

# SOFTPRO SELECT

## RELEASE NOTES



APRIL, 2015

Testing Release Date: April 2, 2015

Production Release Date: April 17, 2015



# APRIL RELEASE NOTES

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# APRIL RELEASE NOTES

## ALL STATES/SITES

### DOCUMENTS

#### Escrow

#### 1099 Certification of Exempt Status 1099 Exempt Volume Transferor

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New/Mod	CT Metro	N/A	256250	SSCORPD5447.doc

Removed second page from existing 1099 Exempt Volume Transferor and created 1099 Certification of Exempt Status.  
Render to view complete document.

**CERTIFICATION OF EXEMPT STATUS**

The undersigned Taxpayer, hereby certifies,

Name of Taxpayer \_\_\_\_\_

Permanent Address  
Of Taxpayer \_\_\_\_\_

Tax Identification No. \_\_\_\_\_

Under penalty of perjury, the undersigned is in the business of \_\_\_\_\_  
\_\_\_\_\_ on real property and conveying  
said properties;

New document created by removing second page of existing 1099 Exempt Volume Transferor.

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#### EI - Interest Bearing Accounts EI - Interest Bearing Accounts (Legal)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New/Mod	FNT Sacramento	N/A	255376	SSCORPD5445.doc

Created letter size version of existing document. Added "(Legal)" to end of existing document title in footer and to the title in the tree to distinguish between the different documents.

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# APRIL RELEASE NOTES

## EI Third Party Deposit - Multiple Parties

## EI Third Party Deposit - Multiple Parties (Legal)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New/New	CT Sacramento	N/A	256680	SSCORPD5448.doc, SSCORPD5451.doc

New document. Render to view complete document.

<b>THIRD PARTY DEPOSIT ESCROW INSTRUCTIONS</b>	
<p>Courtney Harty, Documents Specialist Chicago Title Company 1234 Main Street Sacramento, CA 95826 Phone: 522-655-5656 Fax: 522-655-5657</p>	<p><b>Date:</b> March 30, 2015 <b>Escrow No.:</b> 2014080299RBCH <b>Property:</b> 1234 Main Street Dallas, CA 75207 4321 Main Street Dallas, CA 75207</p>
<p><input checked="" type="checkbox"/> I hand you herewith my check in the amount of \$2,000.00</p> <p>Or;</p> <p><input type="checkbox"/> I have wired \$_____ to your trust account</p>	

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# APRIL RELEASE NOTES

<b>Settlement Statements</b>				
<b>NEW/MOD</b>	<b>REQUESTED BY</b>	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s).</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
MOD	CA-SoCal	N/A	250071,245828	
<ul style="list-style-type: none"><li>Removed the Lender information from the header of the Seller and Master Settlement Statements, per Escrow Admin/Settlement</li><li>When order is "Cash Sale", any charge that would normally appear in the "New Loan Charges" section should instead appear in the "Miscellaneous Charges" section</li></ul>				

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# APRIL RELEASE NOTES

## REPORTS

\*\*\*All report enhancements listed are for SoftPro Select v3.0 unless otherwise noted\*\*\*

### Fees By Selection

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT-Chicago Metro/OAC	N/A	256810,255440	
<ul style="list-style-type: none"> <li>On Excel Export format, added columns for the Settlement Agent and Revenue Operation Code</li> <li>Re-labeled the existing Format type as "CRRAR Recon by Trust Acct/AR Op"</li> <li>Added a new Format type as "CRRAR Recon by AR Op"; when selected, the only difference is to remove the grouping by Trust Account               <ul style="list-style-type: none"> <li>For the 2 CRRAR Recon formats, logic was updated so that when a Settlement Agent is used as the AR Operation Code, the Settlement Agent must be a revenue contact</li> <li>For the 2 CRRAR Recon formats, no longer will display zero-charge END (endorsement) amounts</li> </ul> </li> </ul>				

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### Invoice Aging Report

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT NC	N/A	243383	
<ul style="list-style-type: none"> <li>Added an "Order Status" filter</li> </ul>				

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### Order Exceptions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT Orange Co	N/A	248144	
<ul style="list-style-type: none"> <li>Added option to "Group 1" dropdown for "Sales Rep-combined"</li> <li>Removed "Missing Bill Code" Exceptions</li> </ul>				

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### Order Log

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	WA	N/A	254117	
<ul style="list-style-type: none"> <li>Corrected missing Buyer/Seller names</li> </ul>				

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# APRIL RELEASE NOTES

## Order Task Report

NEW/MOD MOD	REQUESTED BY SoftPro	FOOTPRINTS No(s). N/A	TFS No(s). 247674	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"><li>Added Title Company to the "Group by" options.</li></ul>				

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## Orders by Selection

NEW/MOD MOD	REQUESTED BY CT-Inland	FOOTPRINTS No(s). N/A	TFS No(s). 242073	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"><li>Added a new option to the "Contact information to display" dropdown for "Names, Addresses, Phone Numbers &amp; Emails"</li><li>Corrected report error when the loan amount is over 999 million</li></ul>				

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## Trending by Selection

NEW/MOD MOD	REQUESTED BY FT- SAC	FOOTPRINTS No(s). N/A	TFS No(s). 240240	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"><li>Added Branch County to Group 1 dropdown</li></ul>				

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## Weekly Summary of Business Worksheet

NEW/MOD MOD	REQUESTED BY FNF WA	FOOTPRINTS No(s). N/A	TFS No(s). 253841	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"><li>Corrected error when grouping by "Branch County"</li></ul>				

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# APRIL RELEASE NOTES

<b>**Performance Improvements**</b>				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	SoftPro	N/A	256192,250901,26195,254985,257684,256202	
<ul style="list-style-type: none"> <li>• Performance improvements made to the following reports, so they will render more quickly               <ul style="list-style-type: none"> <li>○ Opened/Closed Orders by Selection</li> <li>○ Order Exceptions</li> <li>○ Outstanding Checks</li> <li>○ Overdraft</li> <li>○ Transaction Activity</li> <li>○ SPAdmin User/Group Permissions</li> </ul> </li> </ul>				

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<b>**Property County Grouping**</b>				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	SoftPro	N/A	241231	
<ul style="list-style-type: none"> <li>• Property County group has been changed to Property State County on the following reports               <ul style="list-style-type: none"> <li>○ Orders By Selection</li> <li>○ Order Log</li> <li>○ Order Count/Revenue Summary</li> <li>○ Title Production</li> <li>○ Policy Production</li> </ul> </li> </ul>				

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# APRIL RELEASE NOTES

## CALIFORNIA

### DOCUMENTS

#### Escrow

#### 1099 Certification of Exempt Status

#### 1099 Exempt Volume Transferor

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New/Mod	CT Metro	N/A	256250	

Removed second page from existing 1099 Exempt Volume Transferor and created 1099 Certification of Exempt Status.  
Render to view complete document.

**CERTIFICATION OF EXEMPT STATUS**

The undersigned Taxpayer, hereby certifies,

Name of Taxpayer \_\_\_\_\_

Permanent Address \_\_\_\_\_  
Of Taxpayer \_\_\_\_\_

Tax Identification No. \_\_\_\_\_

Under penalty of perjury, the undersigned is in the business of \_\_\_\_\_  
\_\_\_\_\_ on real property and conveying  
said properties;

New document created by removing second page of existing 1099 Exempt Volume Transferor.

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#### City Report Request - Thousand Oaks

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Ventura	N/A	255372	

Revised to match the new application form provided by the City.

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#### Info Sheet

#### Info Sheet (Letter)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	SoCal	N/A	255363	

Added coding to suppress the hazard/fire insurance information if the transaction type is a purchase.

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# APRIL RELEASE NOTES

## Lender Documents

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Los Gatos	N/A	256464	

Affected docs:

- Affidavit (Lost Note)
- Demand - Private
- Request for Full Reconveyance (RECON/SUB)
- Request for Partial Reconveyance (RECON/SUB)
- Substitution of Trustee (RECON/SUB)
- Substitution of Trustee and Deed of Partial Reconveyance (RECON/SUB)
- Substitution of Trustee Full Reconveyance (RECON/SUB)
- Substitution of Trustee Partial Reconveyance (RECON/SUB)

Revised to add signature option for Private Lenders.

**Custom Fields**

Website Address:

Bill To:

**Is this a private lender?**

When the Private Lender box on the Payoff Lender Contact Screen is checked, Payoff Lender signature information will be entered on the document.



Dated: March 30, 2015

**PAYOFF LENDER COMPANY:**

---

Sam Lender

Payoff Lender signature appears here when box for Private Lender is checked.



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## Preliminary Change of Ownership (PCOR)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Susanville	N/A	255519	

Corrected typos on pages 3 and 4 (if applicable)

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# APRIL RELEASE NOTES

Recordables								
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)				
Mod	SoCal	N/A	255370					
<p>Changed layout of top section of recordables.</p> <p><b>** Please test this on the Grant Deed; additional recordable documents are in progress. **</b></p>								
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%; padding: 5px;"> <p><b>RECORDING REQUESTED BY:</b> Chicago Title Insurance Company</p> <p><b>Escrow Order No.:</b> 98441</p> <p><b>When Recorded Mail Document To:</b> Eden L. Monroe and Acsher M. Monroe 17 Knickerbocker Street, Suite A, forwarding Ballston Spa, CA 12020</p> </td> <td style="width: 60%;"></td> </tr> <tr> <td style="border-top: 1px solid black; padding-top: 5px;">APN/Parcel ID(s): <a href="#">APN17955</a></td> <td style="border-top: 1px solid black; padding-top: 5px; text-align: right;">SPACE ABOVE THIS LINE FOR RECORDER'S USE</td> </tr> </table>					<p><b>RECORDING REQUESTED BY:</b> Chicago Title Insurance Company</p> <p><b>Escrow Order No.:</b> 98441</p> <p><b>When Recorded Mail Document To:</b> Eden L. Monroe and Acsher M. Monroe 17 Knickerbocker Street, Suite A, forwarding Ballston Spa, CA 12020</p>		APN/Parcel ID(s): <a href="#">APN17955</a>	SPACE ABOVE THIS LINE FOR RECORDER'S USE
<p><b>RECORDING REQUESTED BY:</b> Chicago Title Insurance Company</p> <p><b>Escrow Order No.:</b> 98441</p> <p><b>When Recorded Mail Document To:</b> Eden L. Monroe and Acsher M. Monroe 17 Knickerbocker Street, Suite A, forwarding Ballston Spa, CA 12020</p>								
APN/Parcel ID(s): <a href="#">APN17955</a>	SPACE ABOVE THIS LINE FOR RECORDER'S USE							

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# APRIL RELEASE NOTES

## FLORIDA

### DOCUMENTS

#### Title

#### Florida Mortgage Priority Guarantee

<b>NEW/MOD</b> New	<b>REQUESTED BY</b> Underwriting	<b>FOOTPRINTS No(s).</b> n/a	<b>TFS No(s).</b> 256701	<b>FILE NAME (NEW ITEMS ONLY)</b> GyrS_MtgPrio_FL
-----------------------	-------------------------------------	---------------------------------	-----------------------------	--

**Screenshot One Page Only. Render in Test Site to See Full Version.**

**FLORIDA MORTGAGE PRIORITY GUARANTEE**

---

Issued By:



**Fidelity National Title**  
Insurance Company

Guarantee Number:

**LoanPolNum-456**

Dated	Liability	Fee
March 31, 2015 at 12:00 AM	\$100,000.00	\$125.00

SUBJECT TO THE PROVISIONS, CONDITIONS AND STIPULATIONS HEREIN, FIDELITY NATIONAL TITLE INSURANCE COMPANY, a California corporation, hereinafter called the Company, guarantees.

Mortgage Brokers R Us

hereinafter called the Assured, against loss or damage, not exceeding the liability amount stated above, and costs, expenses, and attorneys' fees arising by reason of the establishment by entry of a final order, judgment, or decree of a court of competent jurisdiction that the validity, enforceability, or priority of the mortgage described herein has been diminished or lost by reason of the modification or amendment, executed by NAME OF FIRST PARTY and NAME OF SECOND PARTY, dated February 28, 2015, and recorded March 31, 2015 at Official Records RECORDING INFO of the Official Records of County of Santa Rosa, State of Florida, to the indebtedness secured by the recorded mortgage described as:

Mortgage executed by Mickey mouse to Mortgage Brokers R Us dated , filed for record on at in , Santa Rosa County, Florida, in the principal sum of \$150,000.00.

This Guarantee does not assure the validity, enforceability or priority of the above described mortgage but only assures that the validity, enforceability, or priority of the mortgage, if any, has not been diminished or lost by reason of the modification shown above.

This Guarantee does not assure the status or ownership of the title to the estate or interest in the land described in the mortgage.

THE COVERAGE GIVEN BY THIS PAGE IS NOT VALID UNLESS THIS PAGE IS ACCOMPANIED BY THE GUARANTEE COVER CONTAINING THE GUARANTEE CONDITIONS AND STIPULATIONS.

**Fidelity National Title Insurance Company**

By:

**Fidelity National Title of Florida, Inc.**  
1390 Hope Rd, Suite 300  
Maitland, FL 32751

Countersigned By:

\_\_\_\_\_

Authorized Officer or Agent



Attest:

\_\_\_\_\_

Secretary

**Fidelity National Title Insurance Company**

By:



\_\_\_\_\_

President

Florida Mortgage Priority Guarantee (05/01/2013)

Printed: 03.31.15 @ 07:17 PM  
FL-CT—SPG-2779609-1-15-X-SVO-FL140012 - CP test FL

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# APRIL RELEASE NOTES

## TEXAS

### DOCUMENTS

#### Escrow

#### Affidavit (Homestead)

NEW/MOD Mod	REQUESTED BY AT-Ft. Worth	FOOTPRINTS No(s). N/A	TFS No(s). 254759	FILE NAME (NEW ITEMS ONLY)
----------------	------------------------------	--------------------------	----------------------	----------------------------

Document prompts and allows for a choice of the buyer(s)/seller(s) for whom each document will be rendered. Signature section will display the same individual(s) selected in prompt. Also modified to allow for multiple properties to be selected and listed in the document.

**Document Selection**

Please make one or more selections for each document below.

Check ▾

**Affidavit (Homestead)**

- Buyer/Borrower John Smith and Mary Smith (B)
- Seller Sam Seller (S)
- Buyer/Borrower Corporation (B2)

The document now prompts and allows for a choice of the buyer(s)/seller(s) for whom each document will be rendered.

**Select Any**

**Affidavit (Homestead)**  
Buyer/Borrower John Smith and Mary Smith (B)

A reference to some Properties was encountered. Please choose any of the qualifying Properties below.

Check ▾

- Property 1
- Property 2

Multiple properties can be selected to be listed in the document.

THAT the following described property situated in Dallas County, Texas:  
 1234 Main Street, Dallas, TX 75207  
 4321 Main Street, Dallas, TX 75207

Properties selected are listed.

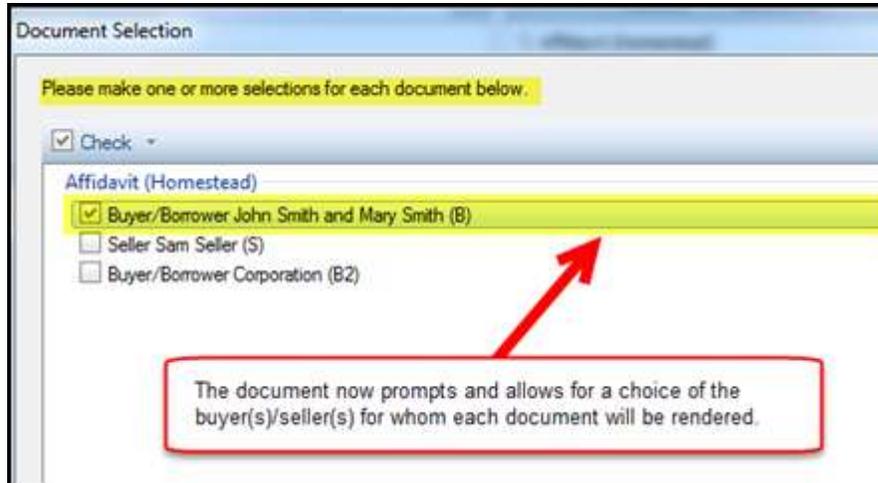
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# APRIL RELEASE NOTES

## Affidavit (Seller's/Borrower's Affidavit As To Debts, Liens, And Possession)

<b>NEW/MOD</b> Mod	<b>REQUESTED BY</b> AT-Ft. Worth	<b>FOOTPRINTS No(s).</b> N/A	<b>TFS No(s).</b> 254759	<b>FILE NAME (NEW ITEMS ONLY)</b>
-----------------------	-------------------------------------	---------------------------------	-----------------------------	-----------------------------------

Document prompts and allows for a choice of the buyer(s)/seller(s) for whom each document will be rendered. Updated signature section so that signature line displays the same individual(s) selected in prompt.



THAT this affidavit and designation is made to induce a lender to make a loan to the undersigned to be secured by a Deed of Trust upon the property herein described and it is understood that such loan will only be disbursed in reliance upon the statements herein made under penalties of perjury.

John Smith	Date
Mary Smith	Date

Individual(s) on the signature line are the same as those selected in the initial prompt.

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# APRIL RELEASE NOTES

## Critical Dates

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	LT Dallas	N/A	256545	

New document. Render to view complete document.

1234 Main Street  
Dallas, TX 75207  
Phone: 522-655-5656 / Fax: 522-655-5657

**CRITICAL DATES ACCORDING TO THE SALES CONTRACT**  
1234 Main Street, Dallas, TX 75207  
4321 Main Street, Dallas, TX 75207

Escrow Officer: <a href="#">Courtney Harty</a>	Direct Line: 7489	Email: <a href="mailto:courtney.harty@softprocorp.com">courtney.harty@softprocorp.com</a>
Escrow Officer: <a href="#">Wayne Buehrer</a>	Direct Line: (919)829-1122 ext. 7512	Email: <a href="mailto:wayne.buehrer@SoftProCorp.com">wayne.buehrer@SoftProCorp.com</a>

The following are important dates we have identified for the Contract of Sale concerning the above described property:

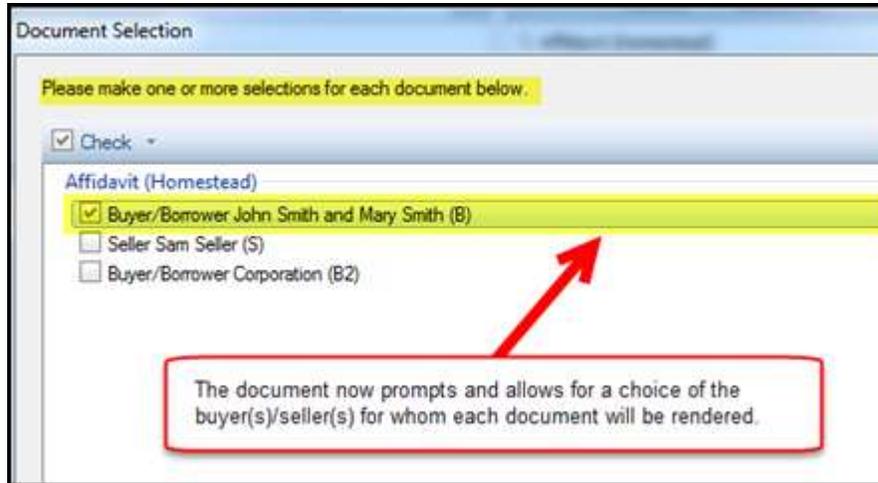
**Effective Date of Contract: \*\* Monday, March 2, 2015**

# APRIL RELEASE NOTES

## Disbursement Authorization

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	AT-Ft. Worth	N/A	254759	

Document prompts and allows for a choice of the buyer(s)/seller(s) for whom each document will be rendered. Updated signature section so that signature line displays the same individual(s) selected in prompt.



THAT this affidavit and designation is made to induce a lender to make a loan to the undersigned to be secured by a Deed of Trust upon the property herein described and it is understood that such loan will only be disbursed in reliance upon the statements herein made under penalties of perjury.

John Smith		Date
Mary Smith		Date

Individual(s) on the signature line are the same as those selected in the initial prompt.



# APRIL RELEASE NOTES

## REPORTS

Dallas CPF Daily Summary				
NEW/MOD MOD	REQUESTED BY Dallas CPF	FOOTPRINTS No(s). N/A	TFS No(s). 254058	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> <li>Updated report logic so that when "Show only exception orders" is checked, orders missing a product type are included/displayed</li> </ul>				

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Update/Policy Fallout				
NEW/MOD NEW	REQUESTED BY Dallas CPF	FOOTPRINTS No(s).	TFS No(s). 245708	FILE NAME (NEW ITEMS ONLY)
<p>Dallas CPF Custom Report: Shows orders where difference between closed date (or settlement date) and policy issued date (or commitment effective date) is greater than the entered number of days</p> <p>Report Name = Dallas CPF Update/Policy Fallout</p> <ul style="list-style-type: none"> <li>Report Location = 2-ProForm Reports-All\State and Operation Custom Reports\Texas\Dallas CPF</li> <li>Report Location = 2-ProForm Reports-TX\Operation Custom Reports\Dallas CPF</li> <li>Report Location = 2-ProForm Reports-TX Fee\Operation Custom Reports\Dallas CPF</li> <li>***User Parameters               <ol style="list-style-type: none"> <li>"Report type" dropdown: Pending Policy Fallout (default); Pending Update Fallout; Completed Policies-Audit &amp; Compliance; Completed Updates-Audit &amp; Compliance;</li> <li>Closed/Settlement Date from (default to yesterday)</li> <li>Closed/Settlement Date through (default to yesterday)</li> <li>"Include orders over X days (0 for all)" free text field; default to 30</li> <li>Brand (combobox using Brand_FNF# custom field; same as Dallas CPF Open Order Trend/SSCORP5238)</li> <li>Branch picklist</li> <li>Show report programming notes (default unchecked)</li> <li>Report Comments</li> </ol> </li> <li>***Report logic               <ol style="list-style-type: none"> <li>Always exclude canceled orders</li> <li>Always exclude orders with TO-No Policy custom field checked (TONoPolicy_FNFTX#)</li> <li>Always exclude Escrow Only orders UNLESS the Outsourced custom field is checked (Outsourced_FNF#)</li> <li>Always exclude orders beginning with 9046, 9134, 9611, 4712, 4713, 5712, 5713, 2211</li> <li>Policy Issued Date = completed date of the checklist task like "%Policy Typed%Completed%"</li> <li>When report type = Completed Policies-Audit &amp; Compliance:                   <ol style="list-style-type: none"> <li>Use the entered date range as Closed Date</li> <li>Compare Closed Date to Policy Issued Date and show only orders where difference between Closed Date and Policy Issued Date is greater than the entered "over X days" parameter</li> </ol> </li> <li>When report type = <b>Pending Policy Fallout:</b> <ol style="list-style-type: none"> <li>Use the entered date range as Closed Date</li> <li>Only include orders without a Policy Issued Date</li> <li>Compare Closed Date to Current Date and show only orders where difference between Closed Date and</li> </ol> </li> </ol> </li> </ul>				



# APRIL RELEASE NOTES

Current Date is greater than the entered "over X days" parameter

- When report type = **Completed Updates-Audit & Compliance:**
  - 1) Use the entered date range as Closed Date
  - 2) Compare Closed Date to Commitment Effective Date and show only orders where difference between Closed Date and Commitment Effective Date is greater than the entered "over X days" parameter
- When report type = **Pending Update Fallout:**
  - 1) Use the entered date range as **Settlement Date**
  - 2) Only include orders with a Commitment Effective Date entered
  - 3) Compare Settlement Date to Commitment Effective Date and show only orders where difference between Settlement Date and Commitment Effective Date is greater than the entered "over X days" parameter
- **\*\*\*Report layout**
  - 1) Update report sub-title (upper right) based on the Report Type selected
  - 2) Always group by Brand (Brand\_FNF# custom field), then by Branch
  - 3) Always sort by "Days" column (largest to smallest) then by Order Number
- **\*\*\*Report columns**
  - 1) Order Number
  - 2) Escrow Officer
  - 3) Order Opened Date
  - 4) Settlement Date
  - 5) Commitment Effective Date
  - 6) Order Closed Date
  - 7) Policy Issued Date
  - 8) Days

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# APRIL RELEASE NOTES

## WASHINGTON

### DOCUMENTS

#### Escrow

#### Affidavit (Owner's Extended Cvg)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Tacoma Comm.	N/A	255523	

When order is Title and Escrow, the file number is both escrow number and title number.

When order is Escrow Only, the file number is the escrow number and the title number is the Title Company contact reference number.

When order is Title Only, the file number is the title number, and the escrow number is not displayed.

**AFFIDAVIT AND INDEMNITY BY OWNER**  
**Extended Coverage Policies**

The file number is both escrow number and title number when the order is for Title and Escrow. The order number is also shown in the first paragraph.

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

WHEREAS the undersigned Affiant (if more than one, herein collectively called the Affiant) is the owner of the land (the Land) described in that certain Commitment for Title Insurance issued by [Fidelity National Title Insurance Company](#) (the Company) under [No. 2014080299RB](#) (the Commitment), for an ALTA Owner's and/or Loan Policy of title insurance (the Policy or Policies),

Escrow Order No.: 2014080299RBCH  
Title Order No.: 2014080299RBSA

**AFFIDAVIT AND INDEMNITY BY OWNER**  
**Extended Coverage Policies**

The file number is the escrow number and the title number is the Title Company contact reference number when the order is Escrow Only. The reference number also is shown in the first paragraph.

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

WHEREAS the undersigned Affiant (if more than one, herein collectively called the Affiant) is the owner of the land (the Land) described in that certain Commitment for Title Insurance issued by [Fidelity National Title Insurance Company](#) (the Company) under [No. 12345689](#) (the Commitment), for an ALTA Owner's and/or Loan Policy of title insurance (the Policy or Policies),

Escrow Order No.: 2014080299RBCH  
Title Order No.: 12345689

**AFFIDAVIT AND INDEMNITY BY OWNER**  
**Extended Coverage Policies**

Escrow number is not pulled for Title Only order. The file number is the title number and the order number is displayed in the first paragraph.

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

WHEREAS the undersigned Affiant (if more than one, herein collectively called the Affiant) is the owner of the land (the Land) described in that certain Commitment for Title Insurance issued by [Fidelity National Title Insurance Company](#) (the Company) under [No. 2014080299RB](#) (the Commitment), for an ALTA Owner's and/or Loan Policy of title insurance (the Policy or Policies),

Title Order No.: 2014080299RBSA

# APRIL RELEASE NOTES

## Automatic Homestead Questionnaire - Buyer Automatic Homestead Questionnaire - Seller

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Tacoma	N/A	255532	

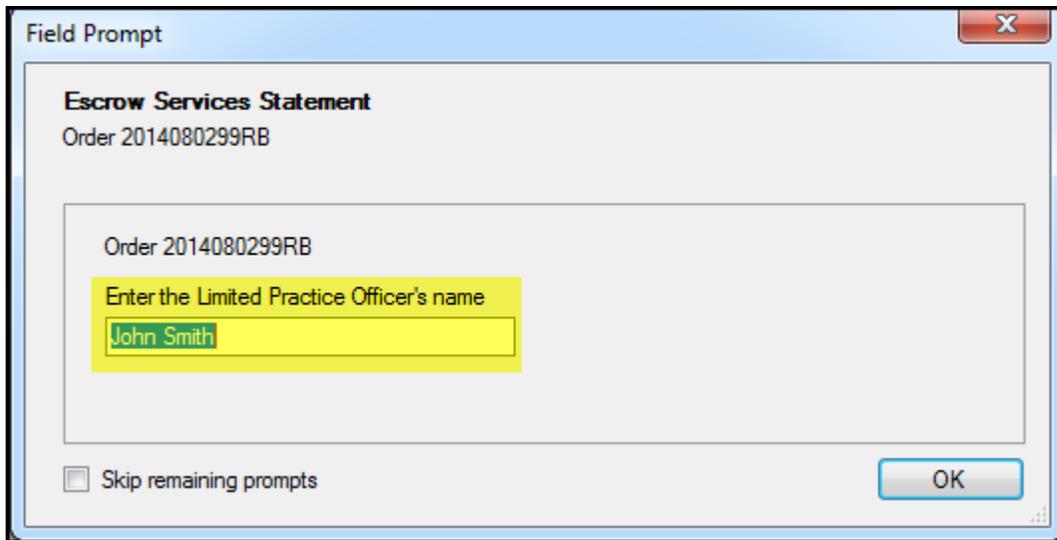
Created Buyer and Seller versions from existing document . Contents of document unchanged.

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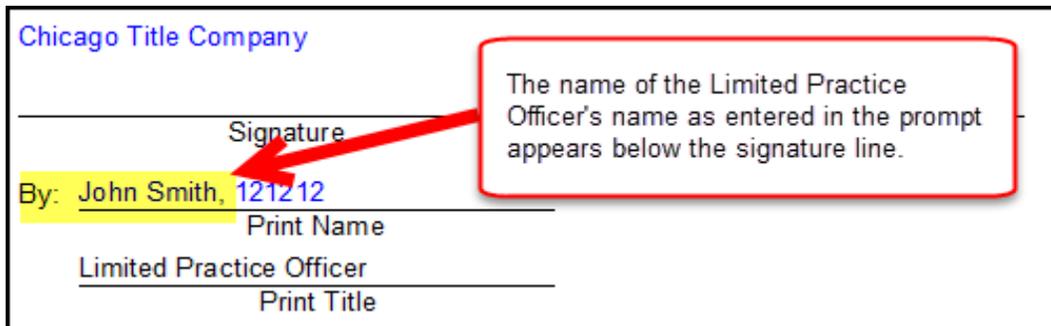
## Escrow Services Statement Notice of Compliance with APR 12

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	SoftPro	N/A	254808	

LPO name needs to be answered in order for the LPO name to appear on these documents.



The screenshot shows a 'Field Prompt' window titled 'Escrow Services Statement' with the order number 'Order 2014080299RB'. It contains a text input field with the prompt 'Enter the Limited Practice Officer's name' and the text 'John Smith' entered. There is an 'OK' button and a checkbox for 'Skip remaining prompts'.



The screenshot shows a signature line for 'Chicago Title Company'. The text 'By: John Smith, 121212' is highlighted in yellow. A red arrow points from a red-bordered text box to the name 'John Smith'. The text box contains the text: 'The name of the Limited Practice Officer's name as entered in the prompt appears below the signature line.' Below the signature line, the text 'Print Name' and 'Limited Practice Officer' is visible, followed by a line for 'Print Title'.

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# APRIL RELEASE NOTES

## Transaction Quick Reference

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT Everett	N/A	248218	WA00000998.doc

New document. Render to view complete document.



### TRANSACTION QUICK REFERENCE

**Title Officer:** Carly Robidoux      **Escrow Officer:** Courtney Harty  
**Phone:** 800-423-8844      **Phone:** 7489  
**Email:** carly.robidoux@softprocorp.com      **Email:** courtney.harty@softprocorp.com

**Order No.:** 2014070299-MC

**Commitment Schedule A paragraph 4:**

Title to the estate or interest in the land is at the Effective Date vested in:  
Samuel T. Seller and Samantha T. Seller

**Commitment Schedule A paragraph 6 or Exhibit "A":**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF NORTHRIDGE, COUNTY OF LOS ANGELES, STATE OF WASHINGTON AND IS DESCRIBED AS FOLLOWS:

This is the PRELIM/COMMITMENT legal description for Property1.

**Public Records indicate the address of the improvement located on said Land is as follows:**

100 Property Street, Northridge, WA 91324

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# APRIL RELEASE NOTES

## REPORTS

<b>Fees By Selection</b>				
<b>NEW/MOD</b> MOD	<b>REQUESTED BY</b> FNF WA	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s).</b> 254127	<b>FILE NAME (NEW ITEMS ONLY)</b>
<ul style="list-style-type: none"><li>Removed amounts with blank bill codes from the report</li></ul>				

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# APRIL RELEASE NOTES

## SERVICELINK

### DOCUMENTS

#### Escrow

#### Grant Deed

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	ServiceLink	N/A	254062, 254067	

Revised so that a blank line will print for the Dated date (rather than the recorded date or system date)

#### GRANT DEED (continued)

APN/Parcel ID(s): APN17955  
6-6-6  
867-5309  
Tax/Map ID(s): TaxMap64319  
6.6.6  
867.5309

Dated: \_\_\_\_\_

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#### OTC Welcome Letter

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	ServiceLink	N/A	255865	

New document. Render to view complete document.

3220 El Camino Real  
Irvine, CA 92602  
(714)247-7000

Date: March 30, 2015  
Property: 1234 Main Street  
Dallas, TX 75207  
4321 Main Street  
Dallas, TX 75207

A new escrow has been opened for you on the above referenced property. Your escrow number is: **2014080299RB**. In order to ensure a smooth transaction, please read below.

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# APRIL 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.