOUSTON State: TX Zip Code: 77053- Foreign

[Back to Table of Contents](#)



MARCH RELEASE NOTES

Commercial- Release of Earnest Money

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Charter Title	N/A	444270	

Revised the Seller/Buyer/Broker signature blocks to show as on contact screen. Removed the labels for BROKER, TITLE COMPANY and SURVEYOR. OTHER will now show only if the prompt for the 'Name of Other Contact' is answered.

[Back to Table of Contents](#)

Statement of Identity

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	TX	N/A	446764	

Changed "Husband and Wife" to "Spouses".

[Back to Table of Contents](#)

Release of Earnest Money

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Charter Title	N/A	444270	

Revised the Seller/Buyer/Broker signature blocks to show as on contact screen. Removed the labels for BROKER, TITLE COMPANY and SURVEYOR. OTHER will now show only if the prompt for the 'Name of Other Contact' is answered.

[Back to Table of Contents](#)



MARCH RELEASE NOTES

REPORTS

Batch Closed Order Information Sheet

NEW/MOD NEW	REQUESTED BY FT TX	FOOTPRINTS No(s).	TFS No(s). 443698	FILE NAME (NEW ITEMS ONLY)
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General:

Title – Batch Closed Order Information Sheet
Tree location – Order Reports (TX)

Parameters:

- date from
 - Default to 1 of the month for prior month
- date through
 - Default last day of the month for prior month
- Commercial/Residential filter drop down
 - Commercial only (default)
 - Residential only
 - Commercial and Residential
- Show report programming notes
- Report comments

Groups:

- None

Columns:

- None

Totals:

- None

Sorting:

- None

Logic:

- Report will only pull orders that are closed in the date range selected
- Closer definition = WSOB rules
- See details below, this is a readydoc that batch version being created to pull multiple orders at the same time

1. Top portion of doc (A)
 - a. Name: centered at top of doc “CLOSED ORDER INFORMATION”
 - b. Date Closed = {{Order.SettlementDate}}
 - c. Order NO = {{Order.Number}}
 - d. Total Premium Collected = sum of all owners policies, lenders policies and endorsements
 - e. “PRIMARY SOURCE OF BUSINESS” = section header
 - i. List all marketing sources found in the orders
 1. Name of order contact
 2. “Contact” name of main person
 3. “Address” = full address of marketing source contact
 4. “Phone” = phone of marketing source contact
 5. “Type” = contact type of marketing source
 - f. “BUYER/BORROWER(S)” and “Seller(S)” = section header
 - i. List names of all buyer/borrowers and sellers



MARCH RELEASE NOTES

- ii. "Attorney" list the name of the first attorney assigned to the buyer/borrower and seller
 - iii. "Broker"
 - 1. Under buyer/borrower = list name of first selling agent (SB)
 - 2. Under seller = list name of first listing agent (LB)
 - g. "NEW LENDER(S)" = list the name of all lenders listed in the files
- 2. Middle portion of doc (B)
 - a. "PROPERTY"
 - i. "Property County" = list all counties for all properties in the files
 - ii. "Property Type" = {{Order.Properties[1].Type}} property type of property 1
 - b. "ORDER DATA"
 - i. "Type of Transaction" = {{Oder.TransactionType}}
 - ii. "Type of Order (KPI)" = {{Order.Type}}
 - c. "If required by local management, choose the description below that most closely fits the transaction and improvements at the time of closing."
 - d. Transaction info – list all the details below. The box to check will pull from a custom field drop down
 - i. {{ResiCommTransactionDesc_FNF#}}

Residential Transaction:

- " 1-4 Family Residence
- " Condo Unit
- " Unimproved Residential
- " Other - Describe: _____

Commercial Transaction:

- " Office Building
- " Industrial Building
- " Retail - Store, Shopping Center or Mall
- " Hotel/Motel
- " Apartment Building - Condo Project - Other Multi-family Residential
- " Multi-Use Building - i.e. Retail and Residential in same building
- " Unimproved Commercial
- " Unimproved Land
- " Other - Describe: _____

- 3. Bottom portion (C)
 - a. "Additional Comments" = {{ClosedOrderComments_FNFTX#}}
 - b. "Closer" = {{Order.Escrow.Officer}}

[Back to Table of Contents](#)

Commissions by Sales Rep

NEW/MOD MOD	REQUESTED BY FT TX	FOOTPRINTS No(s).	TFS No(s). 443181	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • If profile = Default\PVTX\South Texas CPF\HOU\CHARTER TITLE + descendants, then do the following <ul style="list-style-type: none"> ○ Suppress escrow and referral columns and do not add into total revenue ○ Title revenue column = TP & END bill codes only 				

[Back to Table of Contents](#)



MARCH RELEASE NOTES

HOI Data Sheet				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	AT TX		442920	
<ul style="list-style-type: none"> Updated the following two columns to pull the policy effective date, both currently pull the issue date: <ul style="list-style-type: none"> Owners Policy Date: update to {{Order.Title.TitleInsuranceCalculations.OwnersPolicy.EffectiveDate}} Lenders Policy Date: update to {{Order.Title.TitleInsuranceCalculations.LoanPolicy.EffectiveDate}} 				

[Back to Table of Contents](#)

Marketing Source Orders				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	AT TX		443184	
<ul style="list-style-type: none"> On the excel export added a column between the revenue column and sales rep for "Premium" and show only fees with bill code TP or END 				

[Back to Table of Contents](#)

Order Exceptions				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	FT TX		440423	
<ul style="list-style-type: none"> Added new exception "Missing Resi/Comm Transaction Description" for all orders (opened or closed) and profile = Default\PTX\South Texas CPF\HOU\CHARTER TITLE + descendants. <ul style="list-style-type: none"> logic if new custom field "ResiCommTransactionDesc_FNF#" is NULL show on report 				

[Back to Table of Contents](#)



MARCH RELEASE NOTES

WASHINGTON

DOCUMENTS

Escrow

Agent's Certification (POA Power of Attorney)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT Everett	N/A	448304	WA00001038.doc

New document. Please render to view complete document.



CHICAGO TITLE COMPANY

**AGENT'S CERTIFICATION AS TO THE
VALIDITY OF POWER OF ATTORNEY AND
AGENT'S AUTHORITY**

STATE OF _____

COUNTY OF _____

I, **John Doe** (Name of Agent), certify under penalty of perjury that **Jane Doe** (Name of Principal) granted me authority as an agent or successor agent in a Power of Attorney dated **March 9, 2018**.

I further certify that to my knowledge:

1. I am acting in good faith pursuant to the authority given under the Power of Attorney;
2. The principal is alive and has not terminated, revoked, limited, or modified the Power of Attorney or my authority to act under the Power of Attorney; nor has the Power of Attorney or my authority to act under the Power of Attorney been terminated, revoked, limited or modified by any other circumstances;

[Back to Table of Contents](#)

Closing Disclosure Forms

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	FT WA		44210	

- If the electronic signature is populated on CDF, then auto-populate the date as current date.
 - Approved by escrow admin

[Back to Table of Contents](#)

Excise Exchange Check Request

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	PacNW IT System Admin	N/A	447820	

If there is more than one line with "Excise" or "excise" then the user will be prompted to choose one.

[Back to Table of Contents](#)



MARCH RELEASE NOTES

Notice of Compliance with APR 12

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT Vancouver	N/A	442889	

Added the date to the signature section.

[Back to Table of Contents](#)

Propane Request

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Everett	N/A	449537	

Added "Value of propane in tank: \$_____ " underneath "Completed By".

[Back to Table of Contents](#)



MARCH RELEASE NOTES

REPORTS

EPU Task Summary Productivity by Employee				
NEW/MOD MOD	REQUESTED BY FT WA	FOOTPRINTS No(s).	TFS No(s). 439627	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Updated parameter "Task rows to display" to add two additional options: <ul style="list-style-type: none"> ○ EPU Tasks = will only show tasks that contain "EPU" in the task name. These should not include "VEPU" tasks ○ VEPU Tasks = will only show tasks that contain "VEPU" in the task name. These should not include "EPU" tasks • CO-Standard EPU Tasks added the following two tasks <ul style="list-style-type: none"> ○ Title Curative Inquiry-Purch ○ Title Curative Inquiry-Refi 				

[Back to Table of Contents](#)

Single Ledger Balance				
NEW/MOD MOD	REQUESTED BY FT WA	FOOTPRINTS No(s).	TFS No(s). 439548	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • When profile state = WA then the below prompts will be checked as default <ul style="list-style-type: none"> ○ Include pending transactions ○ Show transaction breakdown 				

[Back to Table of Contents](#)



MARCH RELEASE NOTES

WISCONSIN

DOCUMENTS

Escrow

Document Format Cover				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Dane County		448339	
For Dane Co. only, removed the "Drafted By" line in the footer.				

[Back to Table of Contents](#)



MARCH RELEASE NOTES

Title

SE 390-06 - Commitment to Issue Mortgage Modification and Date Down

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT WI		443966	
<p>Under the section "We should be furnished with the following:" the previous item B has been changed to a blank FlowText field to allow user enter the data needed. (Additional lettered items will be added for each hard-return the user enters, if any.)</p> <p>Item C. has been hard-coded as "If the terms of the loan permit the borrower to use any of the loan funds for construction, the mortgage must recite on its first page that it is a construction mortgage pursuant to Wisconsin Statutes." (Item C will always be shown as the last lettered item in the section, but will automatically re-letter as D, E., etc. if more than one item is added (using hard-returns) in the item B flowtext field.)</p>				

[Back to Table of Contents](#)



MARCH 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.

[Back to Table of Contents](#)