

SOFTPRO SELECT

March 2019
RELEASE NOTES



Testing Release Date: March 5, 2020
Production Release Date: March 20, 2020

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ALL STATES/SITES

DOCUMENTS

Escrow

<i>Affidavit (Borrower's)</i>			
New/Mod Change	Requested By Settlement	Incident No. INC200119491	TFS No. 605905
Removed the acknowledgment.			
Affected item(s): Affidavit (Borrower's)			

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<i>Clarification of Commission</i>			
New/Mod Change	Requested By TT Coos, OR / Settlement	Incident No.	TFS No. 602788
When contact type is Listing Broker/Agent, both Listing Broker/Agent and Selling Broker/Agent amounts along with totals will be shown. No changes made when contact type is Selling Broker/Agent.			
Affected item(s): Clarification of Commission			

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<i>Commercial Settlement Statement</i>			
New/Mod Change	Requested By FNF Support	Incident No.	TFS No. 603414
Updated statement to suppress the itemization details if a charge line has more than one proration and the itemized box is not checked.			
Affected item(s): Buyer/Borrower Statement (CSS) Individual Statement (CSS) Master Statement (CSS) Property Statement (CSS) Seller's Statement (CSS)			

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<i>HUD/CDF Statement</i>			
New/Mod Change	Requested By FNF Reports\FNF Config\FNF Support	Incident No.	TFS No. 603422
Updated settlement statements so that the individual statements will show zero dollar endorsements.			
Affected item(s): Individual Settlement Statement, Legal Individual Settlement Statement, Legal (CDF) Individual Settlement Statement, Letter Individual Settlement Statement, Letter (CDF) Settlement Statement SPAdmin Settlement Statement Programming Notes			

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<i>Notice of Impending Escheat of Funds</i>			
New/Mod Change	Requested By Settlement	Incident No.	TFS No. 602795
Updated to reflect the most recent version.			
Affected item(s): Notice of Impending Escheat of Funds			

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Remote Online Notarization Consent

New/Mod New	Requested By Settlement	Incident No.	TFS No. 607041
-----------------------	-----------------------------------	---------------------	--------------------------

New document. Render to view complete document.



CHICAGO TITLE

Joseph D Kirby, Title Examiner
Chicago Title Insurance Company
1000 Settlement Way, Suite 100
Settlement City, CA 99999
Phone: (800)555-1234 Fax: (888)111-4321

REMOTE ONLINE NOTARIZATION CONSENT

Date: March 18, 2020
Escrow No.: MS CD Test CA-JDK
Property: 100 Property Street, Unit 100A
Northridge, CA 91324

ELECTRONIC SIGNATURES

Each party agrees that the electronic signatures, whether digital or encrypted, of the parties included in this Agreement are intended to authenticate this writing and to have the same force and effect as manual signatures. Any signature or notarial certificate (including any electronic symbol or process attached to, or associated with, a contract, deed, deed of trust, mortgage, promissory note or other record and adopted by a Person with the intent to sign, authenticate or accept such contract or record whether signed in-person or remotely) hereto or to any other certificate, agreement or document related to this transaction, and any contract formation or record keeping through electronic means shall have the same legal validity and enforceability as a manually executed signature or use of a paper based recordkeeping system to the fullest extent permitted by applicable law, including the Federal Electronic Signatures in Global and National Commerce Act, or any similar state law based on the Uniform Electronic Transactions Act, and the parties hereby waive any objection to the contrary.

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

Brian T. Buyer	Date
Brenda T. Buyer	Date
Stephen T. Seller	Date

Affected item(s):
SSCORPD5705.doc - Remote Online Notarization Consent (New)

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WireSafe Fraud Alert (Refi-Borrower)

New/Mod New	Requested By CT SoCal	Incident No.	TFS No. 601345
-----------------------	---------------------------------	---------------------	--------------------------

New document. Render to view complete document.

 Inquire before you wire!	Chicago Title Insurance Company Joseph D Kirby 236 Quarry Road, Greenville, PA 99999 Phone: (800)777-4444 Fax: (800)444-7777
<p>WIRE FRAUD ALERT IMPORTANT! YOUR FUNDS MAY BE AT RISK</p> <p><i>This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.</i></p> <p>Borrowers are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification.</p> <p>A fraudster will hack into a participant's email account to obtain information about upcoming real estate transactions. After monitoring the account to determine the likely timing of a closing, the fraudster will send an email to the Borrower purporting to be the escrow agent or another party to the transaction. The fraudulent email will contain new wiring instructions or routing information, and will request that the Borrower send funds to a fraudulent account.</p>	

Affected item(s):
 SSCORPD5702.doc - WireSafe Fraud Alert (Refi-Borrower) (New)

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PHRASE(S)

<i>Closure of Recorder's Office Phrase</i>			
New/Mod	Requested By	Incident No.	TFS No.
New	Settlement		606845
<p>New Phrase added in accordance with Tech Memo #183-2020 (lines at bottom are for initials):</p> <p>The undersigned principals acknowledge the recorder’s office is not currently accepting documents for recording in the public record. Furthermore, the principals to this transaction are aware it is unknown when the recorder’s office will accept documents for recording.</p> <p>Buyer fully realizes that no instruments have been filed or recorded in his favor and no policy of title insurance has been issued to protect his interest in said property. Buyer further realizes documents will not be recorded for an indefinite period. Buyer nevertheless desires to accommodate seller and hereby instructs settlement agent to close and disburse funds on deposit in this transaction.</p> <p>Seller fully understands and acknowledges that, although the deed transferring title to the subject property is not recorded they have sold their home and, upon disbursement will no longer have any ownership interest in said property.</p> <p>_____</p>			

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REPORTS

Dormant Ledgers			
New/Mod Change	Requested By Chris Reyes	Incident No.	TFS No. 603579
Added an option to show the ledger reminder date on the PDF and excel version of the report.			
Affected item(s): Dormant Ledgers			

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Escrow Trial Balance			
New/Mod Change	Requested By Chris Reyes	Incident No.	TFS No. 603582
Added ledger reminder date to show on the excel export.			
Affected item(s): Escrow Trial Balance			

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Escrow Trial Balance (with IBA Balances)			
New/Mod Change	Requested By CT Chicago NCS	Incident No.	TFS No. 605232
Added new parameter to be able to show the Ledger Reminder Date on the PDF and Excel versions of the report.			
Affected item(s): Escrow Trial Balance (with IBA Balances)			

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Fees by Selection			
New/Mod Change	Requested By CRRAR Team	Incident No.	TFS No. 599968
Updated report to display the transaction code for fees that originate from the Additional Title Charges screen that have bill code 'TP' or 'END'.			
Affected item(s): Branch Fees by {Selection} Fees by {Selection}			

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Invoice Aging			
New/Mod Change	Requested By FNF Support	Incident No.	TFS No. 604093
Added Title Officer to Group By drop-down on the parameter screen.			
Affected item(s): Invoice Aging			

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Order Exceptions			
New/Mod Change	Requested By	Incident No.	TFS No.
	Heritage Title Ops		603086
<p>1. Updated to show the settlement and disbursement date for all orders</p> <p>2. Updated the "Posted disbursement, missing/pending revenue" exception to change the verbiage displayed to include "Fee Ledger" and also show the sum of disbursements made</p> <p>3. Updated "Missing Buyer/TBD Buyer" to also show orders where name contains contract purchaser or purchaser with contractual rights</p> <p>4. Added new exception for "Missing Lender/TBD lender" that will show if an order has a loan amount where the associated lender name is blank, TDB or contains lender with contractual obligation"</p> <p>Affected item(s): Order Exceptions</p>			

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Outstanding Checks			
New/Mod Change	Requested By	Incident No.	TFS No.
	CA Escrow Admin		600920
<p>Added new option to report to be able to see checks that have been outstanding or newer.</p> <p>Affected item(s): SSCORP5048.rpt – Outstanding Checks</p>			

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SPAdmin-Custom Source of Business Export			
New/Mod Change	Requested By	Incident No.	TFS No.
	Blair Conley		603389
<p>1. Added two new operations:</p> <p>A. FLTE - Liberty Title and Escrow - Gary Marinosci</p> <p>B. FNVC - Novare - Cathy McIndoo</p> <p>2. Updated operation name for FXFC to show as COMMONWEALTH SOUTHWEST NCS</p> <p>Affected item(s): SSCORP5255.rpt – SPAdmin-Custom Source of Business Export SSCORP5268.rpt – SPAdmin-Custom Source of Business Export-Missing Fields</p>			

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Statistical Closing Turn-Time			
New/Mod Change	Requested By	Incident No.	TFS No.
	Liberty Title Ops		604875
<p>Updated report to include two additional features:</p> <p>1. Summary only version - show total for each group</p> <p>2. Added additional grouping for closed orders to show month closed.</p> <p>Affected item(s): Statistical Closing Turn-Time</p>			

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Top Customer List			
New/Mod Change	Requested By CRRAR Team	Incident No.	TFS No. 600922
Added option to show order details as well as being able to create an export of the details.			
Affected item(s): SSCORP5397.rpt – Top Customer List SSCORP5397_Details.rpt – Top Customer Details (Obsolete)			

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Transaction Form			
New/Mod Change	Requested By Escrow Admin	Incident No.	TFS No. 605923
Removed Trust Account Number from showing.			
Affected item(s): Transaction Form			

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ARIZONA

DOCUMENTS

Escrow

<i>Affidavit (Homestead)</i>			
New/Mod	Requested By	Incident No.	TFS No.
New	FT Mohave		602666
New document. Render to view complete document.			
<div style="border: 1px solid black; padding: 10px;"> <p>RECORDING REQUESTED BY: Settlement Agent Ultra Escrow 123 Settlement Agent Ave. CityName, AZ</p> <p>WHEN RECORDED MAIL TO: LenderName Goes Here Loans Unlimited 100 Address St. North Wales, PA 99999</p> <hr/> <p>Escrow No.: JMoe CD Test-JDK Space above this line for Recorder's Use</p> <p style="text-align: center;">HOMESTEAD AFFIDAVIT</p> <p>The undersigned, being first duly sworn, deposes and states, under penalty of perjury, that:</p> <ol style="list-style-type: none"> I, or We am/are at least eighteen (18) years old and reside within the State of Arizona. I, or We, have resided in the dwelling located on real property described below which has a street address of: <u>1111 Property Avenue, Suite 100, City, CA 55555</u> <p>Since: <u>February 25, 2020</u></p> </div>			
Affected item(s): AZD1249.doc - Affidavit (Homestead) (New)			

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<i>Deed of Trust Assignment of Rents</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	CT Yuma		601185
Updated the address for "Maricopa" profiles to pull the Yuma address.			
Affected item(s): Deed of Trust Assignment of Rents			

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<i>Lereta Tax Service Order Form</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	CT Mohave		602436
Updated to reflect most recent version.			
Affected item(s): Lereta Tax Service Order Form			

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CALIFORNIA

DOCUMENTS

Escrow

<i>Closing Letter</i>			
New/Mod Change	Requested By FNT Santa Barbara	Incident No.	TFS No. 601181
Removed the reference to "Copy of Closing Statement" from the form when sending to a government contact.			
Affected item(s): Closing Letter			

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<i>Grant Deeds (7)</i>			
New/Mod Change	Requested By LT Santa Clara	Incident No. INC200064612	TFS No. 601190
Removed comma after "hereby GRANT(S) to <Grantee Name>".			
Affected item(s): Deed in Lieu of Foreclosure Grant Deed CP Grant Deed In and Out of Trust w/PCOR Grant Deed In and Out of Trust w/PCOR - SAC Grant Deed Out of/In to Trust Grant Deed w/ PCOR Grant Deed w/ PCOR - SAC			

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<i>Letter (Escheat/Due Diligence) (2)</i>			
New/Mod Change	Requested By Settlement	Incident No.	TFS No. 602803
Updated to reflect the most recent version.			
Affected item(s): Letter (Escheat/Due Diligence) Letter (Escheat/Due Diligence) No Checks Issued			

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Note Straight

New/Mod Change	Requested By Humboldt Land Title	Incident No.	TFS No. 606182
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Verbiage revised for scenarios where all is due and payable at maturity and there are no monthly payments.

Loan: Loans Unlimited (\$450,000.00)

Loan Terms

Annual interest rate: % Rate set date:

Payment frequency: Plural: Singular:

STRAIGHT NOTE

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

DO NOT DESTROY THIS ORIGINAL NOTE

When paid, this original Note, together with the Deed of Trust securing it, must be surrendered to Trustee for cancellation, before reconveyance will be made.

\$450,000.00 City, State March 12, 2020

On or before, [February 1, 2020](#), for value received, I/we promise to pay to

Loans Unlimited

or order, at _____, the sum of Four Hundred Fifty Thousand And No/100 Dollars (\$450,000.00), with interest from _____ at the rate of Three And One Quarter Percent (3.250%) per annum, payable at maturity.

PREPAYMENT OF PRINCIPAL WITHOUT PENALTY: Payor shall have the privilege to prepay this note in full, or in part, at anytime without penalty. Payment(s) shall first apply to interest then due and the balance to principal. Interest shall cease to accrue on any principal paid as of date of payment thereof. Interest only payments, if applicable, shall thereafter adjust accordingly.

Affected item(s):
Note Straight

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<i>Notice of Available Discounts</i>			
New/Mod Change	Requested By Settlement	Incident No.	TFS No. 606261
Removed the Military Rate from all system generated Notices where ServiceLink is not selected as the settlement agent.			
Available Escrow Discounts			
MILITARY RATE (SLTC) On residential escrows that are not REO Sale Transactions, a discount of \$100 of the escrow fee for a refinance transaction or 20% of the escrow fees for a purchase transaction may apply for loans guaranteed by the United States Veterans Administration.			

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<i>Payoff Worksheet</i>			
New/Mod Change	Requested By Escrow Admin	Incident No.	TFS No. 606394
Posted wire information now pulls to the document.			
Affected item(s): Payoff Worksheet			

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<i>Placer County Deed Adjustments</i>			
New/Mod Change	Requested By Escrow Admin	Incident No. INC200051869	TFS No. 601202
Revised the Document Transfer Tax for Deeds recorded in Placer County to show \$0.00 if exempt.			

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<i>Sellers Information Authorization to Escrow</i>			
New/Mod New	Requested By Humboldt Land Title	Incident No.	TFS No. 603886
New Document. Render to view complete document.[INSERT IMAGE]			
Affected item(s): SCA0002896.doc - Sellers Information Authorization to Escrow (New)			

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Sewer Escrow Addendum

New/Mod New	Requested By CT & FT Alameda / Contra Costa	Incident No.	TFS No. 604188
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New document. Render to view complete document.



**ADDENDUM TO ESCROW INSTRUCTIONS
REGARDING SEWER LATERAL COMPLIANCE**

Company Name

Joseph D Kirby, Title Examiner
Escrow Office Name
100 Escrow Office Street
EO City, CA 54545
Phone: (800)777-4444 Fax: (888)111-4321

Date: March 10, 2020
Escrow No.: JM CD Test-JDK

Buyer and Seller hereby instruct:

- Escrow Holder is not to be concerned with Sewer Lateral Compliance, as the property is already in compliance.
- Escrow Holder is not to be concerned with Sewer Lateral Compliance, as the buyers are handling compliance outside of escrow.
- Escrow Holder is to postpone close of escrow until Sewer Lateral Certificate of Compliance is received. The undersigned agree that escrow will not close until such time as Certificate of Compliance is received in Escrow file or written instruction is received from Buyers and Sellers and/or Agents that property is in compliance and we're clear to close.
- Escrow Holder is to file:
Extension of Time Certificate / Declaration of Sewer Lateral Escrow Deposit with:
 - City of Berkeley
 - EBMUD
 - Castro Valley

In accordance with filing the above, charge:

- Buyer \$ _____
- Seller \$ _____
- Other: _____

Escrow holder relies on buyers and sellers instruction and agreement for the purposes of closing escrow regarding Sewer Lateral compliance, repair, inspection, or certification, and is released of any liability for verification of said instruction and agreement.

Affected item(s):
SCA0002897.doc - Sewer Escrow Addendum (New)

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PHRASE(S)

<i>El Phrase (NOCAL ONLY)</i>			
New/Mod Change	Requested By NoCal	Incident No.	TFS No. 602826
For phrase stmcl01, text has been revised. If this is included in templates, it will need to be repulled to see the updated version.			
<p>BEFORE: Please note this paragraph is for convenience purposes only. Agents/Brokers will be tracking the time periods and providing approvals using the CAR Form CR Revised.</p> <p>AFTER: Please note this paragraph is for convenience purposes only. Escrow Holder will not be tracking the contingency time periods and will proceed upon receipt of all funds and documents necessary to close.</p>			

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REPORTS

Notary Fees - Payee			
New/Mod Change	Requested By FNF Config	Incident No.	TFS No. 600215
<p>Updated the report to display the contact name of the notary instead of the payee name. To display properly on the settlement statement, the payee name is being changed to the settlement agent or title company name.</p> <p>Affected item(s): Notary Fees - Payee</p>			

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CONNECTICUT

DOCUMENTS

Escrow

Letter (Policy Cover)			
New/Mod Change	Requested By CTI Hartford	Incident No.	TFS No. 604915
Added the Title Companies as contact selections.			
Affected item(s): Letter (Policy Cover)			

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Title

<i>Proforma Policies - Date of Policy</i>			
New/Mod Change	Requested By CT Agency	Incident No.	TFS No. 603150
For proforma policies, added prompt to enter desired language for "Date of Policy". If left empty, "PROFORMA" text will show as usual.			

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DISTRICT OF COLUMBIA

DOCUMENTS

Escrow

Escrow Agreement			
New/Mod	Requested By	Incident No.	TFS No.
Change	DC Counsel		602839
Updated the document to match the version provided by counsel.			
<div style="border: 1px solid black; padding: 10px;"> <p>NOW THEREFORE, in consideration of the promises and undertakings herein made, and the proposed issuance of a title insurance policy (or policies) by Escrow Agent, it is agreed that:</p> <ol style="list-style-type: none"> Buyer and Seller hereby appoint Escrow Agent to hold the Deposit in the amount of Five Thousand And No/100 Dollars (\$5,000.00), under the Contract as it may be increased pursuant to the terms of the Contract as it may be amended from time to time, and, once received by Escrow Agent, said sum to be held according to the terms hereof. Escrow Agent shall receive the amount of _____ Dollars (\$_____) for its services as Escrow Agent together with reimbursement for all sums expended by Escrow Agent in performing functions hereunder. Escrow Agent is to hold the Deposit in the name of Escrow Agent as custodial agent for Buyer as follows: </div>			
<p>Affected item(s): Escrow Agreement</p>			

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Letter (Order Confirmation)			
New/Mod	Requested By	Incident No.	TFS No.
New	CT DC		602834
New document. Render to view complete document.			
<div style="border: 1px solid black; padding: 10px;"> <div style="display: flex; justify-content: space-between; align-items: center;">  <div style="text-align: right;"> <p>100 Escrow Office Street EO City, DC 54545 Phone: (800)777-4444 / Fax: (800)444-7777</p> </div> </div> <div style="margin-top: 20px;"> <p>VIA EMAIL Hannah Jackson Jackson Law Services, LLC 100 Attorney Lane Places, DC 45567</p> <p>Date: March 11, 2020 Ref. No.: AC456 Order No.: JM CD Test-JDK Borrower(s): Bryan B. Buyer and Brenda B. Buyer Seller(s): Samuel S. Seller and Samantha S. Seller Property: 1111 Property Avenue Prop City, DC 55555 Tax No.: 1111APN and 121212TM</p> <p>Dear Hannah Jackson:</p> <p>This is to acknowledge receipt of your application for title work and/or settlement services on the above captioned property. In order to better serve you, please refer to the reference Order Number above when contacting our office with regard to this transaction. Should this transaction cancel after the title work has been done, there will be a cancellation fee of Seven Hundred Fifty And No/100 Dollars (\$750.00) plus any out of pocket expenses, per title. (ALL CANCELLATIONS MUST BE IN WRITING)</p> <p>We appreciate the opportunity to assist you. Our staff will strive to earn your continued confidence.</p> </div> </div>			
<p>Affected item(s): DCD1039.doc - Letter (Order Confirmation) (New)</p>			

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[Letter \(Order Confirmation - No Cancel Fee\)](#)

New/Mod New	Requested By CT DC	Incident No.	TFS No. 602834
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New document. Render to view complete document.

 Company Name	100 Escrow Office Street EO City, DC 54545 Phone: (800)777-4444 / Fax: (800)444-7777
VIA EMAIL Hannah Jackson Jackson Law Services, LLC 100 Attorney Lane Places, DC 45567	Date: March 11, 2020 Ref. No.: AC456 Order No.: JM CD Test-JDK Borrower(s): Bryan B. Buyer and Brenda B. Buyer Seller(s): Samuel S. Seller and Samantha S. Seller Property: 1111 Property Avenue Prop City, DC 55555 Tax No.: 1111APN and 121212TM
Dear Hannah Jackson : Thank you for your application for Title Insurance. We will process your order based upon the following information. Should any information be incorrect, please notify us so that we may make the necessary changes to process your order as quickly as possible.	
Property: 1111 Property Avenue, Prop City, DC 55555, Orange County	
Owner: Bryan B. Buyer and Brenda B. Buyer	
Owner's Policy Proposed Insured: Bryan B. Buyer and Brenda B. Buyer Amount: \$500,000.00	
Loan Policy Proposed Insured: Proposed Insured here Amount: \$275,000.00	
Remarks: Remarks go here	
We appreciate the opportunity to assist you. Our staff will strive to earn your continued confidence.	

Affected item(s):
 DCD1040.doc - Letter (Order Confirmation - No Cancel Fee) (New)

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Title

Policies - Schedule A - CTI-DC BALTIMORE ONLY			
New/Mod Change	Requested By CT DC NCS	Incident No.	TFS No. 603325
CTI-DC BALTIMORE ONLY: The policies have been updated to pull the Title Officer's phone number (instead of the title office phone number) for 'Name and Address of Title Insurance Company' on Schedule A.			

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FLORIDA

DOCUMENTS

Escrow

Wire-Proceeds Instructions

New/Mod Change	Requested By LandCastle Title	Incident No.	TFS No. 598898
<p>Added a space for Time in the employee signature area and created a new Legal size version.</p>			
<div style="border: 1px solid black; padding: 10px;"> <p>For Employee Use Only:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Customer completed wire transfer instructions in the presence of the escrow closer or company employee, or <input type="checkbox"/> Verbally confirmed wire transfer instructions with buyer or seller at the following known phone no. _____. <p>Verified by:</p> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 30%; text-align: center;"> <p>_____</p> <p>Employee Signature</p> </div> <div style="width: 30%; text-align: center;"> <p>_____</p> <p>Date</p> </div> <div style="width: 30%; text-align: center;"> <p>_____</p> <p>Time</p> </div> </div> </div>			
<p>Affected item(s): FLD1351.doc - Wire-Proceeds Instructions (Legal) (New) Wire-Proceeds Instructions</p>			

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HAWAII

DOCUMENTS

Escrow

[Letter \(Final - Lien Payoff\)](#)

New/Mod New	Requested By Title Guaranty	Incident No.	TFS No. 605075
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New document. Render to view complete document.

 Company Name		100 Escrow Office Street EO City, CO 54545 Phone: (800)777-4444 / Fax: (800)444-7777	
Govt Name 111 Govt Address City, HI 00000	Date: March 16, 2020 Order No.: JM CD Test-JDK Borrower(s): Bryan B. Buyer and Brenda B. Buyer Seller(s): Samuel S. Seller and Samantha S. Seller Property: 1111 Property Avenue Prop City, CA 55555		
Lien Reference: 4342243 Lienee: BRYAN B. BUYER AND BRENDA B. BUYER			
Dear Govt Name: We are forwarding to you our check or wire in the amount of No Dollars And No/100 Dollars (\$0.00) as payment in full for the above referenced loan. SHOULD THE AMOUNT BE INCORRECT, PLEASE CONTACT ME IMMEDIATELY.			

Affected item(s):
 HID1247.doc - Letter (Final - Lien Payoff) (New)

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Letter (Final Post Closing)

New/Mod New	Requested By Title Guaranty	Incident No.	TFS No. 605075
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New document. Render to view complete document.

 <p>Company Name</p>	<p>100 Escrow Office Street EO City, CO 54545 Phone: (800)777-4444 / Fax: (800)444-7777</p>
<p>Bryan B. Buyer and Brenda B. Buyer 1 Buyer Fwd Address Buyer Fwd City, MI 48759</p>	<p>Date: March 16, 2020 Escrow No.: JM CD Test-JDK Borrower(s): Bryan B. Buyer and Brenda B. Buyer Seller(s): Samuel S. Seller and Samantha S. Seller Property: 1111 Property Avenue Prop City, CA 55555</p>
<p>Dear Bryan B. Buyer and Brenda B. Buyer:</p> <p>Escrow has been holding funds in the amount of Twelve Thousand Three Hundred And No/100 Dollars (\$12,300.00) for held for for three (3) days after closing.</p> <p>Please forward a mutually agreed upon final deadline or instruction to disburse to:</p>	

Affected item(s):

HID1249.doc - Letter (Final Post Closing) (New)

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Letter (Final - Post Closing Withholding Confirmation with Attachment)

New/Mod New	Requested By Title Guaranty	Incident No.	TFS No. 605075
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New document. Render to view complete document.



100 Escrow Office Street
EO City, CO 54545
Phone: (800)777-4444 / Fax: (800)444-7777

<p>Bryan B. Buyer and Brenda B. Buyer 1 Buyer Fwd Address Buyer Fwd City, MI 48759</p>	<p>Date: March 16, 2020 Escrow No.: JM CD Test-JDK Borrower(s): Bryan B. Buyer and Brenda B. Buyer Seller(s): Samuel S. Seller and Samantha S. Seller Property: 1111 Property Avenue Prop City, CA 55555</p>
--	---

Dear Bryan B. Buyer and Brenda B. Buyer:

Congratulations on your recent escrow closing! We are writing you today to confirm that **Escrow Office Name ServiceLink** ("Escrow") has been instructed to hold Twelve Thousand Three Hundred And No/100 Dollars (\$12,300.00) for reason.

Affected item(s):

HID1250.doc - Letter (Final - Post Closing Withholding Confirmation with Attachment) (New)

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Letter (Final - Post Closing Withholding Dispute)

New/Mod New	Requested By Title Guaranty	Incident No.	TFS No. 605075
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New document. Render to view complete document.

 <p>Company Name</p> <p>Bryan B. Buyer and Brenda B. Buyer 1 Buyer Fwd Address Buyer Fwd City, MI 48759</p>	<p>100 Escrow Office Street EO City, CO 54545 Phone: (800)777-4444 / Fax: (800)444-7777</p> <p>Date: March 16, 2020 Escrow No.: JM CD Test-JDK Borrower(s): Bryan B. Buyer and Brenda B. Buyer Seller(s): Samuel S. Seller and Samantha S. Seller Property: 1111 Property Avenue Prop City, CA 55555</p>
--	--

Dear Bryan B. Buyer and Brenda B. Buyer:

We are in receipt of conflicting instructions with regards to the disbursement of the above referenced funds. Enclosed is a copy of those instructions.

Please be advised that Escrow may at its sole election and without any liability wait for disputes to be resolved by the parties.

Escrow can also elect without any liability to file a suit in interpleader or institute other action in any court of

Affected item(s):

HID1251.doc - Letter (Final - Post Closing Withholding Dispute) (New)

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Letter (Post Closing Contract)

New/Mod New	Requested By Title Guaranty	Incident No.	TFS No. 605075
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New document. Render to view complete document.

 <p>Company Name</p>	<p>100 Escrow Office Street EO City, CO 54545 Phone: (800)777-4444 / Fax: (800)444-7777</p>
<p>Bryan B. Buyer and Brenda B. Buyer 1 Buyer Fwd Address Buyer Fwd City, MI 48759</p>	<p>Date: March 16, 2020 Order No.: JM CD Test-JDK Borrower(s): Bryan B. Buyer and Brenda B. Buyer Seller(s): Samuel S. Seller and Samantha S. Seller Property: 1111 Property Avenue Prop City, CA 55555</p>
<p>Dear Bryan B. Buyer and Brenda B. Buyer:</p> <p>Escrow continues to hold funds as instructed in the amount of Twelve Thousand Three Hundred And No/100 Dollars (\$12,300.00) for held for.</p> <p>The contracted deadline of March 3, 2020 (three (3) days after closing) for the work will be coming up shortly. Please be advised that if Escrow is not in receipt of invoices/bills or mutually agreed upon written instructions to extend this deadline, we will disburse all funds held to the Buyer by mail to the Buyer's last known address.</p>	

Affected item(s):
HID1248.doc - Letter (Post Closing Contract) (New)

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IDAHO

PHRASE(S)

New EI Phrases (5)

New/Mod New	Requested By FT-Boise	Incident No.	TFS No. 602827
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Five new phrases added:

Code: seller01 / SELLER HOLD BACK FOR UTILITIES
SELLER HOLD BACK FOR UTILITIES: Escrow Holder is instructed to hold from the proceeds due the Seller herein the sum of \$[PROMPT (Enter the amount to withhold)] for payment of the final water/sewer bill.
 Escrow is instructed to pay said water/sewer bill from the funds held without further instructions and return any excess funds to the Sellers.
 Any and all other utilities are to be handled outside escrow between the parties hereto and Escrow Holder is not liable or responsible for payment of same now or after close of escrow.

Code: tax01 / TAX EXEMPTION
TAX EXEMPTION: The parties herein are aware that the Real Property Taxes and assessed values are reduced under a Senior Citizen's Exemption. The assessed values and tax amounts will be increased upon the sale of the property or death of the taxpayer.
 [Pulls Escrow Office Name] shall not be held liable or responsible for additional taxes arising as a result of the termination of the current Senior Citizen's Exemption and adjustment of the assessed values.
 [Pulls Escrow Office Name] is instructed to holdback funds in the amount of \$[PROMPT (Enter the amount to be withheld)] from Buyer until such time as the county removes the exemption and issues an additional tax bill. Upon receipt of the tax bill from the county, the parties agree to promptly forward it to Escrow Agent. Escrow Agent shall pay the tax bill from the holdback funds and refund any remaining funds to the Buyer. In the event the additional tax bill is greater than the amount held in escrow, Buyer agrees to immediately deposit the necessary funds in escrow to cover the shortage.

Buyer Buyer Seller Seller

Code: tax02 / HOLDBACK FOR TAX PAYMENT
HOLDBACK FOR TAX PAYMENT: [Pulls Escrow Office Name] is hereby instructed to holdback the sum of [PROMPT (Amount of estimated taxes)] from Buyer/Seller proceeds for payment of the [PROMPT (Enter "1st" or "2nd" in regards to the installment of the taxes paid)] half of the [Pulls Current Year] property taxes. Said amount is to be held until such time as the county has posted the new tax figures. If amount held is not sufficient to pay said taxes, Borrowers agree to deposit to escrow the amount necessary to pay said taxes. If the amount held is in excess of the new tax figure [Pulls Escrow Office Name] will refund excess amount directly to the party from which funds were held.

Code: tax03 / TAX EXEMPTION - NO HOLDBACK
TAX EXEMPTION: The parties herein are aware that the Real Property Taxes and assessed values are reduced under a Senior Citizen's Exemption. The assessed values and tax amounts will be increased upon the sale of the property or death of the taxpayer.
 [Pulls Escrow Office Name] shall not be held liable or responsible for additional taxes arising as a result of the termination of the current Senior Citizen's Exemption and adjustment of the assessed values.

Code: waiver01 / WAIVER OF UTILITY HOLDBACK
WAIVER OF UTILITY HOLDBACK: We, the undersigned purchasers and sellers of the property located at [Pulls Property Address] hereby agree that any utility bills, including water, sewer, garbage, street lighting, etc. will be handled outside of your escrow between the parties.
 We, the undersigned sellers, hereby agree to pay all such charges until the date of closing or the day we move out, whichever is later. We hereby hold the purchaser harmless from liability for any bills owing and unpaid by us, and we agree to pay any such bills presented to us immediately upon demand.
 We, the undersigned purchasers, hereby hold [Pulls Escrow Office Name] harmless from any liability or responsibility for any bills not paid by the seller and also hold [Pulls Escrow Office Name] harmless from any claims for same.
 We all understand and agree that [Pulls Escrow Office Name] will not hold any monies from the sellers proceeds to assure payment of utility bills, unless, prior to disbursement of escrow funds, [Pulls Escrow Office Name] is notified of the possibility of past due or delinquent charges.

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ILLINOIS

DOCUMENTS

Escrow

Abandoned Property Notify			
New/Mod Change	Requested By Settlement	Incident No.	TFS No. 602808
Updated to reflect the most recent version.			
Affected item(s): Abandoned Property Notify			

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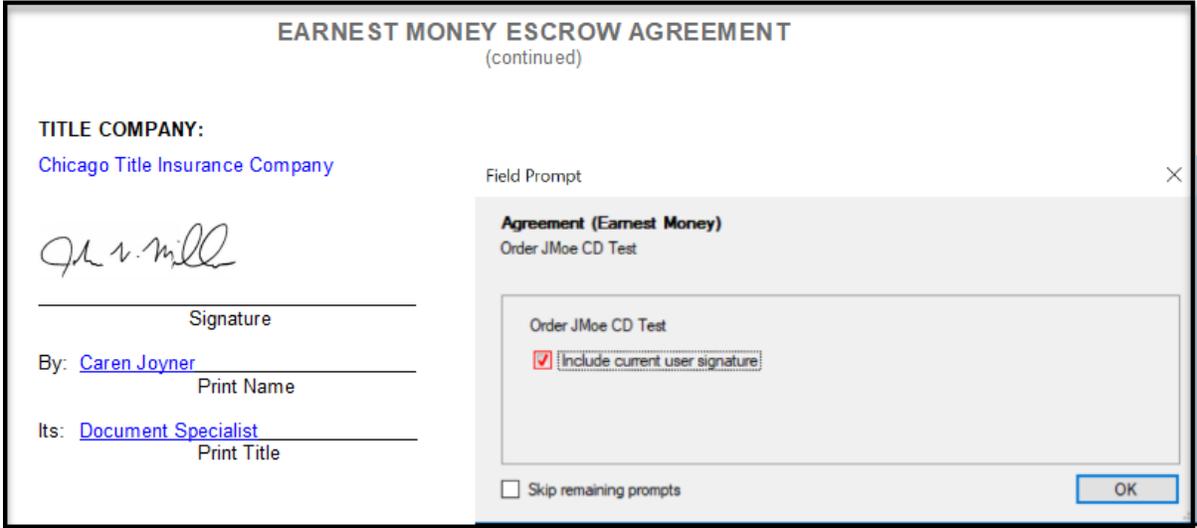
Direction to Pay Cook County Taxes (ACH)			
New/Mod Change	Requested By Chicago Metro	Incident No. Chicago Metro	TFS No. 599872
Added logic for buyer/seller checkboxes.			
Affected item(s): Direction to Pay Cook County Taxes (ACH)			

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INDIANA

DOCUMENTS

Escrow

Agreement (Earnest Money)			
New/Mod Change	Requested By IN\CT\FGPM	Incident No.	TFS No. 598909
Added a prompt to ask if the "current user" wants their electronic signature to be added when rendering this document.			
 <p>The screenshot shows a document titled "EARNEST MONEY ESCROW AGREEMENT (continued)". On the left, it lists "TITLE COMPANY: Chicago Title Insurance Company" and a signature of "J.M. Mill" with fields for "Signature", "By: Caren Joyner", "Print Name", and "Its: Document Specialist", "Print Title". On the right, a "Field Prompt" dialog box is overlaid. The dialog box title is "Agreement (Earnest Money)" and content is "Order JMoe CD Test". It contains a checked checkbox for "Include current user signature:" and an "OK" button. At the bottom of the dialog, there is an unchecked checkbox for "Skip remaining prompts".</p>			
Affected item(s): Agreement (Earnest Money)			

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Tax Proration Agreements

New/Mod Change	Requested By IN\FT\FXHR	Incident No.	TFS No. 598967
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Revised forms to split into Residential and Commercial versions.

New Commercial version:

 <p>Company Name</p>	<p>TAX PRORATION AGREEMENT</p>
<p>File No.: JM CD Test-JDK Property: 1111 Property Avenue, Prop City, IN 55555</p>	
<p><input type="checkbox"/> The undersigned acknowledge and agree that a tax proration will be done outside of closing once a tax bill has been established for the above mentioned property.</p> <p><input type="checkbox"/> The undersigned acknowledge and agree that the Escrow Agent is prorating the real estate taxes on the above captioned property based on the last available Treasurer's tax duplicate. We are aware that these taxes are being prorated on vacant land only.</p> <p><input type="checkbox"/> The undersigned acknowledge and agree that the Escrow Agent is prorating the real estate taxes on the above captioned property based on the last available Treasurer's tax duplicate.</p>	
<p>The parties further acknowledge and agree that any future dispute regarding the tax proration shall be between the parties and that they shall hold Escrow Office Name harmless from any loss, damage or cause of action resulting from the same. Escrow Office Name shall have no liability in the event that the taxes are later determined to be higher or lower.</p>	
<p>IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.</p>	

Affected item(s):

Agreement (Tax Proration - Residential)
 IND1325.doc - Agreement (Tax Proration - Commercial) (New)

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REPORTS

24/7 Order Notes			
New/Mod Change	Requested By NW IN IT	Incident No.	TFS No. 600915
Updated report to show all notes added to the order in the date range.			
Affected item(s): SSCORP5411.rpt – 24/7 Order Notes			

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24/7 Order Notes			
New/Mod Change	Requested By NW IN IT	Incident No.	TFS No. 604794
Added in additional column for Settlement Date and Property Address.			
Affected item(s): SSCORP5411.rpt – 24/7 Order Notes			

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MAINE

DOCUMENTS

Title

<i>SE 503 - Change Endorsement</i>			
New/Mod New	Requested By Maine	Incident No.	TFS No. 600515
The SE 503 (Change) endorsement is now available for issuance on properties in the state of Maine.			

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MARYLAND

DOCUMENTS

Escrow

[Affidavit \(Occupancy - Baltimore Co. Transfer Tax\)](#)

New/Mod Change	Requested By Liberty Title	Incident No.	TFS No. 603873
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Per State Counsel, added "for at least seven (7) months of a twelve (12) month period."

AFFIDAVIT-OCCUPANCY* (BALTIMORE COUNTY TRANSFER TAX)	
STATE OF _____	File No.: JMoe CD TestJJF
COUNTY OF _____	
<p>Bryan B. Buyer, Brenda Buyer and Buying Corp, parties of the second part in the within deed, hereby certify under the penalties of perjury, that the land conveyed in said deed is residentially improved, owner-occupied, real property and that the residence will be occupied only by us for at least seven (7) months of a twelve (12) month period.</p>	
<p>IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.</p>	

Affected item(s):
Affidavit (Occupancy - Baltimore Co. Transfer Tax)

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Title

Policies - Schedule A - CTI-DC BALTIMORE ONLY			
New/Mod Change	Requested By CT DC NCS	Incident No.	TFS No. 603325
CTI-DC BALTIMORE ONLY: The policies have been updated to pull the Title Officer's phone number (instead of the title office phone number) for 'Name and Address of Title Insurance Company' on Schedule A.			

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MICHIGAN

DOCUMENTS

Escrow

<i>Indemnity Agreement (Construction Undertaking)</i>			
New/Mod	Requested By	Incident No.	TFS No.
New	MI State Counsel		603093
New document. Render to view complete document.			
<div style="border: 1px solid black; padding: 10px;"> <div style="display: flex; justify-content: space-between; align-items: center;">  <div style="font-size: 24px; font-weight: bold;">Company Name</div> <div style="text-align: right; font-weight: bold;">INDEMNITY AGREEMENT</div> </div> <p>THIS INDEMNITY AGREEMENT (this "Agreement") is executed as of March 17, 2020 by General Contractor (the "INDEMNITOR") for the benefit of the Chicago Title Insurance Company its policy issuing agents and affiliated title companies (the "COMPANY").</p> <p>WHEREAS, the Company has issued its Commitment No. COM111111 with respect to real property located in the County of San Francisco, and State of California as more particularly described therein and on the attached Exhibit "A" (the "Property"), and has raised as an exception or exceptions a certain defect, encumbrance, adverse claim or other matter affecting the Property (hereinafter the "Identified Risk"), described as follows:</p> <ol style="list-style-type: none"> 1. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land. <ol style="list-style-type: none"> a. Any right, title, or interest of 1 or those claiming by, through, or under that person as disclosed by 1 <p>Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.</p> </div>			
<p>Affected item(s): MID1299.doc - Indemnity Agreement (Construction Undertaking) (New)</p>			

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Indemnity Agreement (Secured Indemnity Form)

New/Mod New	Requested By MI State Counsel	Incident No.	TFS No. 603093
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New document. Render to view complete document.

 <p>Company Name</p>	<p>AGREEMENT WITH DEPOSIT TO PROTECT AGAINST DEFECTS IN TITLE</p>
<p>THIS INDEMNITY AGREEMENT (this "Agreement") is executed as of March 17, 2020 by Jackson Law Services, LLC (the "Indemnitor") for the benefit of Chicago Title Insurance Company, its policy issuing agents and affiliated title companies (the "Company").</p> <p>WHEREAS, the Company has issued its Commitment No. COM111111 with respect to real property located in the County of San Francisco, and State of California as more particularly described therein and on the attached Exhibit "A" (the "Property"), and has raised as an exception or exceptions a certain defect, encumbrance, adverse claim or other matter affecting the Property (hereinafter the "Identified Risk"), described as follows:</p> <ol style="list-style-type: none"> 1. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land. <p>WHEREAS, the Company has been requested to issue its title insurance policy, or may in the future be requested to issue a title insurance policy, date down endorsement, commitment, hold harmless or indemnity letter to induce other title insurance companies to issue title insurance policies or commitments (such title insurance policy, date down endorsement, commitment or hold harmless or indemnity letter to induce other title insurance companies to issue title insurance policies or commitments shall hereinafter be referred to collectively as the "Title Insurance Policy") with respect to the Property or some portion thereof, or estates or interests therein, either without taking exception for the Identified Risk or insuring against loss or damage by reason thereof; and</p>	

Affected item(s):
MID1301.doc - Indemnity Agreement (Secured Indemnity Form) (New)

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Indemnity Agreement (Unsecured Indemnification Form)

New/Mod New	Requested By MI State Counsel	Incident No.	TFS No. 603093
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New document. Render to view complete document.



INDEMNITY AGREEMENT

THIS INDEMNITY AGREEMENT (this "Agreement") is executed as of March 17, 2020, by **Indemnitor Name** (the "Indemnitor") for the benefit of **Chicago Title Insurance Company**, its policy issuing agents and affiliated title companies (the "Company").

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

1. **Lack of a right of access to and from the land.**

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

Affected item(s):
MID1300.doc - Indemnity Agreement (Unsecured Indemnification Form) (New)

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REPORTS

Orders Due to Go Out			
New/Mod Change	Requested By FNTG MI	Incident No.	TFS No. 603876
Updated report to use new start tasks: No longer use 01. Order opened and will now use 02a. Order Sent to ABA or 02b. Order sent to CPU Affected item(s): Orders Due to Go Out			

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MISSOURI

DOCUMENTS

Escrow

Affidavit (Cestui Que Trust)			
New/Mod	Requested By	Incident No.	TFS No.
Mod	MO		602072
Updated to match most recent version provided, including updating the title of the form from "Affidavit (Cestui Que Trust)" to "Affidavit (Maker)".			
Affected item(s): Affidavit (Cestui Que Trust)			

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MONTANA

DOCUMENTS

Escrow

Certification of Trust			
New/Mod	Requested By	Incident No.	TFS No.
New	CT Billings		602842
New document. Render to view complete document.			
			
<p>Affected item(s): Certification of Trust</p>			

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Letter (Due Diligence)			
New/Mod	Requested By	Incident No.	TFS No.
Change	Settlement		602816
Updated to reflect the most recent version.			
<p>Affected item(s): Letter (Due Diligence)</p>			

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NEW JERSEY

DOCUMENTS

Title

<i>Title Search Report (With Optional Accommodation)</i>			
New/Mod Change	Requested By NJ Direct Ops	Incident No.	TFS No. 605551
For FNJO ownership profiles ONLY - The signature block has been modified to pull in the internal Underwriter (instead of the Title Office information).			
<div style="border: 1px solid black; padding: 10px;"> <p>Land Covered by this Report: 12345 Property Street, Anywhere, NJ 99999 This is the Escrow BRIEF legal description.</p> <p>According to the public records customarily searched to determine an interest in real estate, on the effective date stated above:</p> <ol style="list-style-type: none"> Fee Simple Title to the Land is vested, of record, in: Steven S. Seller and Sally S. Seller, as community property <p>The description of the Land contained in said deed is attached hereto as Schedule A.</p> <div style="background-color: yellow; padding: 5px; margin: 10px 0;">ABC Underwriter</div> <p>By: _____ Connie Pircio, Documents Specialist</p> </div>			
Affected item(s): Title Search Report (With Optional Accommodation)			

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NEW MEXICO

DOCUMENTS

Escrow

[Hold Harmless \(Manufactured Home\)](#)

New/Mod	Requested By	Incident No.	TFS No.
New	FT NM		604897

New document. Render to view complete document.

 Company Name	HOLD HARMLESS AGREEMENT
<p>Date: March 17, 2020 Order No.: JMoe CD Test-JDK Buyer(s): Bryan B. Buyer, Brenda Buyer and Buying Corp Seller(s): Selling Trust Property: 1111 Property Avenue, Suite 100, City, NM 55555</p>	
<p>THIS HOLD HARMLESS AGREEMENT ENTERED IN THIS 17th day of March, 2020 by and between Selling Trust (hereinafter referred to as "Seller"), Settlement Agent Ultra Escrow (hereinafter referred to as "Company") and Bryan B. Buyer, Brenda Buyer and Buying Corp (hereinafter, referred to as "Purchaser"); and</p>	
WITNESSETH:	
<p>THAT Seller is selling the property including improvements located at 1111 Property Avenue, Suite 100 City, County County, New Mexico 55555 (hereinafter referred to as "Subject Property") to Purchaser and a Manufactured Home identified as a Make, Model, Serial Number(s) SN5555 (hereinafter referred to as "Home"); is located on the subject property, and</p>	

Affected item(s):

NMD1184.doc - Hold Harmless (Manufactured Home) (New)

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NEW YORK

DOCUMENTS

Title

Acknowledgement for Title Insurance			
New/Mod Change	Requested By NNY Ops/Bufalo	Incident No.	TFS No. 598802
Updated to show leasehold policy amounts under the "Other" section.			
Affected item(s): Acknowledgment for Title Insurance			

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Addendum to TP-584																									
New/Mod New	Requested By Albany	Incident No.	TFS No. 599914																						
New document. Render to view complete document.																									
<p>NEW YORK TAX LAW SECTION 1409(a) LLC GRANTOR OR GRANTEE OF 1 TO 4 FAMILY RESIDENTIAL PROPERTY</p> <p>This document is accompanying Form TP584 and is submitted in compliance with Tax Law Section 1409(a). The <input type="checkbox"/> Grantor <input type="checkbox"/> Grantee is _____, LLC.</p> <p>The names and business addresses of all the members, managers, and any other authorized persons of such limited liability company are as follows:</p> <table border="0" style="width: 100%;"> <thead> <tr> <th style="text-align: left;">Name</th> <th style="text-align: left;">Business Address</th> </tr> </thead> <tbody> <tr><td>_____</td><td>_____</td></tr> </tbody> </table>				Name	Business Address	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Name	Business Address																								
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Affected item(s): NYD1716.doc - Addendum to TP-584 (New)																									

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ALTA Loan Policy 2006 (NY) ALTA Owner's Policy 2006 (NY)			
New/Mod Change	Requested By NNY	Incident No.	TFS No. 605123
These documents have been updated to automatically include the TIRSA Policy Authentication Endorsement whenever the Standard New York Endorsement is included.			
Affected item(s): ALTA Loan Policy 2006 (NY) ALTA Owner's Policy 2006 (NY)			

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<i>Certified Search</i>			
New/Mod New	Requested By CT Albany	Incident No.	TFS No. 601205
New document. Render to view complete document.			
 <div style="float: right; text-align: right;"> <p>100 Escrow Office Street EO City, CO 54545 Phone: (800)777-4444 / Fax: (800)444-7777</p> <p>CERTIFIED SEARCH Search No.: JM CD Test Effective Date of Search: August 26, 2019</p> </div>			
<p>Prepared For: Jackson Law Services, LLC 100 Attorney Lane, Places, CA 45567 Hannah Jackson</p> <p>Escrow Office Name ServiceLink certifies that it has examined or caused to be examined all of the public records of the County Clerk's Office in which the premises are situate relative to real estate titles to the extent same are customarily examined by title abstractors for the following title matters: deeds, open mortgages, judgments, liens, lis pendens, federal tax liens, tax sale certificates and real estate taxes against the premises and finds only the returns set forth herein.</p> <p><u>Premises Searched Against:</u></p> <p>Address: 1111 Property Avenue, Prop City, NY 55555, County Name</p> <p>Tax Map No.: 1111APN and 121212TM</p>			
<p>Affected item(s): NYD1722.doc - Certified Search (New)</p>			

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<i>Master Loan Policy (NY)</i>			
<i>Master Owner's Policy (NY)</i>			
New/Mod Change	Requested By NNY	Incident No.	TFS No. 605123
These documents have been updated to automatically include the TIRSA Policy Authentication Endorsement whenever the Standard New York Endorsement is included.			
<p>Affected item(s): Master Loan Policy (NY) Master Owner's Policy (NY)</p>			

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<i>NY Title Bill</i>			
New/Mod Change	Requested By GR-RH Ops Manager	Incident No.	TFS No. 604507
Removed "Note: Your Title Closer may not accept any payment from/ or on behalf of the Applicant/Insured" (this only showed up for orders where the owning profile contains 'NY OAC\FGWH' and is set to Final Statement which shows the signature lines).			
<p>Affected item(s): NY Title Bill</p>			

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Standard New York Endorsement (Loan Policy) Standard New York Endorsement (Owner's Policy)			
New/Mod Change	Requested By NNY	Incident No.	TFS No. 605123
These documents have been updated to automatically include the TIRSA Policy Authentication Endorsement whenever the Standard New York Endorsement is included.			
Affected item(s): Standard New York Endorsement (Loan Policy) Standard New York Endorsement (Owner's Policy)			

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NORTH CAROLINA

DOCUMENTS

Invoice (NC)			
New/Mod New	Requested By Corporate Accounting	Incident No.	TFS No. 469084
Added scannable order number to top right corner for corporate accounting scanner.			
Affected item(s): NCD1014.spdoc - Invoice (NC) (New)			

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REPORTS

Corporate Invoice			
New/Mod Change	Requested By FNF Support	Incident No.	TFS No. 606572
Updated invoice to allow formula to be detected in the additional thank you message field.			
Affected item(s): Corporate Invoice			

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OHIO

DOCUMENTS

Escrow

<i>Notice of Impending Escheat of Funds (eMoney)</i>			
New/Mod Change	Requested By Settlement	Incident No.	TFS No. 602824
Updated to reflect the most recent version.			
Affected item(s): Notice of Impending Escheat of Funds (eMoney)			

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<i>Owner's Gap Affidavit and Indemnity (PACA) - GL</i>			
New/Mod Change	Requested By GL Westerville	Incident No.	TFS No. 600138
Modified to render signatures like they are setup in the file.			
Affected item(s): Owner's Gap Affidavit and Indemnity (PACA) - GL			

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OREGON

DOCUMENTS

Escrow

<i>Assignee Instructions - OR (fka EI - Assignment of Interest Instructions)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	TT Portland		602627
Added new ATTACHMENT TO ASSIGNEE INSTRUCTIONS page.			
Affected item(s): Assignee Instructions - OR			

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<i>EI Revisions</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Penny Hoskins		602454
Removed the Address/Phone/Fax/Email from the signatures which followed the General Provisions.			
Affected item(s): EI - Borrower's (EIS - Legal) EI - Borrower's (EIS) EI - Buyer's (EIS - Legal) EI - Buyer's (EIS) EI - Seller's (EIS - Legal) EI - Seller's (EIS)			

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<i>Letter (Escheated Funds)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	FNF Corporate		603074
Disabled document in favor of the corporate version.			
Affected item(s): Letter (Escheated Funds)			

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PENNSYLVANIA

DOCUMENTS

Title

<i>TIRBOP 1270 - Same As Survey (ALTA 25-06) - NCS PA PHILLY ONLY</i>			
<i>TIRBOP 1271 - Same As Survey (ALTA 25-06) - NCS PA PHILLY ONLY</i>			
New/Mod Change	Requested By NCS PA Philly	Incident No.	TFS No. 603535
<p>NCS PA PHILLY ONLY: A prompted field has been added to enable users to include a "last revised" date after the survey date when the endorsement is rendered. If the prompt is not filled in, the "last revised" language will not print on the form. (The field is prompted (and not on the Endorsements screen) as this new field/functionality is not available for other PA operations.)</p>			

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REPORTS

Audit Trial Balance			
New/Mod New	Requested By Anthony Letizia	Incident No.	TFS No. 602719
New report for Pittsburgh NCS office to show orders with balances in the date range along with sum of receipts and disbursements in the same period.			
Affected item(s): Audit Trial Balance			

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TEXAS

DOCUMENTS

Escrow

<i>Closer's Worksheet</i>			
New/Mod Change	Requested By Escrow Admin	Incident No.	TFS No. 602440
Added Settlement Date to the upper left of the form.			
Affected item(s): Closer's Worksheet			

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<i>Wire Transfer Authorization</i>			
New/Mod Change	Requested By Elise Kitchens	Incident No.	TFS No. 602442
Added "Received in person" language.			
Affected item(s): Wire Transfer Authorization			

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Title

OTP and LTP Cover Letters			
New/Mod Change	Requested By Chicago Title DFW	Incident No.	TFS No. 603554
Added "Recorded Documents, if applicable" to the list of items that may be enclosed.			
Affected item(s): TXFNFESC_Letter(LoanPolicyCoverSheet).doc - Letter (Loan Policy Cover Sheet) (New) TXFNFESC_Letter(OwnerPolicyCoverSheet).doc - Letter (Owner's Policy Cover Sheet) (New)			

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REPORTS

Dallas CPF Daily Summary			
New/Mod Change	Requested By	Incident No.	TFS No.
	Dallas CPF		597626
Added two new options to this report: 1. Added checkbox to be able to exclude orders not submitted to the workflow. 2. Separated out Agent and Title Only orders on the brands. These will now show as their own separate "brand" in the drop down to select. Affected item(s): Dallas CPF Daily Summary			

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WASHINGTON

DOCUMENTS

Escrow

City of Lynden Utility Request			
New/Mod Change	Requested By CT Bellingham	Incident No.	TFS No. 602445
Updated to match most recent version.			
Affected item(s): City of Lynden Utility Request			

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Master Real Estate Excise Tax Affidavit - Exempt (2020)

New/Mod Change	Requested By Penny Hoskins	Incident No.	TFS No. 604108
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A new custom field prompt has been added to account for the Gross and Taxable Selling Price.

The screenshot displays three instances of the 'Warranty Deed' form, each with a 'Gross and Taxable selling price (leave empty if \$0)' dropdown menu and associated monetary fields.

- Form 1:** The dropdown menu is set to 'From Deed'. The 'Gross Selling Price' is \$10.00, '*Personal Property (deduct)' is blank, 'Exemption Claimed (deduct)' is blank, and the 'Taxable Selling Price' is \$10.00.
- Form 2:** The dropdown menu is set to 'Other'. A red arrow points from this dropdown to the dropdown of the third form.
- Form 3:** The dropdown menu is blank. The 'Gross and Taxable selling price' field contains the value '\$175,000.00'. The 'Gross Selling Price' is \$175,000.00, '*Personal Property (deduct)' is blank, 'Exemption Claimed (deduct)' is blank, and the 'Taxable Selling Price' is \$175,000.00.
- Form 4:** The dropdown menu is blank. The 'Gross Selling Price' is \$0.00, '*Personal Property (deduct)' is blank, 'Exemption Claimed (deduct)' is blank, and the 'Taxable Selling Price' is \$0.00.

Affected item(s):

Master Real Estate Excise Tax Affidavit - Exempt (2020)

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Master Real Estate Excise Tax Affidavits (2)

New/Mod Change	Requested By Penny Hoskins	Incident No.	TFS No. 605071
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Prompt has been added for user to select how the grantor and grantee phone numbers pull to the document.

Grantor and Grantee Phone Numbers

Do not show phone numbers

Show phone numbers as entered in file

Show Settlement Agent's phone number

Check box if partial sale, indicate % _____ sold. List percentage of ownership acquired next to name.

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20px; text-align: center;">1</td> <td>Name <u>Samuel S. Seller and Samantha S. Seller</u></td> </tr> <tr> <td style="text-align: center;">SELLER GRANTOR</td> <td>Mailing Address <u>123 Seller Fwd Street</u></td> </tr> <tr> <td></td> <td>City/State/Zip <u>Seller Fwd City, WA 55555</u></td> </tr> <tr> <td></td> <td>Phone No. (including area code) <u>(111)111-1111</u></td> </tr> </table>	1	Name <u>Samuel S. Seller and Samantha S. Seller</u>	SELLER GRANTOR	Mailing Address <u>123 Seller Fwd Street</u>		City/State/Zip <u>Seller Fwd City, WA 55555</u>		Phone No. (including area code) <u>(111)111-1111</u>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20px; text-align: center;">2</td> <td>Name <u>Bryan B. Buyer and Brenda B. Buyer</u></td> </tr> <tr> <td style="text-align: center;">BUYER GRANTEE</td> <td>Mailing Address <u>1 Buyer Fwd Address</u></td> </tr> <tr> <td></td> <td>City/State/Zip <u>Buyer Fwd City, WA 48759</u></td> </tr> <tr> <td></td> <td>Phone No. (including area code) <u>(222)222-2222</u></td> </tr> </table>	2	Name <u>Bryan B. Buyer and Brenda B. Buyer</u>	BUYER GRANTEE	Mailing Address <u>1 Buyer Fwd Address</u>		City/State/Zip <u>Buyer Fwd City, WA 48759</u>		Phone No. (including area code) <u>(222)222-2222</u>
1	Name <u>Samuel S. Seller and Samantha S. Seller</u>																
SELLER GRANTOR	Mailing Address <u>123 Seller Fwd Street</u>																
	City/State/Zip <u>Seller Fwd City, WA 55555</u>																
	Phone No. (including area code) <u>(111)111-1111</u>																
2	Name <u>Bryan B. Buyer and Brenda B. Buyer</u>																
BUYER GRANTEE	Mailing Address <u>1 Buyer Fwd Address</u>																
	City/State/Zip <u>Buyer Fwd City, WA 48759</u>																
	Phone No. (including area code) <u>(222)222-2222</u>																

Grantor and Grantee Phone Numbers

Do not show phone numbers

Show phone numbers as entered in file

Show Settlement Agent's phone number

Check box if partial sale, indicate % _____ sold. List percentage of ownership acquired next to name.

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20px; text-align: center;">1</td> <td>Name <u>Samuel S. Seller and Samantha S. Seller</u></td> </tr> <tr> <td style="text-align: center;">SELLER GRANTOR</td> <td>Mailing Address <u>123 Seller Fwd Street</u></td> </tr> <tr> <td></td> <td>City/State/Zip <u>Seller Fwd City, WA 55555</u></td> </tr> <tr> <td></td> <td>Phone No. (including area code) <u>(800)777-4444</u></td> </tr> </table>	1	Name <u>Samuel S. Seller and Samantha S. Seller</u>	SELLER GRANTOR	Mailing Address <u>123 Seller Fwd Street</u>		City/State/Zip <u>Seller Fwd City, WA 55555</u>		Phone No. (including area code) <u>(800)777-4444</u>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20px; text-align: center;">2</td> <td>Name <u>Bryan B. Buyer and Brenda B. Buyer</u></td> </tr> <tr> <td style="text-align: center;">BUYER GRANTEE</td> <td>Mailing Address <u>1 Buyer Fwd Address</u></td> </tr> <tr> <td></td> <td>City/State/Zip <u>Buyer Fwd City, WA 48759</u></td> </tr> <tr> <td></td> <td>Phone No. (including area code) <u>(800)777-4444</u></td> </tr> </table>	2	Name <u>Bryan B. Buyer and Brenda B. Buyer</u>	BUYER GRANTEE	Mailing Address <u>1 Buyer Fwd Address</u>		City/State/Zip <u>Buyer Fwd City, WA 48759</u>		Phone No. (including area code) <u>(800)777-4444</u>
1	Name <u>Samuel S. Seller and Samantha S. Seller</u>																
SELLER GRANTOR	Mailing Address <u>123 Seller Fwd Street</u>																
	City/State/Zip <u>Seller Fwd City, WA 55555</u>																
	Phone No. (including area code) <u>(800)777-4444</u>																
2	Name <u>Bryan B. Buyer and Brenda B. Buyer</u>																
BUYER GRANTEE	Mailing Address <u>1 Buyer Fwd Address</u>																
	City/State/Zip <u>Buyer Fwd City, WA 48759</u>																
	Phone No. (including area code) <u>(800)777-4444</u>																

Grantor and Grantee Phone Numbers

Do not show phone numbers

Show phone numbers as entered in file

Show Settlement Agent's phone number

Affected item(s):
 Master Real Estate Excise Tax Affidavit - Exempt (2020)
 Master Real Estate Excise Tax Affidavit (2020)

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<i>MH Real Estate Excise Tax Affidavit (2)</i>			
New/Mod Change	Requested By CT Vancouver	Incident No.	TFS No. 602447
Updated to reflect most recent versions.			
Affected item(s): MH Real Estate Excise Tax Affidavit MH Real Estate Excise Tax Affidavit - Blank			

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<i>Notice of Impending Escheat of Funds</i>			
New/Mod Change	Requested By FNF Corporate	Incident No.	TFS No. 603076
Disabled document in favor of the corporate version.			
Affected item(s): Notice of Impending Escheat of Funds			

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<i>Wire Information</i>																	
New/Mod Change	Requested By Penny Hoskins	Incident No.	TFS No. 605583														
When the Bank listed is US Bank and the address is being shown, new verbiage is shown.																	
<table border="1" style="width: 100%;"> <tr> <th colspan="2" style="text-align: center;">WIRING INFORMATION</th> </tr> <tr> <td colspan="2">Our wiring instructions for the transaction referenced herein are as follows:</td> </tr> <tr> <td>To:</td> <td>Escrow Office Name</td> </tr> <tr> <td>Bank:</td> <td>US Bank 101 Banking Ave. Suite 2 New York, New York 00000</td> </tr> <tr> <td>ABA/Routing No.:</td> <td>123456789 (This ABA/Routing Number maps to numerous locations. This is the location for our Customer Service.)</td> </tr> <tr> <td>Account Name:</td> <td>Escrow Office Name</td> </tr> <tr> <td>Account No.:</td> <td>098765411</td> </tr> </table>				WIRING INFORMATION		Our wiring instructions for the transaction referenced herein are as follows:		To:	Escrow Office Name	Bank:	US Bank 101 Banking Ave. Suite 2 New York, New York 00000	ABA/Routing No.:	123456789 (This ABA/Routing Number maps to numerous locations. This is the location for our Customer Service.)	Account Name:	Escrow Office Name	Account No.:	098765411
WIRING INFORMATION																	
Our wiring instructions for the transaction referenced herein are as follows:																	
To:	Escrow Office Name																
Bank:	US Bank 101 Banking Ave. Suite 2 New York, New York 00000																
ABA/Routing No.:	123456789 (This ABA/Routing Number maps to numerous locations. This is the location for our Customer Service.)																
Account Name:	Escrow Office Name																
Account No.:	098765411																
Affected item(s): Wire Information																	

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WISCONSIN

DOCUMENTS

Escrow

<i>Abandoned Property - Notify</i>			
New/Mod Change	Requested By Settlement	Incident No.	TFS No. 602829
Updated to reflect the most recent version.			
Affected item(s): Abandoned Property - Notify			

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LIBERTY TITLE

DOCUMENTS

Initial Fee Quote			
New/Mod Change	Requested By	Incident No.	TFS No.
	FNF Implementation\FNF Config		603585
Updated document to not write the value back to the order for the bill to contact selected on the parameter screen.			
Affected item(s): Initial Fee Quote			

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REPORTS

WSOB Export			
New/Mod Change	Requested By Liberty Title Ops	Incident No.	TFS No. 604737
Added new columns for Canceled Date and Interest Rate.			
Affected item(s): WSOB Export			

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NOVARE NATIONAL SETTLEMENT SERVICES

DOCUMENTS

Title

ALTA Commitment 2016 (NC)			
New/Mod Change	Requested By Novare	Incident No.	TFS No. 606059
Item 3 ("The estate or interest in the land...") of Schedule A has been modified to pull the standard Ownership Interest field from the Commitment screen.			
Affected item(s): ALTA Commitment 2016 (NC)			

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Corporate Invoice			
New/Mod Change	Requested By Novare Ops	Incident No.	TFS No. 602540
Updated the logic for the remit to address for Novare profile to always show the OAC address as: 4210 Riverwalk Parkway Suite 200 Riverside, CA 92505 Affected item(s): Corporate Invoice			

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REPORTS

Title Production			
New/Mod Change	Requested By Novare Ops	Incident No.	TFS No. 599343
Added option to be able to run the report by the search vendor.			
Affected item(s): Title Production			

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NCS

DOCUMENTS

Escrow

[Request for Information](#)

New/Mod Change	Requested By FT Seattle NCS	Incident No.	TFS No. 602630
--------------------------	---------------------------------------	---------------------	--------------------------

New version will render for refinance transactions.



100 Escrow Office Street
EO City, WA 54545
Phone: (800)777-4444 / Fax: (800)444-7777

REQUEST FOR INFORMATION

Name: _____ **SS/Tax ID No.:** _____

Home Phone: _____ **Work Phone:** _____

Forwarding Address: _____

Email Address: _____

- * Are there any leased or rented equipment or fixtures on the property? Yes No
If yes, what? _____
If Debt or Account Information, please provide: _____
- * Are there any lease terms over a year? If yes, please provide a copy of the long term lease, for title review.
- * If title is held as a business entity, please provide appropriate operating agreements or resolutions, for title review.
- * Please provide a copy of the rentroll and deposit list.
- * Do you have a management company employed in collecting the rents? If so, please provide contact information: _____
- * Type of property: _____ Number of Units: _____ Number of Buildings: _____

FIRST MORTGAGE LOAN

Affected item(s):
Request for Information

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REPORTS

Opened/Closed Pipeline Commercial			
New/Mod Change	Requested By DC NCS	Incident No.	TFS No. 600910
1. Added new parameter on to determine what values show in the net premium column 2. Updated values show in the Gross Revenue column to be sum of Gross Premium and Non Premium Revenue 3. Updated Net Premium column to show the sum of TP and END bill codes, plus amount of shared rev income/expense column. Can also add in other amounts based on new parameter selection.			
Affected item(s): Opened/Closed Pipeline Commercial			

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TECHNICAL NOTES (FOR LOCAL IT/SUPPORT)

Any new documents or reports in this build are listed in the Title and/or Escrow User Release Notes. Due to the state-specific 'All Documents' tree, these new documents are automatically available to the users upon the push to test or production.

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

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