

SOFTPRO SELECT

RELEASE NOTES



MARCH, 2017

Testing Release Date: March 2, 2017

Production Release Date: March 17, 2017



MARCH RELEASE NOTES

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MARCH RELEASE NOTES

ALL STATES/SITES

DOCUMENTS

Escrow

Clarification of Commission

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Western Title & Escrow	N/A	374610	SSCORPD5536.doc

New document. Render to view complete document.



Company Name

COMMISSION CLARIFICATION

<p>The Title Insurance Company 1001 Settlement Way, Suite 100 Anywhere, OR 99999 Phone: (800)555-1234 Fax: (800)555-4321</p>	<p>Date: March 16, 2017 Ref. No.: SettleRefNum11111 Escrow No.: MS Test OR 1-JDK Borrower(s): Brian T. Buyer and Brenda T. Buyer Seller(s): Stephen T. Seller and Stephanie T. Seller Property: 100 Property Street Eugene, OR 97401</p>
--	--

Listing Agent/Broker version

Upon the close of the above referenced escrow, Escrow Holder will pay from the proceeds due Seller(s) the following disbursement:

The Listing Agency 1000 Listing Way Anywhere, OR 99999 Attn: Lisa T. Lister	\$ 10,500.00
TOTAL COMMISSION BEING PAID:	\$ 10,500.00

THIS ASSIGNMENT PROVIDES FOR THE DISBURSEMENT OF SAID COMMISSION TO THE BROKER(S) BY ESCROW HOLDER UPON CLOSE OF ESCROW. THESE ESCROW COMMISSION INSTRUCTIONS MAY NOT BE AMENDED OR REVOKED WITHOUT THE WRITTEN CONSENT OF THE BROKER(S) HEREIN.

Selling Agent/Broker version

Upon the close of the above referenced escrow, Escrow Holder will pay from the commission due the listing broker the following disbursement:

The Selling Agency 1000 Selling Way Anywhere, OR 99999 Attn: Sammy Selling	\$ 7,500.00
TOTAL COMMISSION BEING PAID:	\$ 7,500.00

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MARCH RELEASE NOTES

Privacy Statement

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	N/A	373910	

Updated to match the most current version provided by Settlement (was actually in place March 1, 2017 as that was the effective date).

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Settlement Statements

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD		N/A	369883	

- Removed any extra information that is being added to the Escrow file Number. Any additional flash codes or branch codes were removed.
- Approved by Settlement

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MARCH RELEASE NOTES

REPORTS

1099 Data Export

NEW/MOD MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
			369056,369997	

Created new custom report

- Report title – CDF Data Export
- Parameters:
 - Order Number:
- Columns (on excel spreadsheet) –
 - Property Address – full property 1 address
 - Date - Settlement Date
 - Debit – Buyer or seller ; do not separate buyer and seller
 - Credit – Buyer or seller; do not separate buyer and seller
 - Description – Statement section label
 - Detail note – CDF charge description
 - Entity – CDF To Name
 - Escrow#- order number
- Update report to pull the following from the order’s settlement agent ("A") for the following columns
 - Filer Name = Settlement Agent Name
 - Filer Address =Settlement Agent Address
 - Filer City = Settlement Agent City
 - Filer State= Settlement Agent State
 - Filer Zip = Settlement Agent Zip
 - Filer Phone = Settlement Agent Phone
- The other columns will continue to pull from the profile.

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1099 S

NEW/MOD MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
	Settlement/1099		371692	

- Per Settlement/1099 department. When the Property Services Received is checked in the 1099 S screen and a Q contact is entered into an order show \$0.00 in Box 2 on 1099 labeled “Gross Proceeds”

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CDF Data Export				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	TX FT Houston		369977	SSCORP5298.rpt - CDF Data Export
<p>New Report</p> <ul style="list-style-type: none"> • Report title – CDF Data Export • Parameters: <ul style="list-style-type: none"> ○ Order Number: • Columns (on excel spreadsheet) – <ul style="list-style-type: none"> ○ Property Address – full property 1 address ○ Date - Settlement Date ○ Debit – Buyer or seller ; do not separate buyer and seller ○ Credit – Buyer or seller; do not separate buyer and seller ○ Description – Statement section label ○ Detail note – CDF charge description ○ Entity – CDF To Name ○ Escrow#- order number 				

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Comparison with Group Selection				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	WI		369785	SSCORP5299.rpt - Comparison with Group Selection
<p>Created new report based on "Comparison" report;</p> <ul style="list-style-type: none"> • Added 2 new Group by drop downs: <ul style="list-style-type: none"> ○ Group by 1: Branch (default); Escrow Officer/Closer; Sales Rep; Title Officer Closer ○ Group by 2: None; Escrow Officer/Closer; Order Type; Marketing Source; Product Type; Sales Rep (default); Title Officer/Examiner ○ Removed "Show additional comparison:" check box and associated logic/format ○ Added check box "Include sales reps on marketing source only:" (default checked) ○ Added Sales Rep picklist. ○ Added a "Year to Date" option which gives YTD based on date entered compared to the previous year (up to the same day entered) • Keep the existing format • Added to all bundle trees in the order reports folder 				

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Corporate Invoice				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT IL		369213	
<ul style="list-style-type: none"> • Added logic to wrap the customer ref no. field when more than 50 characters are needed. 				

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Dormant Exceptions

NEW/MOD MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
			374421	
<ul style="list-style-type: none"> Added new drop down "Order-related ledger dormancy based on" with two options "Escrow open/closed dates (default); Trust accounting dates"; add above the current "trust account code" picklist 				

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Dormant Ledgers

NEW/MOD MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
	DSG		369167	
<ul style="list-style-type: none"> Adjusted report for 1-2 years and 2-3 years counts. Currently 365 days is being counted as 0-1 and 1-2 years, etc. <ul style="list-style-type: none"> 366-730 (1-2 yrs) 731-1095 (2-3 yrs) 				

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Fees by Selection

NEW/MOD MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
			372664	
<ul style="list-style-type: none"> Wrapped the select "Branch" in the report header Corrected issue where invoice only revenue (has not TAC/Ledger) was not showing when TAC pick list was used 				

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Order Tasks

NEW/MOD MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
	CT MI		371508,372493	
<ul style="list-style-type: none"> Added 'Due Date' to Group 1 drop down; requested task = Request Due; checklist task = Due Added option to export to excel - export all available columns, non-related task columns will be blank when they do not apply; orders/task will duplicate if there are multiple notes entered on the task Added programming notes Added 'Settlement Date' to the Group 1 drop down. 				

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Orders by Selection

NEW/MOD MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
	CT OK		370535	
<ul style="list-style-type: none"> Added the invoice total (total for all invoices on each order) and the lender reference numbers as columns to the orders by selection Export-All columns format. 				

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MARCH RELEASE NOTES

Paid Policy Detail

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT M		367872	

- Added "Format for Excel" checkbox
- Added "Group by" option with options in the drop down of None (default); Branch; Escrow Officer/Closer

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Release Tracking

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	OK		370567	SSCORP5300.rpt - Release Tracking

General:

Title - Release Tracking

Tree location – Misc. Reports folder

- **Parameters:**
 - Closed date from
 - Closed date through
 - Show report programming notes
 - Report Comments
- **Groups:**
 - None
- **Columns:**
 - Order Number {Order.Number}
 - Property County {Order.Properties.County} (1st property)
 - **(up to 10 Buyer Contacts – do not need individual names, label each with a number Buyer 1 ..., buyer 2... ect)**
 - Buyer 1 Name {Order.Buyers.Name}
 - Buyer 1 Forwarding Address 1 {Order.Buyers.ForwardingAddress.Address.Address1}
 - Buyer 1 Forwarding Address 2 {Order.Buyers.ForwardingAddress.Address.Address2}
 - Buyer 1 Forwarding Address City {Order.Buyers.ForwardingAddress.Address.City}
 - Buyer 1 Forwarding Address State {Order.Buyers.ForwardingAddress.Address.State}
 - Buyer 1 Forwarding Address Zip {Order.Buyers.ForwardingAddress.Address.Zip}
 - **(up to 10 Seller Contacts – do not need individual names, label each with a number Seller 1 ..., Seller 2... ect)**
 - Seller 1 Name {Order.Buyers.Name}
 - Seller 1 Forwarding Address 1 {Order. Sellers.ForwardingAddress.Address.Address1}
 - Seller 1 Forwarding Address 2 {Order. Sellers.ForwardingAddress.Address.Address2}
 - Seller 1 Forwarding Address City {Order. Sellers.ForwardingAddress.Address.City}
 - Seller 1 Forwarding Address State {Order. Sellers.ForwardingAddress.Address.State}
 - Seller 1 Forwarding Address Zip {Order. Sellers.ForwardingAddress.Address.Zip}
 - **Payoff Lender (show each posted disbursement on the order)**
 - Payoff Lender Name {Order.PayoffLenders.Name}
 - Payoff Lender Address 1 {Order.PayoffLenders.Address.Address1}
 - Payoff Lender Address 2 {Order.PayoffLenders.Address.Address2}
 - Payoff Lender City {Order.PayoffLenders.Address.City}
 - Payoff Lender State {Order.PayoffLenders.Address.State}
 - Payoff Lender Zip {{Order.PayoffLenders.Address.Zip}
 - Payoff Lender Reference Number {Order.PayoffLenders.ReferenceNumber}
 - Payoff Lender Disbursement Date {Trust accounting date from posted transaction}



MARCH RELEASE NOTES

- Payoff Disbursement Amount {Amount from posted transaction}
- **Order Exceptions (up to 65)**
- Exceptions 1 {Order.Title.Commitments.Exceptions.Text}
- Exceptions 2 {Order.Title.Commitments.Exceptions.Text}
- Exceptions 3 {Order.Title.Commitments.Exceptions.Text}
- Exceptions 4 {Order.Title.Commitments.Exceptions.Text}
- Exceptions 5 {Order.Title.Commitments.Exceptions.Text}...
- **Totals:**
 - None
- **Sorting:**
 - Order number, payoff lender name, posted disbursement date
- **Logic:**
 - Report is export only format
 - Includes closed orders in the date range that have a payoff lender contact with a posted disbursement
 - Only current posted disbursements are included (do not include voids)
 - Only order type of Escrow Only (EO) and Title and Escrow (TE) are included

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SPAdmin- Custom Source of Business				
NEW/MOD MOD	REQUESTED BY PCD	FOOTPRINTS No(s).	TFS No(s). 370796	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Updated report to EXCLUDE orders at/under the following profiles: <ul style="list-style-type: none"> ○ \\Default\P\MSW Main OAC ○ \\Default\P\Michigan\FT\FT Joint Venture ○ \\Default\P\TX\AUS\CBA • Updated report to EXCLUDE product types: <ul style="list-style-type: none"> ○ Description = "RPR" ○ Description = "Doc Retrieval" ○ Description = "Lien Search" ○ Description = "Notary Signing" ○ Description = "UCC Search" ○ Description = "Condition of Title" ○ Description like % Exam% ○ Description like %Flood% • Updated policy date logic to ignore checklist task like %Policy (docs/premium)% 				

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Stale Dated Check Letter				
NEW/MOD MOD	REQUESTED BY DSG	FOOTPRINTS No(s).	TFS No(s). 370154	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Rename all instances of 'Disbursements Solutions Group' with 'Dormant Solutions Group'. (They're no longer the 'Disbursements Solutions Group'.) 				

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MARCH RELEASE NOTES

Title Product Exceptions				
NEW/MOD MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s). 371828,372059,370736	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Exclude the below profiles (include any sub profiles they might have): <ul style="list-style-type: none"> ◦ <u>\\Default\P\Michigan\FT\FT Joint Venture</u> ◦ <u>\\Default\P\TX\AUS\CBA</u> • Ignore document title of "Preliminary Report Approval" when searching if a commitment/prelim has been issued. • Ignore document title of "Preliminary Statement Regarding" when searching if a commitment/prelim has been issued. • Updated report to exclude orders with the CF "TONoPolicy_FNFTX#" checked. <p>**Note: this only applies to TX and is ignored in other States without the CF</p>				

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Transaction Form				
NEW/MOD MOD	REQUESTED BY CA	FOOTPRINTS No(s).	TFS No(s). 380639	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Updated logic looking for "WMA WMA" full name to also look for "svc-wrsintgr- sps". 				

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MARCH RELEASE NOTES

MY SCREENS

Escrow

Seller Proceeds & 1099-S

NEW/MOD Mod	REQUESTED BY	FOOTPRINTS No(s). N/A	TFS No(s).
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The 1099-S Proceeds field is now an editable field. This allows you to overwrite the amount when 1099 Proceeds differ from the Cash to Seller (e.g., proceeds received in a 1031 Exchange or personal property included in the sales price). If additional information is needed as to when a modification is made to the 1099-S Proceeds, refer to **Escrow Technical Memorandum 151-2012, 1099-S Proceeds From Real Estate Transactions, dated April 24, 2012 (updated January 31, 2017)**.

Before

Seller Proceeds & 1099-S

Exclude order from IRS submission

1099-S description:

Total cash to sellers: \$105,000.00 Divert seller proceeds to line:

Total buyer's part of real estate taxes:

Name	Percentage of Total	Cash to Seller	1099-S Proceeds	Buyer's Part of Real Estate Tax
▶ Samuel L. Seller	100.00000	\$105,000.00	\$105,000.00	0.00

After

Name	Percentage of Total	Cash to Seller	1099-S Proceeds	Buyer's Part of Real Estate Tax
▶ Samuel L. Seller	100.00000	\$105,000.00	\$95,000.00	0.00

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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	N/A	370998	

Revised custom fields to now prompt rather than being on the property screen.

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Instructions (Recording and Policy)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Mohave	N/A	373879	

Revised document to pull only one copy of the form rather than an "escrow" and "title" version.

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MARCH RELEASE NOTES

MY SCREENS

Escrow

Property

NEW/MOD Mod	REQUESTED BY CT Mohave	FOOTPRINTS No(s). N/A	TFS No(s). 374916
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Removed these custom fields from screen. Will now be prompted. See TFS 370998 above.

Property

Name(s) and Address(es) of predecessors in interest:

Nature of Improvements:

30 days after final acceptance:

(None) ▼

60 days after cessation of labor:

(None) ▼

Next tax due date:

(None) ▼

Select if parcels are being split/divided

Select if Buyer and Seller are related

Enter the relationship between Buyer and Seller:

Select the residential Buyer's Use:

Select if Sales Price includes solar devices of 5% or more

Enter a description of solar/energy efficient components:

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MARCH RELEASE NOTES

CALIFORNIA

DOCUMENTS

Escrow

Affidavit (Non-Imputation - Individual)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	NoCal	N/A	373979	SCA0002820.doc

New document. Render to view complete document.



CHICAGO TITLE
COMPANY

NON-IMPUTATION AFFIDAVIT
INDIVIDUAL

STATE OF _____

COUNTY OF _____

Affidavit and Indemnity
(Affiant to be personally liable on indemnity, e.g. a general partner)

The undersigned, being first duly sworn, on oath, deposes and says the following:

1. The undersigned is _____ [title or capacity] of _____ [name of entity].
2. To the best knowledge of the undersigned,
 - a. There are presently no defects in or liens, encumbrances or other claims against the title to the property described in the Commitment for Title Insurance No. _____, having an Effective Date of _____.

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MARCH RELEASE NOTES

Authorization to Publish Notice of Sale

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Foreclosure office	N/A	367035	SCA0002815.doc

New document. Render to view complete document.



1001 Settlement Way, Suite 108
Anywhere, WI 99999
Phone: (360)456-7878 / Fax: 360-493-1985

AUTHORIZATION TO PUBLISH NOTICE OF SALE

Erin Escrow
The Escrow Company
4747 Southern Lane
Anywhere, OR 99999

Date: March 14, 2017
Escrow No.: 17RNCA-SLM
Loan No.: Loan11111
Borrower(s): Brian T. Buyer and Brenda T. Buyer

YOUR TRUSTEE CANNOT PROCEED WITH THIS MATTER UNLESS THIS FORM HAS BEEN SIGNED AND RETURNED TO US WITH THE REQUESTED INFORMATION. PLEASE RETURN IT TO US AS SOON AS POSSIBLE.

Publication of the notice of sale with respect to the above referenced matter can begin after **March 17, 2017** in order to publish we need signed approval from you to begin and we need to know of any funds advanced or received since this foreclosure started. As of the filing of the notice of default, we show a principal balance of No Dollars And No/100 Dollars (\$0.00). Please remit any deposit required.

Deposit(s) received to date: \$1,200.00

Deposit required to proceed: \$1,000.00

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MARCH RELEASE NOTES

Bid Instructions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Foreclosure office	N/A	367035	SCA0002817.doc

New document. Render to view complete document.



**CHICAGO TITLE
COMPANY**

1001 Settlement Way, Suite 108
Anywhere, WI 99999
Phone: (360)456-7878 / Fax: 360-493-1985

BID INSTRUCTIONS

<p>Erin Escrow The Escrow Company 4747 Southern Lane Anywhere, OR 99999</p>	<p>Date: March 14, 2017 Ref. No.: ESCROWREFNO11111 Title No.: TitleRefNum22222 Escrow No.: 17RNCA-SLM Borrower(s): Brian T. Buyer and Brenda T. Buyer Seller(s): Stephen Seller and Stephanie Seller Property: 100 Property Street San Jose, CA 95161</p>
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Dear Beneficiary:

Enclosed is a copy of the Notice of Trustee's Sale. The date, time and place of the sale are described therein. Also enclosed is a Status Report which reflects a total indebtedness of No Dollars And No/100 Dollars (\$0.00), which you as beneficiary are entitled to bid at said Trustee's Sale. If you find discrepancies with your records or have additional amount to be included in said total indebtedness please make said changes on the Status Report.

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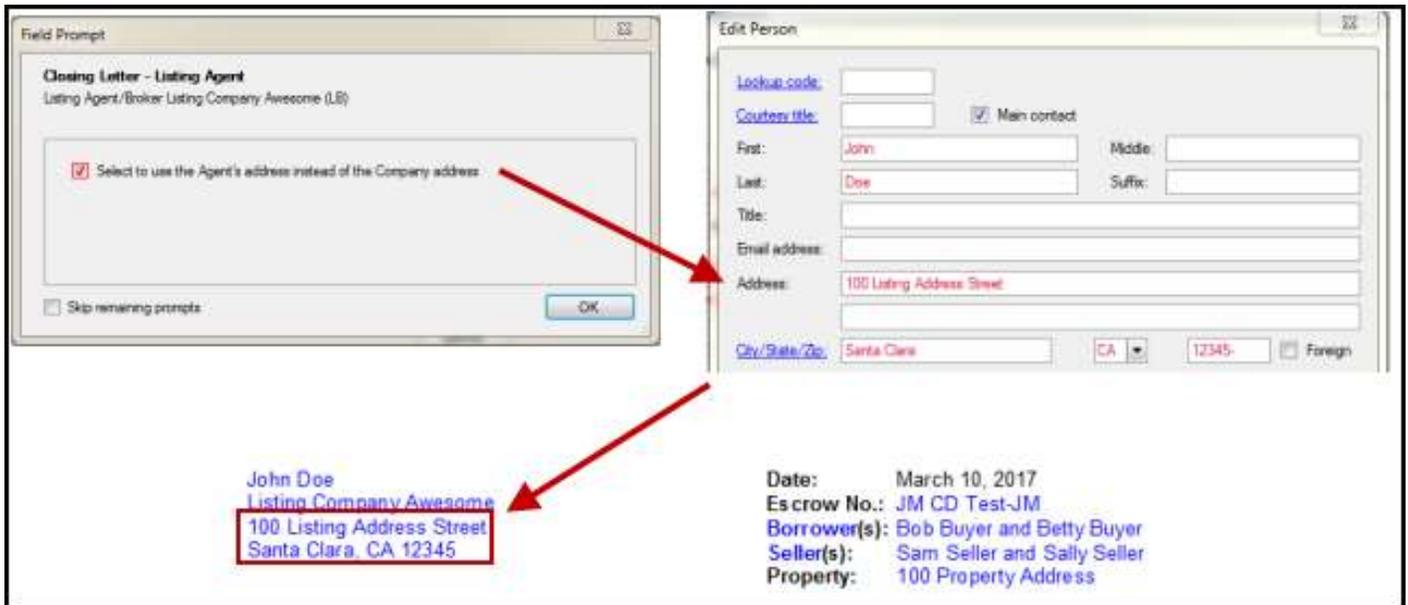
MARCH RELEASE NOTES

Closing Letter - Listing Agent (LTC Bay Area only)

Closing Letter - Selling Agent (LTC Bay Area only)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	LTC Bay Area	N/A	374515	SCA0002821.doc

New document. Will now pull in the address on the People screen. Render to view complete document.



Field Prompt
Closing Letter - Listing Agent
Listing Agent/Broker Listing Company Awesome (LB)

Select to use the Agent's address instead of the Company address

Skip remaining prompts

Edit Person

Lookup code:
 Courtesy title: Main contact
 First: Middle:
 Last: Suffix:
 Title:
 Email address:
 Address:
 City/State/Zip: Foreign

John Doe
 Listing Company Awesome
 100 Listing Address Street
 Santa Clara, CA 12345

Date: March 10, 2017
 Escrow No.: JM CD Test-JM
 Borrower(s): Bob Buyer and Betty Buyer
 Seller(s): Sam Seller and Sally Seller
 Property: 100 Property Address

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MARCH RELEASE NOTES

Contractor's Indemnity Agreement

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FNT Rancho Cordova	N/A	370747	SCA0002819.doc

New document. Render to view complete document.

Date Signed: _____

Initial Each Page: _____

Indemnity No.: _____

CONTRACTOR'S INDEMNITY AGREEMENT

THIS INDEMNITY AGREEMENT (hereinafter referred to as this "Agreement") is executed by [GC Person pulls here](#) (hereinafter referred to as "INDEMNITOR") for the benefit of [Fidelity National Title](#), and its affiliated title companies (hereinafter referred to as "COMPANY"). For valuable consideration, the receipt and sufficiency of which is hereby acknowledged;

1. Certain Works of Improvement (as defined by California Civil Code) have been or will be commenced upon the Real property by or at the direction of INDEMNITOR pursuant to Construction Agreement(s) or work orders (hereinafter called "CONTRACT") with the owner of the real property ("[Sam Seller](#) and [Sally Seller](#)", hereinafter referred to as OWNER), said construction which may thereafter result in Mechanics' Liens, and actions to enforce said Mechanics' Liens, being filed or recorded against Real Property.

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MARCH RELEASE NOTES

Declaration of Default and Demand for Sale

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Foreclosure office	N/A	367035	SCA0002813.doc

New document. Render to view complete document.

DECLARATION OF DEFAULT AND DEMAND FOR SALE

Escrow No.: [17RNCA-SLM](#)
 Loan No.: [Loan11111](#)
 Other: [123456](#)

NOTICE IS HEREBY GIVEN: That as duly appointed or substituted Trustee you are notified of a breach of and default in the obligations secured by that certain Deed of Trust dated: [March 14, 2017](#)

EXECUTED BY (Original Trustor) [Stephen Seller and Stephanie Seller, husband and wife](#)

Address: [100 Seller Current Street, Seller Current City, OR 99999](#)

Recorded on [February 27, 2017](#), as [Book 12345, Page 678, Instrument 987654](#) of Official Records in the office of the Recorder of [Santa Clara County, California](#).

Original Beneficiary: [Mortgagee Name](#)

BREACH AND DEFAULT HAS OCCURRED FOR NON-PAYMENT OF THE FOLLOWING: **The unpaid principal balance of No Dollars And No/100 Dollars (\$0.00) together with accrued interest all due and payable under the terms of the note, together with late charges, impounds, advances, taxes, and assessments, and attorney's fees.**

By reason of this default the undersigned, who holds the beneficial interest, makes this declaration of default and elects to cause the trust property to be sold to satisfy the obligations secured by this Deed of Trust.

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MARCH RELEASE NOTES

Declaration of Non-Military Services

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Foreclosure office	N/A	367035	SCA0002814.doc

New document. Render to view complete document.

DECLARATION OF NON-MILITARY SERVICE

Paula Preparer
 We Prepare Docs, Inc.
 100 Prepare Way, Suite 111
 Anywhere, OR 99999

Date: March 14, 2017
T.S. No.: Loan11111
Order No: 17RNCA-JDK

The undersigned, declares as follows:

I am (an employee of) [We Prepare Docs, Inc.](#) the present beneficiary of a certain Deed of Trust recorded [April 1, 2016](#) of official records in the office of the County Recorder of [Santa Clara County](#), State of [California](#). I am informed and believe and on that ground allege that matters stated in this declaration are true.

That [Mortgagee Name](#) is not now, or within the period of three (3) months prior to the making of this declaration, (a) in the Federal Service on active duty as a member of the United States Army, or the United States Navy, or the United States Air Force, or the United States Marine Corps, or the United States Coast Guard; or (b) in the United States National Guard under a call to active service for a period of more than thirty (30) consecutive days; or (c) in the Federal Service on active duty as a commissioned officer of the Public Health Service or the National Oceanic

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MARCH RELEASE NOTES

EI Assignment of Promissory Note & DT (EIS)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	SoCal	N/A	371248	

All instances of 'note' changed to 'Note', verbiage previously above the Assignee(s) signature moved to 1.c., new fields added for 2.a., verbiage removed from above the signatures, and signatures revised to pull in Seller/Buyer names.

1. On or before **February 23, 2017**, I/we will hand you the following documents which you are instructed to deliver to:

Ricky Raccoon, Trustee of The Ricky Raccoon Family Trust Dated 9/9/99
at close of escrow, when you hold for me the sum of Ninety-Seven Thousand And No/100 Dollars (\$97,000.00).

a. Original **Note**, in the original amount of One Hundred Thousand And No/100 Dollars (\$100,000.00), executed by **Jack Felldownhill and Jill Felldownhill, Husband and Wife as Joint Tenants** dated **January 5, 2010** payable **Monthly** at the rate of Five Percent (5.000%), all due on **January 5, 2022**.

b. The original Deed of Trust securing said **Note** recorded on **January 23, 2010** as **Instrument No. 2010-123456**, Official Records of **San Diego** County, covering property described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

c. Assignment of Beneficial Interest under said Deed of Trust, with **Note** to be assigned **without recourse** to **Ricky Raccoon, Trustee of The Ricky Raccoon Family Trust Dated 9/9/99**. **Please have the assignment mailed to me by the County Recorder at the address indicated below.**

d. Fire insurance policies covering the above described property, also known as:
666 Testing File Lane, San Marcos, CA 92078

2. You will be handed and/or you are to furnish as indicated:

a. Existing **CLTA Loan** Policy **No. EP123**, issued by **CTC** to be endorsed with a CLTA Endorsement insuring the validity of said assignment as of the date of its recording, and subject to all matters contained in said policy which Assignee hereby acknowledges he has examined said policy and does hereby approve same.

Verbiage previously above Assignee(s) signature

New fields added to the more/less bar for this information

Enter the description of the existing policy:

Enter the number of the existing policy:

Enter who issued the existing policy:

(continued)



MARCH RELEASE NOTES

El Assignment of Promissory Note & DT (EIS) - continued

END OF INSTRUCTIONS

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

~~All charges in connection with this escrow are to be paid by _____~~

~~Make check for balance payable to: _____~~

ASSIGNOR(S):

Verbiage removed, field removed from more/less bar

Sam L. Seller

Date

Sally Seller

Date

Address: _____

Phone: _____ Fax: _____

Email: _____

~~The foregoing instructions are hereby approved. You may comply therewith when you can issue a CLTA _____ Endorsement insuring the validity of the Assignment of the Deed of Trust on said policy of title insurance, or issue to me a CLTA loan policy, whichever has been indicated, and when you can deliver to me fire insurance policies for _____ Dollars (\$ _____) with proper loss payable or mortgage clauses attached in my favor, and the original note and Deed of Trust referred to herein.~~

~~Please have the assignment mailed to me by the County Recorder at the address indicated below: _____~~

Moved to 1.c

ASSIGNEE(S):

Verbiage removed, fields removed from more/less bar

Bob Buyer

Date

Betty Buyer

Date

Address: _____

Phone: _____ Fax: _____

Email: _____

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MARCH RELEASE NOTES

Foreclosure Title Instructions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Foreclosure office	N/A	367035	SCA0002811.doc

New document. Render to view complete document.

FORECLOSURE TITLE INSTRUCTIONS

Joseph D. Kirby
 Chicago Title Company
 2000 Title Way, Suite 222
 Anywhere, OR 99999

Date: March 14, 2017
Order No.: 17RNCA-JDK
New: Yes No
Foreclosure No.: 444556452

Please furnish Trustee's Sale Guarantee with liability of No Dollars And No/100 Dollars (\$0.00), three (3) copies of T.S.G. and record the Notice of Default.

The Subject Deed of Trust recorded on [February 27, 2017](#) in [Book 12345](#), [Page 678](#), [Instrument 987654](#) in the County of [Santa Clara](#).

Property Description:

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

We enclose the following:

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MARCH RELEASE NOTES

Letter (Beneficiary Transmittal)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Foreclosure office	N/A	367035	SCA0002812.doc

New document. Render to view complete document.

 CHICAGO TITLE COMPANY	2000 Title Way, Suite 222 Anywhere, OR 99999 Phone: (888)555-2000 / Fax: (888)555-2222
	BENEFICIARY TRANSMITTAL LETTER
Brian T. Buyer and Brenda T. Buyer 100 Buyer Forward Street Buyer Forward City, OR 99999	Date: March 14, 2017 Order No.: 17RNCA-JDK Loan No.: Loan11111
To whom it may concern Enclosed is the following in connection with the default referenced above: (Please note items checked)	
<input type="checkbox"/> Enclosed is a copy of the Notice of Default. It recorded: _____	
<input checked="" type="checkbox"/> Enclosed is your copy of the Trustee's Sale Guarantee Policy.	

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MH Tax Clearance Request Form (San Diego County)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT SoCal	N/A	374434	

Revised document to render multiple serial numbers on separate lines.

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MARCH RELEASE NOTES

Owner Info Request

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	NoCal/SoCal	N/A	371001	

Removed the entity address lines for SoCal operations and added the address lines for the individual for NoCal operations.

For NoCal:

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

Jack E. Buyer _____ Date _____
 Address: _____
 Email: _____ Home: _____ Work: _____
 Cellular: _____

Sally A. Buyer _____ Date _____
 Address: _____
 Email: _____ Home: _____ Work: _____
 Cellular: _____

For SoCal:

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

Buyer Corp.
 BY: Jane Smith _____ Date _____
 VP
 Address lines removed
 Phone: _____ Fax: _____
 Email: _____

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MARCH RELEASE NOTES

Rent Statement - Pulls

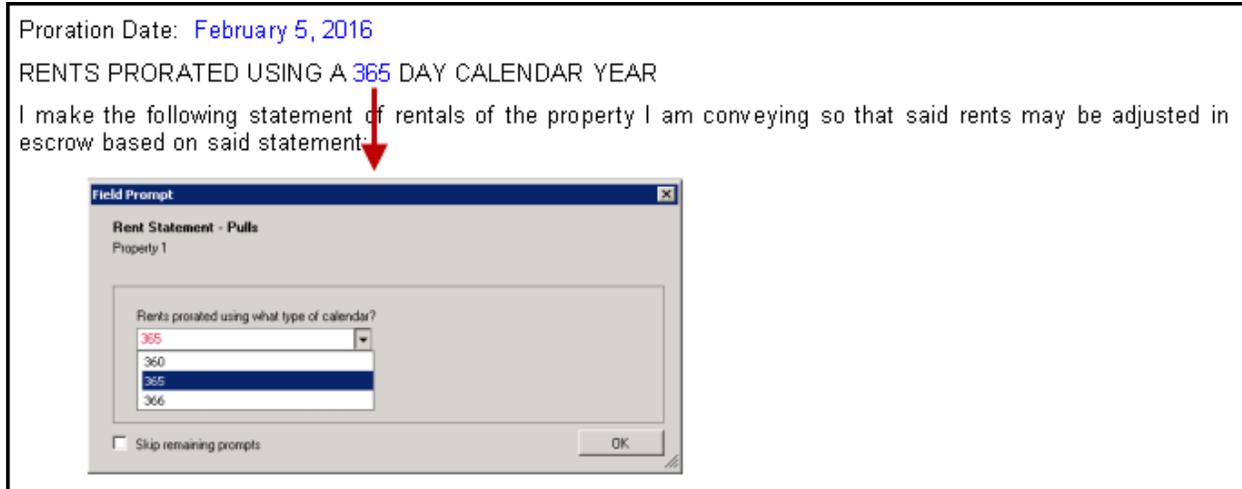
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Tulare	N/A	370745	

Added prompt to choose calendar year type.

Proration Date: [February 5, 2016](#)

RENTS PRORATED USING A [365](#) DAY CALENDAR YEAR

I make the following statement of rentals of the property I am conveying so that said rents may be adjusted in escrow based on said statement:



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MARCH RELEASE NOTES

Title

Notice of Trustee's Sale Under Deed of Trust

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Foreclosure office	N/A	367035	SCA0002816.doc

New document. Render to view complete document.

RECORDING REQUESTED BY:

[Chicago Title Company](#)

When Recorded Mail Document To:

[Chicago Title Company](#)
1001 Settlement Way, Suite 108
Anywhere, WI 99999

APN/Parcel ID(s) [111-11-4-1](#) APN as well as Tax/Map ID(s)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Title Order No.: [17RNCA](#)

T.S. No.: [17RNCA](#)

Loan No.: [123456](#)

NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED [MARCH 14, 2017](#), UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

NOTICE is hereby given that [Chicago Title Company](#), as trustee, or successor trustee, or substituted trustee pursuant to the Deed of Trust executed by [Stephen Seller and Stephanie Seller, husband and wife](#)

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MARCH RELEASE NOTES

MY SCREENS

Escrow

Escrow Instructions - Expanded

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).
Mod	Socal	N/A	374062

Two new fields added and three fields removed to go along with the EI Assignment of Promissory Note & DT (EIS) document changes:

Assignment of Note and Deed of Trust

At close of escrow, when you hold for me the sum of:

Payment terms of the original note:

Interest rate of the original note:
 %

Enter whether the note is to be assigned "with recourse" or "without recourse":

Enter the description of the existing policy:

Enter the number of the existing policy:
 New

Enter who issued the existing policy:

Date to prorate interest to:

Enter the name of the party responsible for charges associated with this escrow:

Enter the CLTA Endorsement description insuring the validity of the assignment:

Fire insurance policy amount:
 Removed

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MARCH RELEASE NOTES

Title

Invoice Screen

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).
Mod		N/A	374085

Added Mortgage 1 Recordation Date and Mortgage 2 Recordation Date into Mortgage Information More\Less bar at the bottom of the screen.

The screenshot shows a section titled "Mortgage Information" with a blue header. Below the header, there are two labels: "Mortgage 1 Recordation Date:" and "Mortgage 2 Recordation Date:". Each label is followed by a dropdown menu that currently displays "(None)".

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MARCH RELEASE NOTES

LOOKUP TABLES

Escrow Instruction Phrases (NOCAL ONLY)

NEW/MOD Mod	REQUESTED BY Central CA - San Luis Obispo county	FOOTPRINTS No(s). N/A	TFS No(s). 375252
-----------------------	---	---------------------------------	-----------------------------

Text added:

Code	Name
mh01	MH - NOTE & TRUST DEED-NEW LOAN

NEW LOAN: Buyer to execute a new First Trust Deed and Note, to record on your usual form, dated during escrow, in the amount of Three Hundred Fifty Thousand And No/100 Dollars (\$350,000.00), in favor of , OR ORDER, payable at the place as designated by holder hereof, with interest from the close of escrow at the rate of _____ Percent (____%) per annum, payable at _____ Dollars (\$____) per Month, or more, to include principal, interest, beginning thirty-one (31) days after close of escrow, and continuing Monthly until thirty (30.00) years after close of escrow, at which time the remaining unpaid principal balance and interest accrued thereon shall be immediately due and payable. Escrow Holder is authorized and instructed to endorse said Note with the date interest is to accrue, insert the appropriate payment dates and the maturity date on the face of the Note, over and above the signatures of the Buyer, at close of escrow without further approval from the parties herein.

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MARCH RELEASE NOTES

FLORIDA

DOCUMENTS

Escrow

Authorization (Survey Order)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).
Mod	Wollinka Wikle		370392

Removed items #2 and #3, previous #4 is now #2, and added "(VERIFY WITH LENDER)" to the well and septic question.

The undersigned hereby agrees to, understands and authorizes the following:

- [Chicago Title Insurance Company](#) is authorized to order a survey on the following described property:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
Also known as: [100 Property Street, Orlando, LA 32817](#)
- Payment for the survey shall be at closing. In the event the proposed transaction does not close with [Chicago Title Insurance Company](#) as scheduled, the survey company will send the invoice to the undersigned who shall be responsible for payment.

IS THE PROPERTY LOCATED IN A FLOOD ZONE? Yes No

IF YES, ARE WE TO ORDER AN ELEVATION CERTIFICATE? Yes No

LOCATE WELL AND SEPTIC ON SURVEY WITH DISTANCES? (VERIFY WITH LENDER) Yes No

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MARCH RELEASE NOTES

FIRST TITLE OF GEORGIA

DOCUMENTS

Escrow

Deeds (9 of them)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FTGA	N/A	371003	

Updated GA deeds to include Cobb County recording requirements:

- 🔗 Deed (Executor's - GA)
- 🔗 Deed (Executor's w/Devises - GA)
- 🔗 Deed (Limited Warranty with Survivorship - GA)
- 🔗 Deed (Quitclaim - GA)
- 🔗 Deed (Secure Debt - GA)
- 🔗 Deed (Special Warranty - GA)
- 🔗 Deed (Warranty in Lieu of Foreclosure - GA)
- 🔗 Deed (Warranty in Lieu of Foreclosure w/Non-Merger of Title - GA)
- 🔗 Deed (Warranty with Survivorship - GA)

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Trust Deed Release (Blank)

Trust Deed Release (Blank - Legal)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FTGA	N/A	374654	

Removed the word "partially" from this sentence: This indebtedness therein secured has not been assigned by me to anyone and has been partially satisfied.

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MARCH RELEASE NOTES

Title

Commitments

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FTGA	N/A	370944	

Removed title officer information and added prompt for settlement inquiries that looks to contact with the marketing source box checked.

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT (NOT TITLE ONLY):
First National Financial Title Services, LLC 120 Interstate North Parkway, Suite 108 Atlanta, GA 30339 Main Phone: (888)497-9904	Finance of America Mortgage, LLC

Now just pulls in the Title Office Name, Address, and Phone

Lender: Loan code: <input type="text" value="FIN2560"/> Name: <input type="text" value="Finance of America Mortgage, LLC"/>		<input type="checkbox"/> Include on revenue reports <input checked="" type="checkbox"/> Marketing source
--	--	---

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MARCH RELEASE NOTES

HAWAII

DOCUMENTS

Escrow

Certification of Trust				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT HI	N/A	370915	
<p>Revised the document language after item 8 to read: The undersigned trustee(s) hereby declare(s) that the trust has not been revoked, modified, or amended in any matter which would cause the representations contained herein to be incorrect. This certification is being signed by all of the currently acting trustees. IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below. The undersigned, declare(s), under penalty of perjury that the statements contained herein are true and correct and are made pursuant to the laws of the State of Hawaii, and that this certification is signed at _____, on the _____ of _____, 20_____.</p>				

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Preliminary Report				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT HI	N/A	370878	
<p>Revised document to match example provided by Hawaii State Underwriting Counsel.</p>				

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MARCH RELEASE NOTES

Recording and Policy Instructions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	HI	N/A	370988	

"EXTENDED COVERAGE" will automatically appear on the document for the following policy codes:

Policy type: Simultaneous Policy code: HIFT-01 HmOwn / Std Loan HIFT-02 HmOwn ST < 1 / Std Loan HIFT-03 HmOwn ST < 5 / Std Loan HIFT-04 HmOwn / Ext Loan HIFT-05 HmOwn ST < 1 / Ext Loan HIFT-06 HmOwn ST < 5 / Ext Loan HIFT-07 Std Own / Std Loan HIFT-08 Std Own ST < 1 / Std Loan HIFT-09 Std Own ST < 5 / Std Loan HIFT-10 Std Own / Ext Loan HIFT-11 Std Own ST < 1 / Ext Loan HIFT-12 Std Own ST < 5 / Ext Loan HIFT-13 Ext Own / Std Loan HIFT-14 Ext Own ST < 1 / Std Loan HIFT-15 Ext Own ST < 5 / Std Loan HIFT-16 Ext Own / Ext Loan HIFT-17 Ext Own ST < 1 / Ext Loan HIFT-18 Ext Own ST < 5 / Ext Loan	Policy type: Loan Policy code: HIFT-01 Std Loan HIFT-02 Std Refi < 1 yr HIFT-03 Std Refi < 5 yr HIFT-04 Extended Loan HIFT-05 Ext Refi < 1 yr HIFT-06 Ext Refi < 5 yr HIFT-10 ALTA Res ltd HIFT-11 Lit Guar Jud HIFT-12 Centralized HIFT-14 Lit Guar Non-Jud finance HIFT-41 Concurrent Std/Ext
--	--

Owner's Coverage OP Version	Lender's Coverage ALTA Loan Policy 2006 - EXTENDED COVERAGE
--------------------------------	--

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Transmittal (Miscellaneous)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT HI	IN17000157565	374263	

Added Attorney as a contact type to choose from.

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MARCH RELEASE NOTES

ILLINOIS

DOCUMENTS

Escrow

Closing Contact Information

Closing Contact Information - With Notes

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Metro	N/A	371235	

Revised to pull the person's information from the Selling and Listing Agent's screens rather than the company information.

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MARCH RELEASE NOTES

REPORTS

Title Production				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CD IL		370332	
<ul style="list-style-type: none">• Added select date for turn-time start:<ul style="list-style-type: none">○ Task Contains 'T05. Sent for Court Case'• Added select date for turn-time Stop:<ul style="list-style-type: none">○ Task Contains 'T5b. Return Court Case'				

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MARCH RELEASE NOTES

MY SCREENS

Title

Status			
NEW/MOD Mod	REQUESTED BY	FOOTPRINTS No(s). N/A	TFS No(s). 374914
<p>Added "Policy Serviced by" drop down list to the top of the status screen.</p> 			

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MARCH RELEASE NOTES

INDIANA

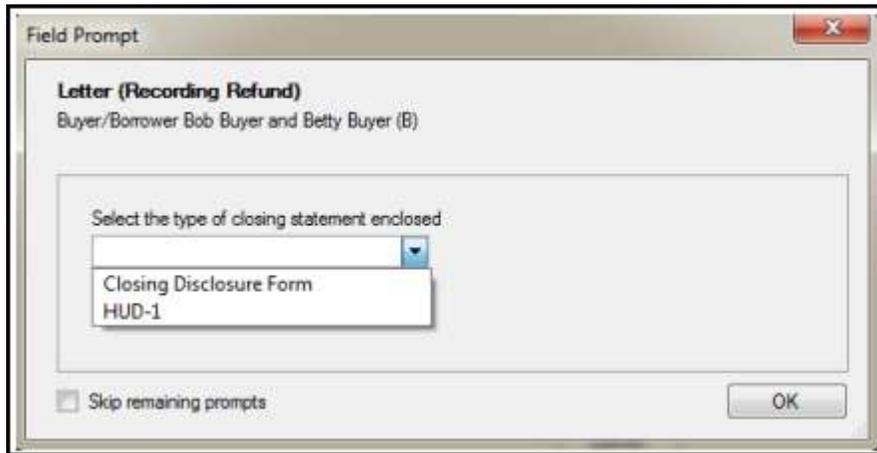
DOCUMENTS

Escrow

Letter (Recording Refund)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT	N/A	374430	

Removed "ALTA Statement" as a choice in this drop-down:



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Settlement Statements

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	IN	N/A	372939	

When settlement agent state is IN breakdown of recording fees will show.

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MARCH RELEASE NOTES

LOUISIANA

DOCUMENTS

Title

ALTA Short Form Residential Loan Policy 2007 - LA

ALTA Short Form Expanded Coverage Residential Loan Policy 2010 - LA

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Baton Rouge Title	370692	n/a	

As approved by state underwriting counsel, the following language will now show beneath the policy effective date on the Short Form policies: "Or the date of recording of the Insured Mortgage, whichever is later"

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MARCH RELEASE NOTES

REPORTS

Order Exceptions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	LA		370533	
<ul style="list-style-type: none">Added all exception messages for profile state LA				

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MARCH RELEASE NOTES

MICHIGAN

DOCUMENTS

Escrow

ABA Disclosures

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CTMI	N/A	373918	

THIS WILL NOT GO INTO EFFECT UNTIL MARCH 27th - Revised the Title Insurance section to remove the referenced years and to adjust the premium amounts for the first \$1000.00.

BEFORE		AFTER	
2006 ALTA Owner's Policy		ALTA Owner's Policy	
Coverage Amount	Premium	Coverage Amount	Premium
First \$1,000 (or fraction)	\$250.00	First \$1,000 (or fraction)	\$275.00
\$1,000 - \$50,000	\$5.25 / \$1,000.00	\$1,000 - \$50,000	\$5.25 / \$1,000.00
\$50,000 - \$100,000	\$4.20 / \$1,000.00	\$50,000 - \$100,000	\$4.20 / \$1,000.00
\$100,000 - \$200,000	\$3.67 / \$1,000.00	\$100,000 - \$200,000	\$3.67 / \$1,000.00
\$200,000 - \$300,000	\$3.15 / \$1,000.00	\$200,000 - \$300,000	\$3.15 / \$1,000.00
\$300,000 - \$1,000,000	\$2.62 / \$1,000.00	\$300,000 - \$1,000,000	\$2.62 / \$1,000.00
Above \$1,000,000.00	\$2.10 / \$1,000.00	Above \$1,000,000.00	\$2.10 / \$1,000.00
1998 ALTA Residential Homeowner's Policy		ALTA Residential Homeowner's Policy	
Coverage Amount	Premium	Coverage Amount	Premium
First \$1,000 (or fraction)	\$265.00	First \$1,000 (or fraction)	\$291.50
\$1,000 - \$50,000	\$5.77 / \$1,000.00	\$1,000 - \$50,000	\$5.77 / \$1,000.00
\$50,000 - \$100,000	\$4.72 / \$1,000.00	\$50,000 - \$100,000	\$4.72 / \$1,000.00
\$100,000 - \$200,000	\$4.20 / \$1,000.00	\$100,000 - \$200,000	\$4.20 / \$1,000.00
\$200,000 - \$300,000	\$3.67 / \$1,000.00	\$200,000 - \$300,000	\$3.67 / \$1,000.00
\$300,000 - \$1,000,000	\$2.88 / \$1,000.00	\$300,000 - \$1,000,000	\$2.88 / \$1,000.00
Above \$1,000,000.00	\$2.36 / \$1,000.00	Above \$1,000,000.00	\$2.36 / \$1,000.00

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Affidavit (Real Estate Transfer Tax Valuation)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CTMI	N/A	370947	

Updated document to match current version provided on michigan.gov's website

https://www.michigan.gov/documents/strealstran1_2544_7.pdf

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MARCH RELEASE NOTES

MH Title - Release of Lien

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CTMI	N/A	370698	MID1258.doc

New document. Render to view complete document.

RELEASE OF LIEN

KNOW ALL MEN BY THESE PRESENTS that a certain lien executed by [Sam Seller and Sally Seller](#) to [Bank of America](#), with a filing date of [February 3, 2017](#) which was secured by and encumbered the following Certificate of Manufactured Home Ownership.

Owners Name and Address: [Sam Seller and Sally Seller](#)
[100 Property Address, Ada, MI 49357](#)

Manufactured Home Serial No.: [Serial No](#)

Year of Manufacture: [2014](#)

Manufacturer: [Manufacturer](#)

Issue Date: [December 14, 2014](#)

Manufactured Home Certificate No.: [Decal No](#)

has been fully paid and satisfied, and is hereby discharged, terminated and released against the Certificate of Manufactured Home Ownership Title of the aforementioned Manufactured Home.

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MARCH RELEASE NOTES

MONTANA

DOCUMENTS

Escrow

Letter (Request for Payoff Statement)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	MIT	N/A	370276	

Added phone number line to the signature section.

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Recording Confirmation (Title Only)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT Billings	N/A	370758	MTD0193.doc

New document. Render to view complete document.



CHICAGO TITLE COMPANY

RECORDING CONFIRMATION

Your Borrower: Brian T. Buyer and Brenda T. Buyer

Address: 100 Property Street, San Jose, CA 95161

Date of Recording: _____

1.			
2.			
3.			
4.			
5.			
6.			
7.			

Your Policy will be held for release of: _____

Your Policy will be sent shortly.

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MARCH RELEASE NOTES

NORTH CAROLINA

DOCUMENTS

Title

ALTA 18.2-06 - Multiple Tax Parcel

ALTA 23.1-06 - Co-Insurance - Multiple Policies

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Underwriting	n/a	374302	E16A018_02_NC_FNF, E16A023_01_NC_FNF

Chicago Title Insurance Company Endorsement 18.2-06 (Multiple Tax Parcel)

ENDORSEMENT

Attached to Policy No. LoanPolNum-456

Issued by

CHICAGO TITLE INSURANCE COMPANY

The Company insures against loss or damage sustained by the Insured by reason of those portions of the Land identified below not being assessed for real estate taxes under the listed Tax Identification Numbers or those Tax Identification Numbers including any additional land:

Parcel:	Tax Identification Numbers:
PARCEL ID 123456	TAX ID 456789
PARCEL ID 123467	TAX ID 456790

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of

Chicago Title Insurance Company Endorsement 23.1-06 (Co-Insurance - Multiple Policies)

ENDORSEMENT

Attached to Policy No. LoanPolNum-456

Issued by

CHICAGO TITLE INSURANCE COMPANY

Attached to and made a part of Issuing Co-Insurer's Policy No. 1234567890 ("Co-Insurance Policy"). Each title insurance company executing this endorsement, other than the Issuing Co-Insurer, shall be referred to as a "Co-Insurer." Issuing Co-Insurer and each Co-Insurer are collectively referred to as "Co-Insuring Companies."

- By issuing this endorsement to the Co-Insurance Policy, each of the Co-Insuring Companies adopts the Co-Insurance Policy's Covered Risks, Exclusions, Conditions, Schedules, and endorsements, except an ALTA Aggregation Endorsement (ALTA 12-06 or ALTA 12.1-06), if any, issued by any other Co-Insuring Company, subject to the limitations of this endorsement.

Co-Insuring Companies	Name and Address	Policy Number	Amount of Insurance	Percentage of Liability
Issuing Co-Insurer	NAME AND ADDRESS OF ISSUING CO-INSURER	1234567890	\$ 123,456.00	53.00%
Co-Insurer	NAME AND ADDRESS OF CO-INSURER	2345678901	\$ 111,111.00	47.00%
Total Co-Insurance Amount			\$ 234,567.00	

- If the Co-Insurance Policy is aggregated with other policy liability of the Issuing Co-Insurer using an ALTA Aggregation Endorsement (ALTA 12-06 or ALTA 12.1-06), each Co-Insurer's policy liability is aggregated with that of Issuing Co-Insurer, but only to the extent that Co-Insurer issues its own ALTA Aggregation Endorsement (ALTA 12-06

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MARCH RELEASE NOTES

ALTA Endorsements - Technical Corrections

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Underwriting	n/a	374796, 374841	

The following endorsements have been updated to reflect ALTA Technical Corrections effective 8-1-2016:

- ALTA 9-06 - Restrictions, Encroachments, Minerals
- ALTA 9.7-06 - Restrictions, Encroachments, Minerals - Land Under Development
- ALTA 9.10-06 - Restrictions, Encroachments, Minerals - Current Violations
- ALTA 10.1-06 - Assignment and Date Down
- ALTA 29-06 - Interest Rate Swap - Direct Obligation
- ALTA 29.1-06 - Interest Rate Swap - Additional Interest
- ALTA 35-06 - Minerals & Other Subsurface Substances - Buildings
- ALTA 35.1-06 - Minerals & Other Subsurface Substances - Improvements
- ALTA 35.2-06 - Minerals & Other Subsurface Substances - Described Improvements
- ALTA 35.3-06 - Minerals & Other Subsurface Substances - Land Under Development
- ALTA 36.6-06 - Energy Project - Encroachments

The following endorsements have been updated to reflect ALTA Technical Corrections effective 12-1-2016:

- ALTA 4-06 - Condominium - Assessments Priority
- ALTA 4.1-06 - Condominium - Current Assessments
- ALTA 5-06 - Planned Unit Development - Assessments Priority
- ALTA 5.1-06 - Planned Unit Development - Current Assessments
- ALTA 18.1-06 - Multiple Tax Parcel - Easements
- ALTA 28.3-06 - Encroachments - Boundaries and Easements - Land Under Development

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MARCH RELEASE NOTES

LOOKUP TABLES

P - Loan Policy Version - NC

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).
Mod	Underwriting	n/a	375903

The following two policies have been removed, as they have been withdrawn by the ALTA:

- ALTA Expanded Coverage Residential Loan Policy (12-02-13)
- ALTA Short Form Expanded Coverage Residential Loan Policy (04-02-14)

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MARCH RELEASE NOTES

OHIO

DOCUMENTS

Escrow

Deed (General Warranty LLC)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	AmeriTitle	N/A	373874	

Removed hardcoded limited liability company language as user will have full vesting in the Grantor field.

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Lien Release Request

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	AmeriTitle	N/A	370415	OHD1261.doc

New document. Render to view complete document.

Looks to the "Other" contacts with a contact type of "Lien Release Request"

LIEN RELEASE REQUEST

Lender Name: [Capital One](#)

Please release the below described Lien:

Borrower: [Sam Seller](#) and [Sally Seller](#)

Address: [1000 Property Address, Ste. 10, Alexandria, MO 63430](#)

Account No./Social Security No.: _____

Payoff Date: [March 17, 2017](#)

The Lien is described as Item No. [1](#). in the attached commitment.

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MARCH RELEASE NOTES

Memorandum of Trust (Certificate of Trust)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	AmeriTitle	N/A	370882	OHD1282.doc

New document. Render to view complete document.

**MEMORANDUM OF TRUST
(Certificate of Trust)**

STATE OF _____

COUNTY OF _____

The undersigned being first duly sworn state and certify the following:

1. This Certificate of Trust relates to the "Seller Trust" (the "Trust") created by trust agreement (the "Trust Agreement") executed by [Settlor\(s\) of the trust go here](#).
2. The name(s) of the Grantor(s)/Settlor(s) is/are [Settlor\(s\) of the trust go here](#).
3. The name(s) of the original trustee(s) is/are [Original Trustees go here](#).

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MARCH RELEASE NOTES

OKLAHOMA

DOCUMENTS

Escrow

Affidavit (Doc Stamps)

Affidavit (Doc Stamps OC)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Cleveland County Abstract	N/A	372515	

Executed Date added before Signature Lines.

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

EXECUTED THIS 3rd day of March, 2017.

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MARCH RELEASE NOTES

Affidavit (Translation)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Cleveland County Abstract	N/A	373884	OKD1177.doc

New document. Render to view complete document.

AFFIDAVIT OF TRANSLATION

STATE OF _____

Escrow No.: 17RNCA-SLM
Property: 100 Property Street
San Jose, CA 95161

COUNTY OF _____

I, [Tom Translator](#), warrant that I am proficient in the [Spanish](#) language and the English language and have served as interpreter for [Stephanie Seller](#) who is/are unable to read or write the English language. I have translated and explained the documents which are a part of this closing to him/her/them to the best of my ability, and he/she/they has/have acknowledged to me that he/she/they understand, agree and will abide by all matters set forth in those documents.

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

Signature

[Tom Translator](#)
Printed Name of Interpreter

Subscribed and sworn to before me this _____ of _____, _____.

Notary Public

_____ County, Wisconsin

My commission (expires) (is) _____

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MARCH RELEASE NOTES

Commitment Request Form

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Cleveland County Abstract	N/A	372074	

Replaced the prompt for CPL To with the Lender name.

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Court Check and Interim Title Report

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Cleveland County Abstract	N/A	372228	

Removed Shipper prompt, "Check Buyer(s) From" and "Court Check From" now pulling from the Commitment screen, Ad Valorem now pulling from Property screen, and removed prompt for Special Instructions.

Date: March 2, 2017 at 03:37 PM

File No.: JM CD Test OKMS

Closer: Sandy L. Moore

Processor: Joseph D. Kirby

Abstract Attached: _____

Property Type: Single Family

Shipper: _____

Owners/Sellers: Sam Seller and Sally Seller

Buyers (as reflected on Deed): Bill Buyer and Betty Buyer

Commitment - Schedule A

Check Buyer(s) From: February 28, 2017 at 12:00 AM

Effective date/time:

02/28/2017 12:00 AM

Additional Buyer(s) / Check All the Way: _____

Legal Description:

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

Court Check From: February 28, 2017 at 12:00 AM

Pre-Closing Court Check Needs By Date: March 6, 2017 at 10:00 AM

Clerk's Site: Clear Not Clear **CCA Records:** Clear Not Clear

Ad Valorem (including personal property taxes and special assessments, if applicable): 2002 thru 2016 Ad Valorem taxes are paid. (Tax Account #12345)

UCC Search Clear: Yes No

Property

Taxes: 2002 thru 2016 Ad Valorem taxes are paid. (Tax Account #12345)

Special Instructions:

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MARCH RELEASE NOTES

Letter (Individual Mortgage)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Cleveland County Abstract	N/A	372251	OKD1175.doc

New document. Render to view complete document.



2000 Title Way, Suite 222
Anywhere, OR 99999
Phone: (888)555-2000 / Fax: (888)555-2222

Brian T. Buyer and Brenda T. Buyer
100 Buyer Forward Street
Buyer Forward City, OK 99999

Date: March 15, 2017
Title No.: TitleRefNum22222
Order No.: 17RNOK-SLM
Borrower(s): Brian T. Buyer and Brenda T. Buyer
Seller(s): Stephen Seller and Stephanie Seller
Property: 100 Property Street
Enid, OK 73706

Greetings Brian and Brenda,

Please find enclosed the **original** legal documents to complete your recent transaction on the above referenced property: original filed Real Estate Mortgage. We recommend that you review and then file for safekeeping. The Mortgage has been recorded in the County Clerk's Office.

It has been a pleasure to work with you. We appreciate the opportunity to serve you and sincerely hope that you will consider [Chicago Title Company](#) as your closing agent for any future real estate transactions. We provide complete abstracting, title insurance and escrow closing services.

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MARCH RELEASE NOTES

Letter (Owner's Policy)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Cleveland County Abstract	N/A	372251	OKD1176.doc

New document. Render to view complete document.



**CHICAGO TITLE
COMPANY**

2000 Title Way, Suite 222
Anywhere, OR 99999
Phone: (888)655-2000 / Fax: (888)655-2222

Brian T. Buyer and Brenda T. Buyer
100 Buyer Forward Street
Buyer Forward City, OK 99999

Date: March 15, 2017
Title No.: TitleRefNum22222
Order No.: 17RNOK-SLM
Borrower(s): Brian T. Buyer and Brenda T. Buyer
Seller(s): Stephen Seller and Stephanie Seller
Property: 100 Property Street
Enid, OK 73706

Greetings Brian and Brenda,

To complete your recent transaction, we have enclosed the following:

- *Original Owner's Policy*
- *Original*

It is important that the above document(s) be kept with your other valuable papers. The policy remains in force as long as you own the property, and in the event of your death, the benefits insure your heirs. There are no annual premiums to pay.

If the property you purchased will be your primary residence, we encourage you to contact the County Assessor's office in which the subject property is located to file for Homestead Exemption.

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MARCH RELEASE NOTES

Policy Instructions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Oklahoma	N/A	371643	

Revised to pull in the County, Commitment Legal, Vesting from the Policy Instructions Screen, new prompt for Additional Instructions, Requirements that have a Disposition code will pull in under Exceptions, and Loan Policy will only look to the 'FTP Mailed To:' field.

Branch: COLY-0144
File No.: JM CD Test OKMS
Closing: March 24, 2017
Buyer: Bill Buyer and Betty Buyer
Seller: Sam Seller and Sally Seller
Lender: Finance of America Mortgage, LLC
County: Grady
Legal: Property Commitment Legal
Vesting: From deed

Policy Instructions

Commitment/Prelim: B9707 PROFORMA

Estate/Interest: From commitment

Vesting: From deed

ALTA Residential Loan Policy 2012 \$ 0.00

Insured: Bank of America

Additional Instructions: Additional instructions, if any, will go here

According to the following instructions:

#	Description	Disposition
1.	B11 - The invalidity, unenforceability, lack of priority...	■
2.	G20 - Any reference herein to "Official Records or O. R....	■
a.	■ - This is a sub paragraph...	■
1.	A13 - The following states statutes, reference to which ...	OPS
3.	MR31 - A written sworn statement by the record owner of t...	SHO

Field Prompt: Policy Instructions (Code: JM CD Test OK)

Enter any additional instructions:
Additional instructions, if any, will go here

Type	Number	Code	Description	Disposition Code
Requirement	1.	A13	The following states statutes, ...	OPS
Requirement	2.	LC8	Defects, liens, encumbrances...	
Requirement	3.	MR31	A written sworn statement by t...	SHO
Requirement	a.		This is a sub paragraph	
Exception	1.	B11	The invalidity, unenforceabilit...	
Exception	2.	G20	Any reference herein to "Offici...	
Exception	a.		This is a sub paragraph	

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MARCH RELEASE NOTES

Title

Caption Sheet

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Oklahoma	N/A	371453	
Revised phone and fax number to pull from the Abstractor Contact (not Title Office contact).				

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Interim Title Report

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Cleveland County Abstract	N/A	371332	
Revised for CCA only, that the end date of the preliminary was pulled as the beginning date for the Interim Title report.				

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MARCH RELEASE NOTES

REPORTS

Comparison				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	OK		372153	
<ul style="list-style-type: none"> Modified parameter descriptions to include OK. <ul style="list-style-type: none"> Additional Description filter (OK/WA only); Additional Description codes (OK/WA only); 				

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Open/Closed Orders (OK)				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	OK		372103	SSCORP5301.rpt - Opened/Closed Orders (OK)
<p>New Custom report based off TT Renton's Opened/Closed Orders Report SSCORP5236</p> <ul style="list-style-type: none"> Format– remove Customer Service – TBD entry <ul style="list-style-type: none"> Order Details/ for opened and closed add county field next to Property Address For Order Summary {with order numbers}, Order Summary, Order Summary YTD, use OK additional descriptions instead of WA (each description is a column) ; Rename Include GEM orders to Order Count Remove Cancelled on Closed/ keep on Opened and include Cancelled and Order count Group by add Title Officer/Examiner to drop down Remove Include GEM orders checkbox Add Parameter {in/out of county filter}; options are in and out of county (Default); in county only; out of county only Additional Description LUT for CT OK <ul style="list-style-type: none"> Include NOT ENTERED and then the list of the table entries and the lut name – see below for entries and table name Property State (county filter only) default to OK <ul style="list-style-type: none"> Report will reside in State and Operations Custom Reports (Folder for Oklahoma) <p>CT OK lookup table:</p> <ul style="list-style-type: none"> Name: P - Product Type Add'l - OK Values: <ul style="list-style-type: none"> Courtesy Closing Courtesy Filing Easement Search Endorsement Number Only OOCAttorney Opinion Ownership List 				

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MARCH RELEASE NOTES

Order Exceptions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT		372128	
<ul style="list-style-type: none">Report will now include WA additional description exception but only show exception when Product Type = Other				

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Title Production

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT OK CCA		390793	
<ul style="list-style-type: none">Added stop tasks<ul style="list-style-type: none">task contains 'Report Complete'task contains 'Abstract Completed'				

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Weekly Summary of Business Worksheet

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT		370462	
<ul style="list-style-type: none">Default\P\OK\CT only<ul style="list-style-type: none">Updated report to exclude Abstract Product Type (ABS) as indirect ordersUpdated report to exclude Other Product Type(OTH) as indirect orders				

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MARCH RELEASE NOTES

MY SCREENS

Title

Policy Selection

NEW/MOD Mod	REQUESTED BY	FOOTPRINTS No(s). N/A	TFS No(s). 374083
-----------------------	---------------------	---------------------------------	-----------------------------

Removed Commitments/Prelims more/less bar.

Before:

Policy Selection

Commitments/Prelims (1)	
1	RSTest011817.vCTOKv1 Loan 1

Policy Type	Proposed Insured	Coverage Amount	Version Code	Version
Loan Policy	, its successors and/or assigns as the...	\$257,410.00	P06A_L_LoanPol	ALTA Loan Policy 2006
Owner's Policy	Donald Duck	\$450,000.00	P06A_O_OwnersP	ALTA Owner's Policy 2006

Loan: 1

Policy lookup Code: P06A_L_LoanPol Coverage amount: \$257,410.00 Coverage TBD

Policy version: ALTA Loan Policy 2006

After:

Policy Selection

Policies to be Issued

Policy Type	Proposed Insured	Coverage Amount	Version Code	Version
Loan Policy	1st Capital Mortgage LLC dba Scissortail Financial	\$200,000.00	P07A_L_SFLoanP_OK	ALTA Short Form Residential Loan Policy 2007 (With Oklahoma Modifications)
Owner's Policy				

Loan: 1 1st Capital Mortgage LLC dba Scissortail Financial

Policy lookup Code: P07A_L_SFLoanP_OK Coverage amount: \$200,000.00 Coverage TBD

Policy version: ALTA Short Form Residential Loan Policy 2007 (With Oklahoma Modifications)

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MARCH RELEASE NOTES

OREGON

DOCUMENTS

Escrow

Form WC (Affirmation for Withholding on OR Real Property)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Western Title & Escrow	N/A	368301	

Updated with 2017 changes.

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Letter (Pro Forma - Endorsements)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	OR	N/A	370985	

Language revised

To Whom It May Concern:

Enclosed are the following pro forma endorsements to the above referenced policy, which endorsements are proposed based on our preliminary review of the relevant public real property records and other relevant records:

The final endorsements, if issued, will be issued in the same configuration, provided that:

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MARCH RELEASE NOTES

Letter (Pro Forma - Policy)

NEW/MOD Mod	REQUESTED BY OR	FOOTPRINTS No(s). N/A	TFS No(s). 370960	FILE NAME (NEW ITEMS ONLY)
----------------	--------------------	--------------------------	----------------------	----------------------------

Language revised

Enclosed is the pro forma policy of title insurance for the above transaction. It is based on our preliminary title report or commitment and our understanding of the pending transaction. The final policy, if issued, will be issued in the same configuration, provided that:

5. An acceptable affidavit and indemnity (a) is submitted before closing, relating to the elimination, if requested, of any standard exception (Exceptions 1 through 5 of Schedule B of the preliminary title report) and (b) discloses no matters warranting additional exceptions to coverage.

10. For a policy insuring a line of credit trust deed or mortgage, Schedule B of the policy contains Standard Exception 5 (unrecorded construction liens) UNLESS the policy includes a Future Advance Priority Endorsement (ALTA End. No. 14-06 a/k/a OTIRO End. 214-06).

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MARCH RELEASE NOTES

Preliminary Report

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	OR	N/A	374436	

Modified to eliminate space so that a blank page does not render.

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Request (Water)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Western Title & Escrow	N/A	371014	ORD1437.doc

New document. Render to view complete document.



**CHICAGO TITLE
COMPANY**

Government For You
7777 Civic Center
Anywhere, OR 99999

Date: March 15, 2017
Title No.: TitleRefNum22222
Order No.: 17RNOR
Seller(s): Stephen Seller and Stephanie Seller
Property: 100 Property Street
Portland, OR 97211

We are handling the above referenced escrow for the sale of the property described as:

[This is the Escrow BRIEF Legal for the Property](#)

Please furnish us with figures on the following assessment at your earliest convenience. If you are unable to process this request, please call our office as soon as possible.

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MARCH RELEASE NOTES

REPORTS

Corporate Invoice				
NEW/MOD MOD	REQUESTED BY OR EPU	FOOTPRINTS No(s).	TFS No(s). 371647	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Increased logo size from 1x1 on the Invoice to something more legible for the following profiles <ul style="list-style-type: none"> ○ Default\P\OR\EPU\WTE – Bend ○ Default\T\OR\XWTE Training 				

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Title Production				
NEW/MOD MOD	REQUESTED BY OR	FOOTPRINTS No(s).	TFS No(s). 271753	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Added new start and stop tasks <ul style="list-style-type: none"> ○ Add start: Task contains "Prep" ○ Added stop: Task contains "Distribution" 				

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MARCH RELEASE NOTES

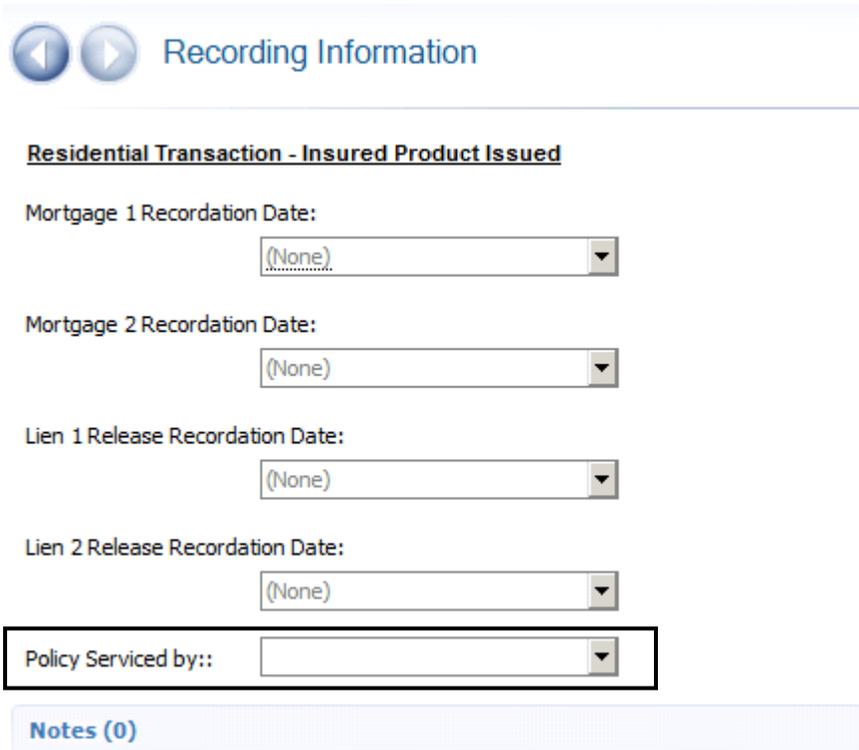
MY SCREENS

Title

Recording Information

NEW/MOD Mod	REQUESTED BY	FOOTPRINTS No(s). N/A	TFS No(s). 374902
----------------	--------------	--------------------------	----------------------

Added "Policy Serviced by" dropdown list to the bottom of the Recording Information Screen



The screenshot shows the 'Recording Information' screen with the following elements:

- Recording Information** (Section Header)
- Residential Transaction - Insured Product Issued** (Section Header)
- Mortgage 1 Recordation Date: (None) [Dropdown]
- Mortgage 2 Recordation Date: (None) [Dropdown]
- Lien 1 Release Recordation Date: (None) [Dropdown]
- Lien 2 Release Recordation Date: (None) [Dropdown]
- Policy Serviced by::** [Dropdown] (This field is highlighted with a red box in the original image)
- Notes (0)** (Section Header)

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MARCH RELEASE NOTES

TEXAS

DOCUMENTS

Escrow

Policy Instructions (All Borrowers)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	AT San Antonio	N/A	370773	

New document created to work with all borrowers.

DELIVERY/MAILING INSTRUCTIONS

Owner's Policy:

P13A_O_HomeOwn

Bob Buyer, Betty Buyer, and Bill Buyer

Send Owner's Policy To:

1 Buyer Fwd Address

City, FL 38282

**Will pull in the first
Buyer's Address**

Loan Policy:

P12A_L_LmtPFcl

Fairwinds CU

Send Loan Policy To:

Lender 1 Policy Address

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MARCH RELEASE NOTES

REPORTS

Dallas CPF Policy Update/Fallout

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	Dallas CPF		369017	
<ul style="list-style-type: none">• Added checkbox "Use settlement date (pending update fallout only)" default unchecked. When checked use the {Order.SettlementDate} instead of {Order.ReceivedDate}• Added new column 'Days From Settlement' after 'Effective Date' (count days between the commitment effective date and the settlement date)• Renamed 'Days' column to 'Days From Current'				

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MARCH RELEASE NOTES

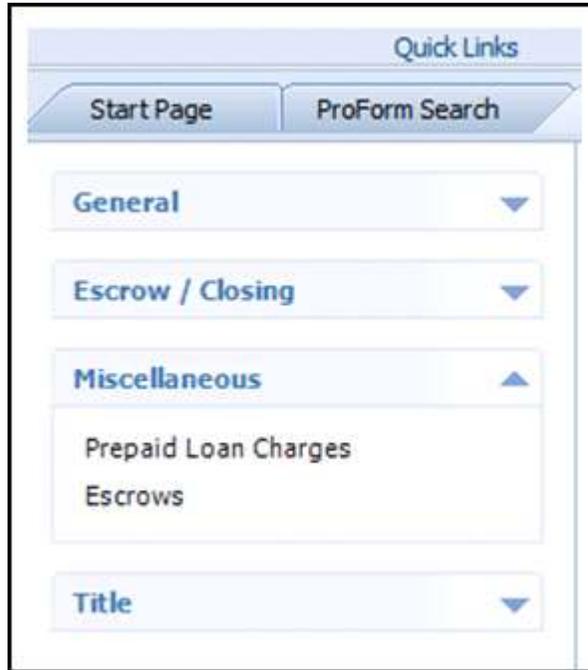
MY SCREENS

Commercial

Policy Instructions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).
Mod		N/A	374082

Removed "Policy Instructions" screen under Miscellaneous section.



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MARCH RELEASE NOTES

Commercial

Options

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).
Mod		N/A	374082

Removed "Options" screen under Escrow / Closing section.

Escrow / Closing
Header
Settlement Options
Real Property Taxes (Pulls to 10...
Prorations/Offsets
Rent Schedule
Buyer Debits (100)
Buyer Credits (200)
Seller Credits (400)
Seller Debits (500) PAYOFF
Commissions (700)
Loan Information & Funding
Loan Charges (800)
Title Insurance Premiums
Endorsements
Escrow/Title Charges (1100)
Recording Charges (1200)
Additional Charges (1300)
Order Transactions
Order Balance
Seller Proceeds & 1099-S
Options
Express HUD-1, Page 1
Express HUD-1, Page 2
Policy Instructions

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MARCH RELEASE NOTES

WASHINGTON

DOCUMENTS

Title

Indemnity - Construction

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	State Counsel	N/A	370928	

Revised document to reflect the underwriter.

- Indemnitor has an interest in the Land, and/or the Improvements thereon, or thereon to be constructed, as owner, contractor, shareholder of owner or contractor, or otherwise, and desires that **Underwriter Name** (Underwriter) issue its policies of title insurance without exceptions or exclusions for mechanic's liens, insuring marketability of title and/or priority of encumbrances upon the terms and conditions hereinafter set forth.

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MARCH RELEASE NOTES

REPORTS

EPU Task Summary Reports

NEW/MOD MOD	REQUESTED BY WA WPU	FOOTPRINTS No(s).	TFS No(s). 370341	FILE NAME (NEW ITEMS ONLY)
WA EPU <ul style="list-style-type: none"> Added new task to EPU view: "EPU – RealIEC 734" Updated "SSCORP5149.rpt"; Task columns to display "WA EPU Tasks"; include the above task as the last task on the report 				

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Title Production Report

NEW/MOD MOD	REQUESTED BY WA WPU	FOOTPRINTS No(s).	TFS No(s). 372272	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Added turn-time Stop task <ul style="list-style-type: none"> task contains "Hyperlinking" 				

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MARCH RELEASE NOTES

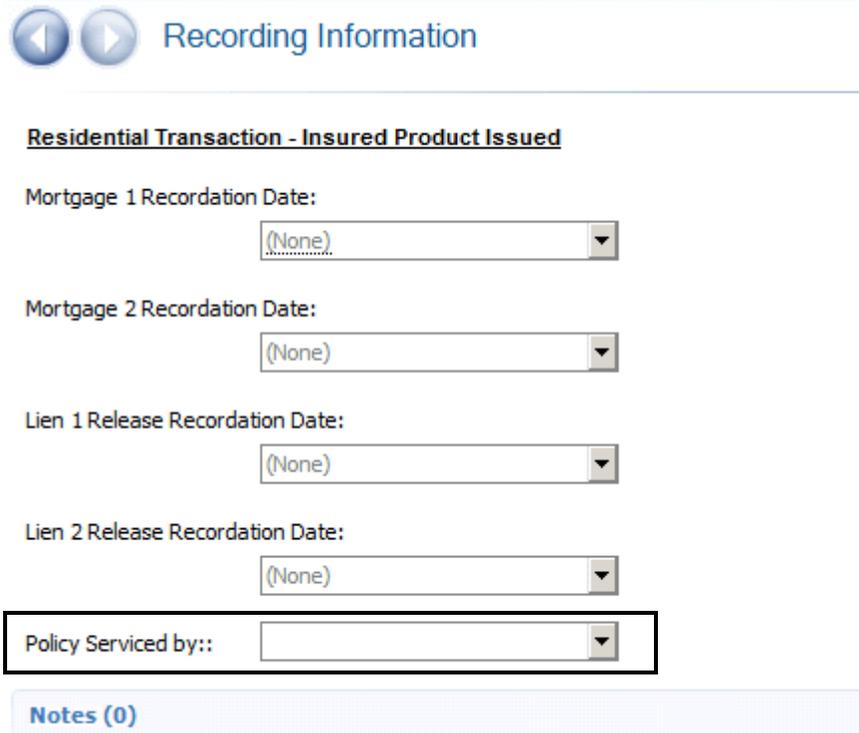
MY SCREENS

Title

Recording Information

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).
Mod	WA	N/A	374077

Added "Policy Serviced by" dropdown list to the bottom of the Recording Information Screen



The screenshot shows the 'Recording Information' screen with the following fields:

- Residential Transaction - Insured Product Issued**
- Mortgage 1 Recordation Date: (None)
- Mortgage 2 Recordation Date: (None)
- Lien 1 Release Recordation Date: (None)
- Lien 2 Release Recordation Date: (None)
- Policy Serviced by::** (New dropdown menu, highlighted with a red box)
- Notes (0)

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MARCH RELEASE NOTES

Title Insurance Premium Screen

NEW/MOD Mod	REQUESTED BY WA	FOOTPRINTS No(s). N/A	TFS No(s). 374077
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'Policies to be Issued' fields have been added to the top of the Title Insurance Premiums screen

The screenshot shows the 'Title Insurance Premiums' screen with a new section titled 'Policies to be Issued' highlighted in yellow. This section contains a table with columns for Policy Type, Proposed Insured, Coverage Amount, Version Code, and Version. Below the table are input fields for Loan, Policy Issued Code, Policy version, Proposed insured, Insured mortgage, and Insured mortgage code. A large black bracket on the right side of the screen encompasses the 'Policies to be Issued' table and the input fields below it.

Policy Type	Proposed Insured	Coverage Amount	Version Code	Version
Loan Policy		\$573,750.00	P06A_L_LoanPol	ALTA Loan Policy 2006
Owner's Policy		\$625,000.00	P10A_O_HomeOwn	ALTA Homeowner's Policy...

Loan	Underwriter	Commitment	Policy	Title Insurance Premium
1	Fidelity National Title Insurance Company	PENNYHCD20C	OP, LP	OP: \$1,400.00 LP: \$583.00

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MARCH RELEASE NOTES

WISCONSIN

DOCUMENTS

Title

WI - Fidelity Closing Check List

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FTWI	N/A	370992	WID0205.doc

New document. Render to view complete document.

REQUIREMENTS:

- Mortgage
- Original Subordination Agreement
- Heloc
- Hazard Insurance
- Disclosure and Acknowledgment
- Borrower's Affidavit
- CPL

EXCEPTIONS:

- Special Assessment Letters
- Paid Tax Bill
- Owner's Affidavit
- GAP

ADDITIONAL REQUIREMENTS:

- Driver's License (make copy for our file)
- Check to/from Borrower

FUNDING NUMBER NEEDED: _____

LOAN PROCEEDS: \$ _____ "Good Funds"

NOTES: _____

BORROWER EMAIL ADDRESS: _____

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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.

Broker's Demand

Clarification of Commission

NEW/MOD	ACTION REQUIRED	APPLICABLE STATES/SITES	FILE NAME (NEW ITEMS ONLY)
New	Replace existing document	OR	SSCORPD5514.doc SSCORPD5536.doc
Replaced ORD1207.doc (Letter (Demand - Commission)) with Broker's Demand (SSCORPD5514.doc) and Clarification of Commission (SSCORPD5536.doc).			

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Secure Email Notification

NEW/MOD	ACTION REQUIRED	APPLICABLE STATES/SITES	FILE NAME (NEW ITEMS ONLY)
Mod	Replace existing document(s)	numerous	
Replace following documents with SSCORPD5526.doc - Secure Email Notification. Any state/office specific logic is now included in the Corporate document.			
Arizona - AZD1042 - Secure Email Notification			
Florida - FLD1192 - Secure E-Mail Notification			
Hawaii - HID1057 - Secure Email Notification			
Michigan - MID1150 - Secure Email Notification			
Montana - MTD0023 - Secure Email Notification			
Ohio - OHD1263 - Email Notification			
Washington - WA00000920 - Secure Email Notification			

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