

SOFTPRO SELECT

RELEASE NOTES



APRIL, 2019

Testing Release Date: April 4, 2019

Production Release Date: April 19, 2019



APRIL RELEASE NOTES

TABLE OF CONTENTS

ALL STATES/SITES	8
DOCUMENTS	8
Escrow.....	8
1099-S (Copy B)	8
Corporate Invoice.....	8
CSS Statements.....	11
Deposit Transfer Summary	12
Exhibit Page - Buyer Choice Signatures (CSS)	12
Exhibit Page - Seller Choice Signatures (CSS)	13
Settlement Statement.....	13
Wire Account Notification (Agency)	14
Title.....	15
ALTA 11.1-06 - Mortgage Modification with Subordination	15
ALTA 11.2-06 - Mortgage Modification with Additional Amount of Insurance	15
Endorsements	15
REPORTS	16
Customer Report Card	16
SPAdmin Document/Report Trees.....	16
Escrow Trial Balance	16
Open/Closed Pipeline Commercial	16
Orders by Settlement Date.....	17
Profit Center Recap.....	17
SPAdmin-Custom Source of Business Export.....	17
ARIZONA	18
DOCUMENTS	18
Escrow.....	18
Affidavit (Property Value)	18
CALIFORNIA.....	19
DOCUMENTS	19
Escrow.....	19
Affidavit (Transfer Tax - San Benito).....	19
Closing Letter	20
Closing Letter (Multiple Buyer/Borrowers)	20
Closing Letter (Multiple Sellers)	20
Deeds	20
Owner Info Request	21
Owner Info Request (Letter).....	21
PHRASES	22
EI Phrases.....	22
COMMERCIAL	23



APRIL RELEASE NOTES

DOCUMENTS	23
Title.....	23
ALTA Loan Policy 2006 (DC, VA, MD)	23
ALTA Owner's Policy 2006 (DC, VA, MD)	23
REPORTS	24
3 Year Trending	24
Universal Rev Share Deal Sheet	24
CONNECTICUT.....	26
DOCUMENTS	26
Title.....	26
ALTA Commitment 2016 (CT).....	26
FIRST TITLE OF GEORGIA.....	27
DOCUMENTS	27
Title.....	27
Policies - Schedule A	27
FLORIDA.....	28
DOCUMENTS	28
Escrow.....	28
Affidavit (Non-Identity) Legal.....	28
Title.....	29
ALTA 2-06 - Truth in Lending.....	29
HAWAII	30
DOCUMENTS	30
Escrow.....	30
Affidavit (Surviving Beneficiary)	30
Payoff Authorization	31
IDAHO	32
DOCUMENTS	32
Title.....	32
ALTA Commitment 2016 (ID).....	32
ILLINOIS	33
DOCUMENTS	33
Escrow.....	33
Escrow Folder Cover Sheet	33
WireSafe Fraud Alert.....	33
WireSafe Fraud Alert (eSign)	33
WireSafe Fraud Alert (International)	33
INDIANA.....	34
DOCUMENTS	34



APRIL RELEASE NOTES

Escrow.....	34
Agreement (LLC Sole Member with No Operating)	34
Closing Confirmation (LT)	34
Letter (HOA Request Form)	35
Mortgage Exemption	35
Tax Information - Customer (Elkhart).....	35
IOWA.....	36
DOCUMENTS	36
Title.....	36
ALTA Commitment 2016 (IA)	36
KENTUCKY.....	37
DOCUMENTS	37
Title.....	37
ALTA Commitment 2016 (KY).....	37
LOUISIANA.....	38
DOCUMENTS	38
Title.....	38
ALTA Commitment 2016 (LA)	38
MICHIGAN.....	39
DOCUMENTS	39
Escrow.....	39
Affidavit (Owner's - Corporation)	39
Affidavit (Owner's - LLC)	39
Affidavit (Owner's - Owners)	39
Affidavit (Owner's - Partnership)	39
Affidavit (Owner's - Residential).....	39
Inspection Statement	39
MINNESOTA	40
DOCUMENTS	40
Title.....	40
ALTA Commitment 2016 (MN) - FRS Eden Prairie only.....	40
Endorsements	41
Policies	41
REPORTS	42
Commissions by Sales Rep	42
MISSOURI.....	43
DOCUMENTS	43
Escrow.....	43
Notice of Availability of Closing Protection Coverage	43
MONTANA	44



APRIL RELEASE NOTES

DOCUMENTS	44
Title.....	44
ALTA Commitment 2016 (MT)	44
NEW JERSEY	45
DOCUMENTS	45
Title.....	45
Rundown Request.....	45
NEW MEXICO	46
DOCUMENTS	46
Escrow.....	46
Wire Transfer Authorization	46
NEW YORK.....	47
DOCUMENTS	47
Title.....	47
Letter (Construction Draws)	47
Title Certification Search	48
NORTH CAROLINA	49
DOCUMENTS	49
Title.....	49
ALTA 3.3-06 - Zoning - Completed Improvement-Non-Conforming Use (Adopted 12-1-18)	49
ALTA 3.4-06 - Zoning - No Zoning Classification (Adopted 12-1-18)	49
ALTA 18.3-06 - Single Tax Parcel and ID (Adopted 12-1-18)	49
ALTA Commitment 2016 (NC)	49
OHIO	50
DOCUMENTS	50
Escrow.....	50
File Cover (Sheffield-Sandusky)	50
Mortgage Info Sheet - Equity Line.....	50
OHIO - AMERITITLE	51
DOCUMENTS	51
Title.....	51
ALTA Commitment 2016.....	51
OKLAHOMA.....	52
DOCUMENTS	52
Escrow.....	52
Letter (Commercial Pertinent Date)	52
Title.....	53
ALTA Commitment 2016 (OK)	53
OREGON.....	54



APRIL RELEASE NOTES

DOCUMENTS	54
Escrow.....	54
Accommodation Recording - General Form	54
Accommodation Recording - Noninsurance Product.....	55
Escrow and Accommodation Recording Instructions and Agreement.....	56
Escrow Reference Sheet	57
Indemnity Agreement (Oil and Gas Leases) FKA Indemnity Agreement (Oil and Gas Liens)	57
FIRPTA - Certification of Non-Foreign Status by Individual (Blank)	57
Letter (Demand - HOA)	58
Letter (Payoff Enclosure)	58
PENNSYLVANIA.....	59
DOCUMENTS	59
Escrow.....	59
Affidavit (Entity - Seller's or Borrower's).....	59
Affidavit (National)	59
Affidavit (Whereas).....	59
Seller's Affidavit (Individual)	59
SERVICELINK.....	60
DOCUMENTS	60
Escrow.....	60
California Grant Deed (Wells Fargo).....	60
SOUTH CAROLINA	61
DOCUMENTS	61
Escrow.....	61
Notice to Purchaser-Borrower (NCS).....	61
Title.....	62
ALTA Commitment 2016 (SC)	62
TEXAS.....	63
DOCUMENTS	63
Escrow.....	63
Letter (Title Data - Commitment).....	63
Premium Report	63
Title.....	67
Other Title Company Policy Instructions	67
REPORTS	68
Order Information by Sales Rep.....	68
VIRGINIA.....	69
DOCUMENTS	69
Escrow.....	69
Notice to Policy Holders	69



APRIL RELEASE NOTES

WASHINGTON	70
DOCUMENTS	70
Escrow.....	70
Affidavit (Owner’s - Commercial)	70
Utilities Billing Closing Request (City of Spokane).....	70
Title.....	71
ALTA Commitment 2016 (WA).....	71
REPORTS	72
NCS Commissions by Selection	72
PHRASES	73
Escrow.....	73
Escrow Instructions	73
WEST VIRGINIA.....	74
DOCUMENTS	74
Title.....	74
ALTA Commitment 2016 (WV).....	74
WISCONSIN	75
DOCUMENTS	75
Escrow.....	75
Commercial Construction Draw Checklist.....	75
Completion Escrow	75
Draw Delay Addendum	76
Escrow Agreement (Tenant Improvement)	77
Escrow Agreement Variations - Residential with Lender	78
Indemnity (Draw Delay).....	79
Title.....	80
Prelim-Commitment Product Enclosure Letter (Title) - CT WI ONLY	80
TECHNICAL NOTES (FOR LOCAL IT/SUPPORT).....	81
DOCUMENTS	81



APRIL RELEASE NOTES

ALL STATES/SITES

DOCUMENTS

Escrow

1099-S (Copy B)				
NEW/MOD MOD	REQUESTED BY CORP	INCIDENT No.	TFS No(s). 533562	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Updated to hardcode SS# masking for all. Received request from escrow admin to update address box from pulling the escrow brief legal to the property address. 				

[Back to Table of Contents](#)

Corporate Invoice																													
NEW/MOD MOD	REQUESTED BY	INCIDENT No.	TFS No(s). 532743	FILE NAME (NEW ITEMS ONLY)																									
<p>New custom fields added for the invoice</p> <ul style="list-style-type: none"> Show Base Premium and Adjustment <ul style="list-style-type: none"> Custom Field Type: Checkbox Logic: If checked then show the base premium for each policy shown and prior policy amounts separately. Custom Field Code Name: {{Order.InvoiceShowBaseAdjustmentPrem_FNF#}}, <p>In the example below instead of showing the owners policy as \$7,995.00, it show it as \$9,750.00 and on the line below it as a separate item it would show description "Owner-Reissue Credit"(see item #2) with the amount of \$1,755.00 and bill code "TP" if bill codes are shown. Note the description would show as "Lender-Reissue Credit" if this was being applied to a lenders policy.</p>																													
<table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr style="background-color: #e6f2ff;"> <th style="width: 5%;"></th> <th style="width: 15%;">Bill Code</th> <th style="width: 40%;">Description</th> <th style="width: 15%;">Amount</th> <th style="width: 25%;">Taxable</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">[?]</td> <td>TP</td> <td>Owner's Policy (Coverage \$5,000,000.00)</td> <td style="text-align: right;">\$7,995.00</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td style="text-align: center;">[?]</td> <td>TP</td> <td>Loan Policy (Coverage \$550,000.00)</td> <td style="text-align: right;">\$150.00</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td style="text-align: center;">[?]</td> <td>ESC</td> <td>Escrow Fee</td> <td style="text-align: right;">\$550.00</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td style="text-align: center;">[?]</td> <td></td> <td></td> <td></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </tbody> </table>						Bill Code	Description	Amount	Taxable	[?]	TP	Owner's Policy (Coverage \$5,000,000.00)	\$7,995.00	<input type="checkbox"/>	[?]	TP	Loan Policy (Coverage \$550,000.00)	\$150.00	<input type="checkbox"/>	[?]	ESC	Escrow Fee	\$550.00	<input type="checkbox"/>	[?]				<input type="checkbox"/>
	Bill Code	Description	Amount	Taxable																									
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[?]	TP	Loan Policy (Coverage \$550,000.00)	\$150.00	<input type="checkbox"/>																									
[?]	ESC	Escrow Fee	\$550.00	<input type="checkbox"/>																									
[?]				<input type="checkbox"/>																									



APRIL RELEASE NOTES

Owner's Policy Premium and Split

Owner's Policy Premium

Basis:	<input type="text" value="Sales Price"/>	<input type="button" value="v"/>
Coverage amount:	<input type="text" value="\$5,000,000.00"/>	
Method:	<input type="text" value="Default"/>	<input type="button" value="v"/>
Rate table:	<input type="text" value="FN-GA-Commercial"/>	<input type="button" value="v"/>
Base premium:	<input type="text" value="\$9,750.00"/>	
Prior policy adjustment:	<input type="text" value="(\$1,755.00)"/>	
Multiplication %:	<input type="text" value="100.00000"/>	
Simultaneous issue fee:	<input type="text"/>	
Adjustment:	<input type="text" value="+/-"/>	
Final owner's premium:	<input type="text" value="\$7,995.00"/>	<input type="checkbox"/> Taxable
Line:	<input type="text" value="TITL.03"/>	<input type="button" value="v"/> CSS <input type="text" value="Owner's Polic"/>

- Prior Policy Invoice Desc Line
 - Custom Field Type: Text
 - Logic: When checked change Prior Policy Invoice Desc Line {{Order.InvoicePriorPolicyLineDesc_FNF#}}, limited to 75 char. This will just change the text after the "-", so "Owner-" and "Lender-" would still stay, this just overrides the "Reissue Credit"
 - Custom Field Code Name: {{Order.InvoicePriorPolicyLineDesc_FNF#}}

Line description for item is "Owner-Reissue Credit" or "Lender-Reissue Credit", but if the user enters text into new custom field, then will show this as the credit for the prior policy invoice line description

- Show Prior Policy Date-Amount-Number
 - Custom Field Type: Checkbox
 - Logic: When checked show the following below where the "invoices Notes" are and above the "Thank you" message with the following structure.
 - Custom Field Code Name: {{Order.InvoiceShowBaseAdjustmentPrem_FNF#}},

Line description text + "based upon:", such as "Owners-Reissue Credit Based Upon:"

"Prior Policy Number:" and show prior policy number

"Prior Policy Amount:" and show the prior policy coverage about

"Prior Policy Date:" and show the prior policy effective date

Example with no space breaks:

Owners-Reissue Credit Based Upon:

Prior Policy Number: 123456

Prior Policy Amount: \$1,000,000.00

Prior Policy Date: 01/03/2013

This would repeat for each prior policy in the order.



APRIL RELEASE NOTES

Prior policy type:	Simultaneous	Coverage amount:	\$1,000,000.00
Prior policy effective date:	01/03/2013		
New policy effective date:	04/01/2019	Age:	6
Prior policy number:	123456		
Prior underwriter:			
Apply adjustment to:	Owners Policy Premium		

Adjustment for Prior Policy - Premium

Rate table:	CT-GA-Commercial
Base premium:	\$1,755.00
Multiplication %:	100.00000
Adjustment: +/-	
Adjusted premium:	\$1,755.00
Discount table:	
% of original rate:	
Adjustment amount:	(\$1,755.00)

Adjustment for Prior Policy - Split

Rate table:	
Base premium:	
Multiplication %:	100.00000
Adjustment: +/-	
Adjusted premium:	
Discount table:	
% of original rate:	
Adjustment amount:	

Document 1 of 1

Description	Amount
Owner's Policy (Coverage \$290,000.00)	1,880.00
Owner--Prior Policy Credit	-500.00
Loan Policy (Coverage \$5,000,000.00)	500.00
Lender--Prior Policy Credit	-450.00
New York Closing Fee (GAP Coverage)	500.00
Overnight/Express Delivery Service Fee	75.00
Schedule B Document Copies	75.00
Estimated Recording Fees	250.00
City of Chicago Transfer Tax Stamps - Buyer	2,175.00
City of Chicago Transfer Tax Stamps - Seller	870.00
State Transfer Tax/Stamps	290.00
Cook County Transfer Tax Stamps - Seller	145.00
Search and Exam Fee	1,700.00
Policy Update Fee	125.00
Commitment Update Fee	125.00
E Recording and Service Fees	25.00

Invoice total amount due: \$7,785.00

Owner- Prior Policy Credit Based Upon:
 Prior Policy Number: 123456
 Prior Policy Amount: \$300,000.00
 Prior Policy Date: 04/01/2019

Lender- Prior Policy Credit Based Upon:
 Prior Policy Number: 987654
 Prior Policy Amount: \$250,000.00
 Prior Policy Date: 04/01/2019

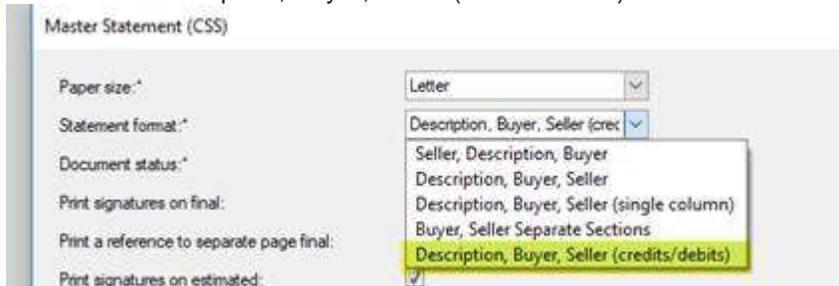


APRIL RELEASE NOTES

CSS Statements

NEW/MOD MOD	REQUESTED BY	INCIDENT NO.	TFS No(s). 527501	FILE NAME (NEW ITEMS ONLY)
----------------	--------------	--------------	----------------------	----------------------------

- Added a new format option to show Credits and Debits in separate sections.
 - Master and Master Property, updated the "Statement format" drop down to include a new option "Description, Buyer, Seller (credits/debits)".



- When new statement format selected split out the charges will show all credits then debits in separate sections, with sub totals.

CREDITS		
	Borrower	Seller
Total Consideration		
Purchase Price		500,000.00
EMD Guy/Solcomb	51,500.00	
Purchase Price		2,000,000.00
Principal Amount of New Loan [\$2,500,000.00]		
Construction draw Balance: [\$2,499,500.00]	500.00	
TOTAL CREDITS	52,000.00	2,500,000.00
DEBITS		
	Borrower	Seller
Total Consideration		
Purchase Price	500,000.00	
miscellaneous charges		
work fee to Settlement Agent	100.00	
Search Fee to Settlement Agent	55.00	
TOTAL DEBITS	2,509,907.00	152,454.37
NET AMOUNT DUE TO SELLER		2,347,545.63
NET AMOUNT DUE (FROM) BORROWER	(2,457,907.00)	

- NOTE: The Master Property version will no longer have the Buyer/Seller only options. The property buyer/seller version have the same functionality.
 - All other version:
 - Changed the "Show amounts as single column" check box to a drop down.
 - Changed to "Statement format:"
 - Options:
 - Description, Amounts (default)
 - Description, Amount (single column)



APRIL RELEASE NOTES

- Description, Amount (credits/debits)
 - The format will be like the master but apply to either buyer/seller/property based on the version

[Back to Table of Contents](#)

Deposit Transfer Summary

NEW/MOD MOD	REQUESTED BY CORP	INCIDENT NO.	TFS No(s). 532397	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Updated format of report <ul style="list-style-type: none"> ○ Removed buyer and seller names from header ○ Added a new column just before the amount column called "Attempted Amount" document will show the attempted amount ○ Updated current amount to show as "Posted Amount" and any amount that failed show "\$0.00" in this column. ○ Changed Label of total to "Deposit Transfer Posted Total" 				

[Back to Table of Contents](#)

Exhibit Page - Buyer Choice Signatures (CSS)

NEW/MOD New	REQUESTED BY Alamo, TX CSS	INCIDENT NO.	TFS No(s). 532344	FILE NAME (NEW ITEMS ONLY) SSCORPD5678.doc
----------------	-------------------------------	--------------	----------------------	-----------------------------------------------

New document. Render to view complete document.

SIGNATURE PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:



BORROWER(S):

Brenda B. Buyer

Bryan B. Buyer

SETTLEMENT AGENT:

Escrow Office Name

BY: _____

Escrow Office Name

[Back to Table of Contents](#)



APRIL RELEASE NOTES

Exhibit Page - Seller Choice Signatures (CSS)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Alamo, TX CSS		532344	SSCORPD5677.doc

New document. Render to view complete document.

SIGNATURE PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:

SELLER(S):

Samantha S. Seller

Samuel S. Seller

SETTLEMENT AGENT:

Escrow Office Name

BY: _____
Escrow Office Name

[Back to Table of Contents](#)

Settlement Statement

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CA		532731	

- CDF statement only: approved by settlement to show line L04 in the "Financial Consideration" section of the statement if the payor is a Lender contact (L, L2, L3, etc)

[Back to Table of Contents](#)



APRIL RELEASE NOTES

Wire Account Notification (Agency)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FNT/CLT SC Agency		533732	SSCORPD5679.doc

New document. Render to view complete document.



Inquire before you wire!

WIRE ACCOUNT NOTIFICATION

Borrower(s): Bryan B. Buyer and Brenda B. Buyer
Property Address: 1111 Property Avenue, Suite 100, Greenville 55555
 22222 Property Street, Suite 200, Greenville 55555
Project Reference: Project Name Here

FRAUD ALERT! PLEASE READ

Please be advised that the wire instructions, listed below, are the only wire instructions we will send you. THESE WIRE INSTRUCTIONS WILL NOT CHANGE.

If you receive ANY communications attempting to change these instructions, immediately call us at (800)777-4444.

Verbally verify these wire instructions with us prior to forwarding to other parties.

BANK NAME: First Test Trust Bank

ADDRESS: 101 Banking Ave., Suite 2, New York, NY 00000

[Back to Table of Contents](#)



APRIL RELEASE NOTES

Title

ALTA 11.1-06 - Mortgage Modification with Subordination

ALTA 11.2-06 - Mortgage Modification with Additional Amount of Insurance

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT DC NCS		534537	

These endorsements have been updated to pull from Subordinate Matters for item 3 and 3.c., respectively, if the custom field on the Endorsements screen is left blank.

[Back to Table of Contents](#)

Endorsements

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod			534323	

Added Hyperlink functionality for those endorsements that pull in requirements, exceptions, and/or subordinate matters.

[Back to Table of Contents](#)



APRIL RELEASE NOTES

REPORTS

Customer Report Card				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CORP		532170	
<ul style="list-style-type: none"> For the "Fremont Bank" format, update the START EVENT for "Avg time for Delivery of Final Policy" to be the Completed date of the Recording Confirmed checklist task 				

[Back to Table of Contents](#)

SPAdmin Document/Report Trees				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CORP		527058	
<ul style="list-style-type: none"> Added new checkbox at the bottom of the parameter screen called "Show Visibility Conditions Format:" and default to unchecked. <ul style="list-style-type: none"> When this option is checked it will only return the tree structure, main tree name and folders with visibility conditions, if they exist. No individual report/documents will show or profile data, just trees, folders, and visibility conditions. 				

[Back to Table of Contents](#)

Escrow Trial Balance				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CORP		531313	
<ul style="list-style-type: none"> Added a new checkbox called "Include Reminder Date:", placed under "Include additional order details" checkbox and defaulted to unchecked. <ul style="list-style-type: none"> When checked show the following column changes: <ul style="list-style-type: none"> Remove Earnest Money column Shift the "As of Balance" to the location of the Earnest Money Add in "Reminder Date" and show where the As of Balance was located. This new column will pull in the reminder date set in the register 				

[Back to Table of Contents](#)

Open/Closed Pipeline Commercial				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT WA		531292	
<ul style="list-style-type: none"> Added new grouping option in group by 2 "Additional Description" and when selected group by Additional Description {{Order.AdditionalDescription_FNF#}} Added new grouping option in group by 2 "Property Use" and when selected will group by the property use {{Order.Properties.Use}} and change the column that currently shows as Property Use to show Property State Added new text box parameter called "Liability Amounts Exceed:" and default to zero/blank. If an amount is entered only return orders that meet or exceed that amount of liabilities Placed this new text box under Sort by drop down. 				



APRIL RELEASE NOTES

[Back to Table of Contents](#)

Orders by Settlement Date				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	FT IN		532773	
<ul style="list-style-type: none"> • Added new checkbox parameter called "Exclude Estimated Settlement Date:" and defaulted to unchecked. Placed this under the "Include pending revenue" checkbox. <ul style="list-style-type: none"> ○ When checked exclude any order in the date range where the Estimated date/time box is checked {{Order.IsSettlementDateEstimated}} 				

[Back to Table of Contents](#)

Profit Center Recap				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT WA		531285	
<ul style="list-style-type: none"> • In the group by drop down add the following as options (single level grouping) <ul style="list-style-type: none"> ○ Escrow Officer ○ Title Officer ○ Sales Rep-Separated ○ Sales Rep-Combined • Added checkbox on parameter screen called "Page Break on Group by", defaulted to unchecked and placed under the "Include Cancelled orders" check box. If checked, start each grouping on a new page. 				

[Back to Table of Contents](#)

SPAdmin-Custom Source of Business Export				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CORP		527926	
<ul style="list-style-type: none"> • Added new dropdown to both reports called "Commercial/Residential Filter:" and placed under the through date on each report, with the following options: <ul style="list-style-type: none"> ○ Residential (default) - will use all the current logic in the report ○ Commercial - see below for logic update • If "Commercial" is selected in the new drop down above, then only include orders that meet the commercial criteria that were excluded from Residential <ul style="list-style-type: none"> ○ Commercial Checkbox is checked, and/or ○ Any product type that contains the word "Commercial" • Added new county operation as shown below: <ul style="list-style-type: none"> ○ ('SFLT8','Jason Somers','LCTG FLORIDA OPERATIONS') 				

[Back to Table of Contents](#)



APRIL RELEASE NOTES

ARIZONA

DOCUMENTS

Escrow

Affidavit (Property Value)				
NEW/MOD	REQUESTED BY	TICKET No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Mohave		529812	
Update form to 2019 version. (Only change was update to footer date.)				

[Back to Table of Contents](#)



APRIL RELEASE NOTES

CALIFORNIA

DOCUMENTS

Escrow

Affidavit (Transfer Tax - San Benito)

NEW/MOD New	REQUESTED BY CT San Jose	TICKET No(s).	TFS No(s). 530472	FILE NAME (NEW ITEMS ONLY) SCA0002850.doc
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New document. Render to view complete document.



County of San Benito

TRANSFER TAX AFFIDAVIT

Area for Recorder Use Only

Per San Benito County Ordinance Code 5.03.001

NOTICE: Any material misrepresentation of fact in this affidavit is a misdemeanor under section 5.03.016 of the San Benito County Real Property Transfer Tax code. Any person who makes such a representation is subject to prosecution for such offense and the County Clerk-Recorder reserves the right to report potentially fraudulent recordings to the District Attorney's Office.

This form must accompany any document that requires or may require Documentary Transfer Tax

LOCATION OF PROPERTY: Assessor's Parcel 1111AEN City/Unincorporated: Greenville

Street Address: 1111 Property Avenue, Suite 100, Greenville, CA 95555

IS THIS A FORECLOSURE OR TRUSTEE SALE IN FAVOR OF BENEFICIARY? Yes No

(If no, complete Taxable Transactions Table)(If yes, please complete below and Exemption Statement section)

[Back to Table of Contents](#)



APRIL RELEASE NOTES

Closing Letter Closing Letter (Multiple Buyer/Borrowers) Closing Letter (Multiple Sellers)

NEW/MOD	REQUESTED BY	TICKET No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CA		530133	

For Commercial instances, revised to say "Copy of Closing Statement" instead of "Copy of Closing/HUD-1 Settlement Statement".

[Back to Table of Contents](#)

Deeds

NEW/MOD	REQUESTED BY	TICKET No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT CA		534908	

A new R & T selection has been added, when that selection is chosen and the property is in Sacramento County, \$0.00 will be hardcoded on the deed.

[Enter reason transfer is exempt from documentary transfer tax:](#)

R & T 11911 - No consideration ▼

Transfer exempt verbiage:

"No consideration R & T 11911."

This transfer is exempt from the documentary transfer tax.
"No consideration R & T 11911."

The documentary transfer tax is \$0.00 and is computed on:

- the full value of the interest or property conveyed.
- the full value less the liens or encumbrances remaining thereon at the time of sale.

[Back to Table of Contents](#)



APRIL RELEASE NOTES

Owner Info Request

Owner Info Request (Letter)

NEW/MOD Mod	REQUESTED BY CT-FSST	TICKET No(s).	TFS No(s). 531541	FILE NAME (NEW ITEMS ONLY)
----------------	-------------------------	---------------	----------------------	----------------------------

Added water district information.

HOMEOWNERS ASSOCIATION/ MANAGEMENT COMPANY	This property is affected by a "Community Association" <input type="checkbox"/> Yes <input type="checkbox"/> No
	Name of First: _____ <input type="checkbox"/> Assoc <input type="checkbox"/> Mgmt
	Association Dues Payable: _____
	Phone: _____ Fax: _____
	Name of Second: _____ <input type="checkbox"/> Assoc <input type="checkbox"/> Mgmt
	Association Dues Payable: _____
	Phone: _____ Fax: _____
	WATER DISTRICT Name: _____
	Phone: _____ Fax: _____

[Back to Table of Contents](#)



APRIL RELEASE NOTES

PHRASES

EI Phrases				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New		537170		

New solar01 phrase added

Code	Name
solar01	SOLAR TRANSFER

TRANSFER AND ASSUMPTION OF SOLAR LEASE: The parties herein acknowledge and agree that the solar obligation attached to subject property shall remain in place, and Buyer assumes full responsibility in connection therewith. The parties agree to cooperate with the application and transfer process associated with said solar lease, in order to facilitate transfer of same to the new owner, to remain against subject property. Escrow Holder is instructed to cooperate with the solar company in causing any lease transfer and/or assumption documents to be executed by the parties herein and/or recorded as necessary to facilitate the transfer. Escrow Holder shall have no liability or responsibility in connection with the solar lease transfer, terms or agreement, other than to assist in obtaining signatures and/or to record the necessary documents at closing, as an accommodation only.

[Back to Table of Contents](#)



APRIL RELEASE NOTES

COMMERCIAL

DOCUMENTS

Title

ALTA Loan Policy 2006 (DC, VA, MD)
ALTA Owner's Policy 2006 (DC, VA, MD)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	State Counsel		534944	

The CCR language has been added to the top of Schedule B for the 2006 ALTA Loan and 2006 ALTA Owner's policies for DC, Maryland and Virginia.

CHICAGO TITLE INSURANCE COMPANY **POLICY NO. LoanPolNum-456**

**SCHEDULE B
EXCEPTIONS FROM COVERAGE**

THIS POLICY DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS POLICY TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

Except as provided in Schedule B - Part II, this policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

PART I

This is a numbered EXCEPTION item on the PLAN.pdf

[Back to Table of Contents](#)



APRIL RELEASE NOTES

REPORTS

3 Year Trending

NEW/MOD MOD	REQUESTED BY NCS	INCIDENT NO.	TFS No(s). 515892	FILE NAME (NEW ITEMS ONLY)																												
<ul style="list-style-type: none"> When profile path contains '%\NCS%', then an additional row for each group will show <ul style="list-style-type: none"> 'Rate per \$1,000' - highest coverage amounts (owner or lenders) and if either is NULL pull the higher of the sales price and loan amount. Pull all premium for the highest coverage amount (all TP and END bill codes) Sum of all the coverage amounts for the order found in the date range Sum of all the premium (TP and END Bill Codes and Order.CRRARRev_FNF# custom field) found in the date range <ul style="list-style-type: none"> (premium amounts sum) /Coverage amounts sum * 1,000 																																
<table border="1"> <thead> <tr> <th>Company Name</th> <th>Jan Opened Closed Revenue Premium Rates 1K</th> <th>Feb Opened Closed Revenue Premium Rates 1K</th> <th>Mar Opened Closed Revenue Premium Rates 1K</th> <th>Apr Opened Closed Revenue Premium Rates 1K</th> <th>May Opened Closed Revenue Premium Rates 1K</th> <th>Jun Opened Closed Revenue Premium Rates 1K</th> <th>Jul Opened Closed Revenue Premium Rates 1K</th> <th>Aug Opened Closed Revenue Premium Rates 1K</th> <th>Sep Opened Closed Revenue Premium Rates 1K</th> <th>Oct Opened Closed Revenue Premium Rates 1K</th> <th>Nov Opened Closed Revenue Premium Rates 1K</th> <th>Dec Opened Closed Revenue Premium Rates 1K</th> <th>Total Opened Closed Revenue Premium Rates 1K</th> </tr> </thead> <tbody> <tr> <td> </td> </tr> </tbody> </table>					Company Name	Jan Opened Closed Revenue Premium Rates 1K	Feb Opened Closed Revenue Premium Rates 1K	Mar Opened Closed Revenue Premium Rates 1K	Apr Opened Closed Revenue Premium Rates 1K	May Opened Closed Revenue Premium Rates 1K	Jun Opened Closed Revenue Premium Rates 1K	Jul Opened Closed Revenue Premium Rates 1K	Aug Opened Closed Revenue Premium Rates 1K	Sep Opened Closed Revenue Premium Rates 1K	Oct Opened Closed Revenue Premium Rates 1K	Nov Opened Closed Revenue Premium Rates 1K	Dec Opened Closed Revenue Premium Rates 1K	Total Opened Closed Revenue Premium Rates 1K														
Company Name	Jan Opened Closed Revenue Premium Rates 1K	Feb Opened Closed Revenue Premium Rates 1K	Mar Opened Closed Revenue Premium Rates 1K	Apr Opened Closed Revenue Premium Rates 1K	May Opened Closed Revenue Premium Rates 1K	Jun Opened Closed Revenue Premium Rates 1K	Jul Opened Closed Revenue Premium Rates 1K	Aug Opened Closed Revenue Premium Rates 1K	Sep Opened Closed Revenue Premium Rates 1K	Oct Opened Closed Revenue Premium Rates 1K	Nov Opened Closed Revenue Premium Rates 1K	Dec Opened Closed Revenue Premium Rates 1K	Total Opened Closed Revenue Premium Rates 1K																			

[Back to Table of Contents](#)

Universal Rev Share Deal Sheet

NEW/MOD MOD	REQUESTED BY NCS	INCIDENT NO.	TFS No(s). 523641	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Updated report to only show per property. User will get a picklist of properties first and need to select which ones to show. Each property will show on its own deal sheet. All fees on the parameter screen will default if the values exist in the order per property Custom fields to save values back to the order. These will pull from the order, if available, and then save back to the custom field once updated. If a value exists in custom field, that will be the value that comes up from there forward, else pull from order. <ul style="list-style-type: none"> Loan Liability - {{Order.Property.DealSheetLoanLiability_FNF#}} Owners Liability - {{Order.Property.DealSheetOwnerLiability_FNF#}} Loan Premium - {{Order.Property.DealSheetLoanPremium_FNF#}} Owner Premium - {{Order.Property.DealSheetOwnerPremium_FNF#}} Owners Endorsement Premium - {{Order.Property.DealSheetOwnerEndPrem_FNF#}} Loan Endorsement Premium - {{Order.Property.DealSheetLoanEndPrem_FNF#}} Reinsurance Expense - {{Order.Property.DealSheetReinsurExp_FNF#}} <ul style="list-style-type: none"> Note: no value in order, default to zero Third Party Expense - {{Order.Property.DealSheetThirdPartyExp_FNF#}} <ul style="list-style-type: none"> Note: no value in order, default to zero Net Premium - {{Order.Property.DealSheetNetPremium_FNF#}} <ul style="list-style-type: none"> Note: no value in order, default will be current formula (Loan premium + owner premium + End Premium + reinsurance expense + third party) Commercial Op Split - {{Order.Property.DealSheetCommOpSplit_FNF#}} <ul style="list-style-type: none"> Note: on agent version, no value in order, default will be the current default Agent Split - {{Order.Property.DealSheetAgentSplit_FNF#}} <ul style="list-style-type: none"> Note: on agent version, no value in order, default will be the current default FNF Agency Split - {{Order.Property.DealSheetFNFAgencySplit_FNF#}} <ul style="list-style-type: none"> Note: on agent version, no value in order, default will be the current default 				



APRIL RELEASE NOTES

- **NOTE:** sum of J, K and L cannot exceed 100%
 - Closing Office Split - {{Order.Property.DealSheetClosingOfficeSplit_FNF#}}
- Note: on non-agent version, no value in order, default is the current value
 - Commission Split - {{Order.Property.DealSheetSalesCommSplit_FNF#}}
- Note: on non-agent version, no value in order, default is the current value
 - Issuing Office Split - {{Order.Property.DealSheetIssuingOfficeSplit_FNF#}}
 - Note: on non-agent version, no value in order, default is the current
- Underwriter Split - {{Order.Property.DealSheetUWSplit_FNF#}}
- Note: on non-agent version, no value in order, default is the current
- Additional NCS Office - {{Order.Property.DealSheetAddINCSClosingSplit_FNF#}}
- Note: on non-agent version, no value in order, default is zero
- **NOTE:** sum of M, N, and O cannot exceed 100%

[Back to Table of Contents](#)



APRIL RELEASE NOTES

CONNECTICUT

DOCUMENTS

Title

ALTA Commitment 2016 (CT)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New		522331		CTD1001.doc

New document to offer a faster version of the ALTA 2016 Commitment.

[Back to Table of Contents](#)



APRIL RELEASE NOTES

FIRST TITLE OF GEORGIA

DOCUMENTS

Title

Policies - Schedule A

NEW/MOD Mod	REQUESTED BY Underwriting	INCIDENT NO.	TFS No(s). 535309	FILE NAME (NEW ITEMS ONLY)
-----------------------	-------------------------------------	---------------------	-----------------------------	-----------------------------------

When the Title Office is an Alabama office (FIRS-0040, FIRS-5850, FIRS-5851) the policies will reflect the Underwriter name followed by the Alabama office name and address:

CHICAGO TITLE INSURANCE COMPANY		LOAN POLICY NO. LoanPolNum-456
SCHEDULE A		
Date of Policy	Amount of Insurance	Premium
March 17, 2019 at 07:00 AM	\$400,000.00	\$321.00
<p>Name and Address of Title Insurance Company: Chicago Title Insurance Company Issued by: First National Financial Title Services of Alabama, Inc. 605 A Second Avenue SW Cullman, AL 35055</p>		
<p>Policy No.: LoanPolNum-456 Loan No.: 456</p>		

[Back to Table of Contents](#)



APRIL RELEASE NOTES

FLORIDA

DOCUMENTS

Escrow

Affidavit (Non-Identity) Legal

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Majesty Title		530470	FLD1340.doc

New document. Created legal size version of existing Affidavit (Non-Identity).

Prepared by and Return To:

Order No.: 2019030005-JJF-CD

APN/Parcel ID(s): 1111APN
Tax/Map ID(s): 121212TM

NON-IDENTITY AFFIDAVIT

BEFORE ME, the undersigned authority, personally appeared Bryan B. Buyer ("Affiant"), who, being duly sworn according to law, depose and say:

[Back to Table of Contents](#)



APRIL RELEASE NOTES

Title

ALTA 2-06 - Truth in Lending

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Underwriting		537178	
At the direction of Florida state counsel, the ALTA 2-06 endorsement will be removed as it has been decertified.				

[Back to Table of Contents](#)



APRIL RELEASE NOTES

HAWAII

DOCUMENTS

Escrow

Affidavit (Surviving Beneficiary)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FNT HI		532445	HID1208.doc

New document. Render to view complete document.

AFFIDAVIT OF SURVIVING BENEFICIARY

STATE OF _____

Escrow No.: JM CD Test-JDK

COUNTY OF _____

Samuel S. Seller, son of Susan Seller, being duly sworn, deposes and says as follows:

1. That he/she is over the age of eighteen (18) years, makes this affidavit on his/her personal knowledge and belief, and is competent to testify to the facts stated herein;
2. That Susan Seller, the decedent named in that certain Petition of Samuel S. Seller for Amendment of Land Court Certificate of Title No. 1567879AB dated February 4, 2019, recorded as Document No. DN23343, is the same person as Samuel S. Seller, married, named as the transferor in that certain Revocable Transfer on Death Deed dated February 4, 2019, and recorded as Document No. DN8978, covering the real property more particularly described in Exhibit "A" attached hereto;

[Back to Table of Contents](#)

APRIL RELEASE NOTES

Payoff Authorization				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FNT HI		534775	HID1209.doc

New document. Render to view complete document.



Company Name

PAYOFF AUTHORIZATION

<p>1st Capital Bank 1093 South Main Street POL City, HI 93901</p>	<p>Escrow No.: JM CD Test-JDK Loan/Acct No.: POLRef123 Property: 1111 Property Avenue Prop City, HI 55555</p>
----------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------

The undersigned hereby authorizes **Escrow Office Name** to order payoff statements to facilitate the proper closing of a current real estate transaction. The undersigned hereby authorizes my/our creditor to release payoff information and figures, and other information about my/our debt whether current or delinquent, to any representative of **Escrow Office Name** and its employees. Further, if there is a fee charged by creditor, I/we agree to pay same.

My/Our signature below shall constitute approval for creditor to issue statements in accordance with the request of **Escrow Office Name**. It is understood that a copy of this form will be recognized as an original authorization.

[Back to Table of Contents](#)



APRIL RELEASE NOTES

IDAHO

DOCUMENTS

Title

ALTA Commitment 2016 (ID)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New		519301		IDD1142.doc

New document to offer a faster version of the ALTA 2016 Commitment.

[Back to Table of Contents](#)



APRIL RELEASE NOTES

ILLINOIS

DOCUMENTS

Escrow

Escrow Folder Cover Sheet

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	NCS IL		531630	

Added escrow and title officer names and phone numbers to the top right of the document.

[Back to Table of Contents](#)

WireSafe Fraud Alert

WireSafe Fraud Alert (eSign)

WireSafe Fraud Alert (International)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Metro		532333	

Added functionality to pull US Bank address for CTT Evergreen Park.

[Back to Table of Contents](#)



APRIL RELEASE NOTES

INDIANA

DOCUMENTS

Escrow

Agreement (LLC Sole Member with No Operating)				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Indy Metro		533821	
In item #1, "companies" has been changed to "company".				

[Back to Table of Contents](#)

Closing Confirmation (LT)				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT NW IN		531525	
<p>FCTM profile only</p> <p>The following emails will pull with the corresponding settlement agent office chosen from the dropdown for FCTM operations.</p> <p>ctvalparaiso@ctt.com ctschererville@ctt.com cthighland@ctt.com ctdemotte@ctt.com ctcrownpoint@ctt.com ctlowell@ctt.com</p> <p>example:</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p>Closing Date: September 30, 2019 Time: 09:30 AM Closer: Joseph D Kirby Location: Chicago Title - Demotte 432 Halleck, Ste G Demotte, IN 46310</p> <div style="border: 1px solid red; padding: 2px; display: inline-block;"> <p>Please Submit Packages To: Email Packages to: ctdemotte@ctt.com</p> </div> </div>				

[Back to Table of Contents](#)



APRIL RELEASE NOTES

Letter (HOA Request Form)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT IN		533700	

Moved property information from RE section to the body of the document to more clearly list all properties when listing more than two.

[Back to Table of Contents](#)

Mortgage Exemption

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT IN		534478	

Revised document so that the APN/Tax ID only renders once with the brief legal description which will keep the document to 1 page in most scenarios.

[Back to Table of Contents](#)

Tax Information - Customer (Elkhart)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT IN		534900	

Document has been revised for Elkhart County properties.

Things you need to do:

Change your ID with the BMV to reflect new property address.
 Take ID and Closing packet and go to County Office.
 You must validate your Homestead Exemption by presenting your ID with property address.
 File your Mortgage Exemption.
 File your Mortgage Exemption on or after **April 19, 2019** but you must file it before **April 30, 2019**.

[Back to Table of Contents](#)



APRIL RELEASE NOTES

IOWA

DOCUMENTS

Title

ALTA Commitment 2016 (IA)				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New		522327		IAD1006.doc
New document to offer a faster version of the ALTA 2016 Commitment.				

[Back to Table of Contents](#)



APRIL RELEASE NOTES

KENTUCKY

DOCUMENTS

Title

ALTA Commitment 2016 (KY)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New		522329		KYD1001.doc

New document to offer a faster version of the ALTA 2016 Commitment.

[Back to Table of Contents](#)



APRIL RELEASE NOTES

LOUISIANA

DOCUMENTS

Title

ALTA Commitment 2016 (LA)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New		519304		LAD1141.doc

New document to offer a faster version of the ALTA 2016 Commitment.

[Back to Table of Contents](#)



APRIL RELEASE NOTES

MICHIGAN

DOCUMENTS

Escrow

- [Affidavit \(Owner's - Corporation\)](#)
- [Affidavit \(Owner's - LLC\)](#)
- [Affidavit \(Owner's - Owners\)](#)
- [Affidavit \(Owner's - Partnership\)](#)
- [Affidavit \(Owner's - Residential\)](#)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	MI State Counsel		533825	

Documents have been updated to reflect most recent version provided by State Counsel.

[Back to Table of Contents](#)

Inspection Statement

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT MI		533803	

Added Buyer/Selling Listing Agent/Broker to the release statement. Also, added "property survey" to 2nd sentence.

We, the undersigned purchaser(s), borrower(s) and/or seller(s) of the above captioned property, acknowledge that we have been afforded the opportunity to order, receive and/or review certain inspections, **property survey**, and/or reports, as specified in the purchase/loan agreement(s) and any amendment(s) thereto, with regard to the condition of the subject property and improvements located thereon, if any.

We hereby release **Escrow Office Name, Century 22 (Listing Agent/Broker), ReMax United (Selling Agent/Broker)**, their employees and/or agents, from any and all responsibility and/or liability as the result of said inspection(s) and/or reports(s) and/or the failure to obtain such inspection(s) and/or report(s).

[Back to Table of Contents](#)

APRIL RELEASE NOTES

MINNESOTA

DOCUMENTS

Title

ALTA Commitment 2016 (MN) - FRS Eden Prairie only

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FRS Eden Prairie		534395	

Updated to pull in signature image from Countersignature field instead of from Title Officer field.

Commitment - Schedule A

Countersignature Fields

Company name:

Signature image: 

By:

Title:

Fidelity National Title Insurance Company

By: 

President

Attest: 

Secretary

Countersigned By: 

Authorized Officer or Agent



[Back to Table of Contents](#)

APRIL RELEASE NOTES

Endorsements				
NEW/MOD Mod	REQUESTED BY	INCIDENT NO.	TFS No(s). 534418	FILE NAME (NEW ITEMS ONLY)
<p>Update for Eden Prairie, MN branch to pull in parent policy countersignature image.</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Underwriter Name</p> <p>Dated: April 9, 2019</p> <div style="border: 2px solid red; padding: 5px; margin: 5px 0;"> <p>Countersigned By:</p> <p style="text-align: center;">Authorized Officer or Agent</p> </div> </div> <div style="width: 50%;"> </div> </div> </div>				

[Back to Table of Contents](#)

Policies				
NEW/MOD Mod	REQUESTED BY FRS Eden Prairie	INCIDENT NO.	TFS No(s). 534409	FILE NAME (NEW ITEMS ONLY)
<p>Update for Eden Prairie, MN branch to pull signature image from policy Countersignature field instead of Title Officer name field.</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> </div>				

[Back to Table of Contents](#)



APRIL RELEASE NOTES

REPORTS

Commissions by Sales Rep				
NEW/MOD MOD	REQUESTED BY FT MN	INCIDENT NO.	TFS No(s). 531763	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">Added "Excel - MN" into the excel export drop down and when selected display the same columns as the "Excel - MI", but removed Listing Agent and Selling Agent columns				

[Back to Table of Contents](#)



APRIL RELEASE NOTES

MISSOURI

DOCUMENTS

Escrow

Notice of Availability of Closing Protection Coverage

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	ServiceLink		534897	

Revised to show the escrow officer for the 'delivered to' sentence.



APRIL RELEASE NOTES

MONTANA

DOCUMENTS

Title

ALTA Commitment 2016 (MT)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New		519306		MTD0194.doc
New document to offer a faster version of the ALTA 2016 Commitment.				

[Back to Table of Contents](#)

APRIL RELEASE NOTES

NEW JERSEY

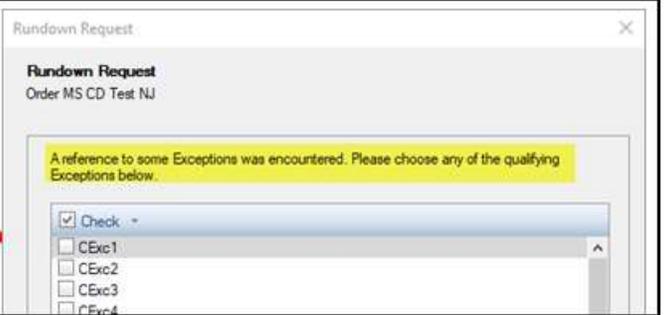
DOCUMENTS

Title

Rundown Request

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT NJ	534776		

Revised document to prompt users to choose exceptions to be listed on the form.

<p>PROPERTY ADDRESS: 100 Property Street, Unit 100A Newark, NJ 07103</p> <p>OPEN ITEMS: 1. This is a Commitment Requirement.</p> <p>EXCEPTION ITEMS: 1. This is a Commitment Exception. </p> <p>PURCHASER: Brian T. Buyer and Brenda T. Buyer</p>	
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------

[Back to Table of Contents](#)



APRIL RELEASE NOTES

NEW MEXICO

DOCUMENTS

Escrow

Wire Transfer Authorization

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT Bern-Albuquerque		529697	

Added the word "BANK" after "To"

<p>From the proceeds of our sale of property located at:</p> <p>1111 Property Avenue, Suite 100, Greenville 55555 22222 Property Street, Suite 200, Greenville 55555</p> <p>As follows:</p> <p>To ("BANK"): _____</p> <p>ABA Routing No.: _____</p> <p>For Credit to the account of: _____</p> <p>Account No.: _____</p> <p>The undersigned acknowledge that transfer may not be made in the event problems arise beyond the control of Escrow Holder resulting in a delay in the remittance or receipt of the wire transfer. Escrow Holder assumes no liability direct or indirect for special or consequential damages, expenses or costs resulting from any action or</p>

[Back to Table of Contents](#)



APRIL RELEASE NOTES

NEW YORK

DOCUMENTS

Title

Letter (Construction Draws)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CTI N. NY		529846	NYD1686.doc

New document. Render to view complete document.

<p>Hannah Jackson Jackson Law Services, LLC 100 Jackson Law Dr. CityName, NY 00000</p>	<p>Date: March 19, 2019 Order No.: JMoe CD Test Borrower(s): Bryan B. Buyer and Brenda B. Buyer Seller(s): Samuel S. Seller and Samantha S. Seller Property: 1111 Property Avenue, Suite 100 Prop1City, HI 55555</p>
----------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Dear Hannah Jackson:

The above construction order was placed on February 25, 2019. Please indicate below if draws are complete:

by fax to: (800)444-7777

or by mail to: CHICAGO TITLE INSURANCE COMPANY
236 Quarry Road
City, HI 99999

Still drawing for the construction

Draws are complete

Updated survey attached

If draws were completed by another search company provide a copy of the same.

[Back to Table of Contents](#)



APRIL RELEASE NOTES

Title Certification Search

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Garden City		532442	

Added Covenants/Restrictions section on first page, added Chain of Title as last page, added new custom fields for entire document which are found on corresponding Title Certification Search MyScreen for Garden City's Non-Insured Products screens set.

mortgage name

Covenants, Restrictions and/or Easements of Record:

C
R
&
E's

District:

Section:

CHAIN OF TITLE

Title No.: X7475-000487

Fidelity National Title Insurance Services, LLC certifies that it has examined the records of the Clerk of the of for the chain of title for 50 years (April 4, 2019) to date, of record on the following premises:

Said search discloses the following:

Chain 1
Dated:
Created:

[Back to Table of Contents](#)



APRIL RELEASE NOTES

NORTH CAROLINA

DOCUMENTS

Title

ALTA 3.3-06 - Zoning - Completed Improvement-Non-Conforming Use (Adopted 12-1-18)
ALTA 3.4-06 - Zoning - No Zoning Classification (Adopted 12-1-18)
ALTA 18.3-06 - Single Tax Parcel and ID (Adopted 12-1-18)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Admin		535544	E18A003_03, E18A003_04, E18A018_03

These new ALTA endorsements are now available. In addition, a technical correction has also been made to remove "Loss of Priority" from the name of the ALTA 32 series of endorsements.

[Back to Table of Contents](#)

ALTA Commitment 2016 (NC)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New		520893		101046D0102.doc

New document to offer a faster version of the ALTA 2016 Commitment.

[Back to Table of Contents](#)



APRIL RELEASE NOTES

OHIO

DOCUMENTS

Escrow

File Cover (Sheffield-Sandusky)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FT Sheffield-Sandusky OH		531453	OHD1422.doc

New document for FT Sheffield-Sandusky operations. Render to view complete document.

Check List Items	Ordered	Rcvd	Check List Items	Ordered	Rcvd
Signed Purchase Agreement			Hold \$_____ Final S/W		
Earnest Money			Commission Letter LA		
Pre-Closing Docs Mailed (S)			Commission Letter SA		
Pre-Closing Docs Mailed (B)			Payoff No. 1		
Title Search/Commitment			Payoff No. 2		
Deed Prep			Payoff Other (Lien)		
Surveyors Report			Real Estate Taxes		
Pest Inspection			Parcel No.:		
Insurance			FH: \$		
Condo Letter/HOA			LH: \$		
Rents/Security Deposit			Legal Checked on Deed		
POS			Primary Residence <input type="checkbox"/> Y/ <input type="checkbox"/> N		
Home Warranty			Wire: Buyer/Lender		

[Back to Table of Contents](#)

Mortgage Info Sheet - Equity Line

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Worthington OH		531882	

CT Worthington only: removed language "...in the envelope provided or..." so that only the fax number is referenced for the return information.

[Back to Table of Contents](#)



APRIL RELEASE NOTES

OHIO - AMERITITLE

DOCUMENTS

Title

ALTA Commitment 2016

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	AmeriTitle	n/a	531398, 531399	

The Property Address reference has been added to the Transaction Identification Data at the top of Schedule A on the 2016 Commitment for AmeriTitle Ownership Profiles.

Master Commitment Document 2 of 2

Commitment

FIDELITY NATIONAL TITLE INSURANCE COMPANY **COMMITMENT NO. CommitNum-12345**

Transaction Identification Data for reference only:

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT (NOT TITLE ONLY):
Title Officer: Joseph D. Kirby XYZ Title Company 456 Title Way Anywhere, OH 12345 Phone: (888)111-1234 Fax: (888)111-4321 Main Phone: 123-456-7890 Email: joe.kirby@email.com	Escrow Officer: Melissa G. Smith ABC Settlement Agent 123 Settlement Street Anywhere, OH 12345 Phone: (111)222-3333 Fax: (123)111-2222 Main Phone: 123-456-7890 Email: melissa.smith@email.com

Order Number: **2017060004 - CP Test OH**

Property Address: 12345 Property Street, Anywhere, OH 12345

SCHEDULE A

1 - Commitment.D... June 20... 06:09 AM

[Back to Table of Contents](#)



APRIL RELEASE NOTES

OKLAHOMA

DOCUMENTS

Escrow

Letter (Commercial Pertinent Date)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT KC Comm.		533899	OKD1194.doc

New document. Render to view complete document.



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

<p>Cindy Jones Century 22 4800 Broker Blvd City, OK 99999</p>	<p>Date: April 11, 2019 Ref. No.: LAB123 File 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, OK 55555</p>
----------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Attached is a Dates of Compliance to Contract sheet based on the Contract Effective Date of **19th day of April, 2019**. Any deadline falling on a Saturday, Sunday or legal holiday has been extended to the next day that is not a Saturday, Sunday or legal holiday. The attached calculations are provided as a courtesy. **If you calculate any time periods differently, please let me know so that we can adjust our records to better serve and assist you with your transactional needs.**

[Back to Table of Contents](#)



APRIL RELEASE NOTES

Title

ALTA Commitment 2016 (OK)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New			520900	OKD1191.doc
New document to offer a faster version of the ALTA 2016 Commitment.				

[Back to Table of Contents](#)

APRIL RELEASE NOTES

OREGON

DOCUMENTS

Escrow

Accommodation Recording - General Form

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	OR State Counsel		533670	

Revisions to title and signature block. Please see screenshot.



**ACCOMMODATION RECORDING AND
WAIVER OF LIABILITY AGREEMENT**

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

Bryan B. Buyer	Date
Brenda B. Buyer	Date
Address: _____	
Phone: _____ Fax: _____	

Accommodation Recording - General Form B
ORD1431.doc / Updated: 04.05.19

Page 1

Printed: 04.05.19 @ 10:10 AM by
OR: ■■■-JM CD Test

[Back to Table of Contents](#)



APRIL RELEASE NOTES

Accommodation Recording - Noninsurance Product

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	OR State Counsel		533666	

Moved the "FOR USE BY TITLE COMPANY:" with the box so it's last, after the "WAIVER OF LIABILITY AGREEMENT". Also, updated the title and footer to reflect "Accommodation Recording - General Form A".

WAIVER OF LIABILITY AGREEMENT. Customer acknowledges that Title Company is providing this service as an accommodation only and that there is no charge for this service; however, Customer has paid or will pay all recording fees, transfer tax, if applicable, and other charges incurred by Title Company in providing this service. Customer further acknowledges that Title Company receives no benefit, business or otherwise, by the recording of the document(s). It is further understood and agreed that Title Company, in the normal course of its business, would not record documents as an accommodation unless Customer indemnifies Title Company against any and all liabilities as agreed herein.

It is understood and agreed by Customer that, with respect to the property described in any document to be recorded, Title Company is not: (1) performing a search of the title; (2) liable for the condition of title; or (3) issuing a commitment or policy of title insurance to Customer.

Therefore, Title Company has no obligation to: (1) examine or make any changes to the document prior to submitting the document for recordation; (2) determine the accuracy of the information contained in the document; (3) determine the applicability or amount of any document taxes, stamps or fees due; or (4) determine whether the document complies with relevant laws.

In consideration of Title Company recording the document(s), Customer hereby waives and releases Title Company from any and all claims arising out of the recording or attempted recording of the document(s), including negligent acts, and agrees to indemnify and hold harmless Title Company from any and all liabilities, losses, damages, expenses and charges, including attorney fees, that may be sustained or incurred by Title Company, arising directly or indirectly out of the recording of, attempted recording of, or failure to record the document(s) at the request of undersigned or resulting directly or indirectly from any claim, action, proceeding, or judgment, arising from or based upon or growing out of said recording or absence of recording.

FOR USE BY TITLE COMPANY:

Received _____, 20____ at (Time:) _____, by **Title Office Name.**

Signature

By: _____
Print Name

[Back to Table of Contents](#)

APRIL RELEASE NOTES

Escrow and Accommodation Recording Instructions and Agreement

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	OR State Counsel		533810	ORD1491.doc

New document. Render to view complete document.



Company Name

**ESCROW AND ACCOMMODATION
RECORDING INSTRUCTIONS
AND AGREEMENT**

Dated: April 5, 2019
Escrow No.: JM CD Test-JDK
Escrow Officer: Joseph D Kirby

A. Escrow Agent (referred to below as Escrow Agent):

Escrow Office Name
 100 Escrow Office Street
 Portland, OR 54545
 Phone: (800)777-4444 Fax: (800)444-7777

B. Principals (collectively referred to below as "Principals"):

(1) Name(s) Samuel S. Seller and Samantha S. Seller
 (2) Name(s) Bryan B. Buyer and Brenda B. Buyer

[Back to Table of Contents](#)



APRIL RELEASE NOTES

Escrow Reference Sheet				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Western Title		531396	
<p>Revised coding so "Include Order Notes?" prompt only appears if any Notes have been entered in the file.</p> <div style="border: 1px solid black; padding: 10px; margin: 10px auto; width: 80%;"> <div style="border: 1px solid gray; padding: 5px;"> <div style="display: flex; justify-content: space-between;"> Field Prompt × </div> <div style="margin-top: 5px;"> <p>Escrow Reference Sheet Order 2019010006-JJF</p> <div style="border: 1px solid gray; padding: 5px; margin: 5px 0;"> <p>Order 2019010006-JJF</p> <p><input type="checkbox"/> Include Order Notes?</p> </div> </div> <div style="display: flex; justify-content: space-between; align-items: center; margin-top: 5px;"> <input type="checkbox"/> Skip remaining prompts OK </div> </div> </div>				

[Back to Table of Contents](#)

Indemnity Agreement (Oil and Gas Leases) FKA Indemnity Agreement (Oil and Gas Liens)				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Western Title		531501	
<p>The SPS document tree and footer name has been revised to match the title on the document, revising it from "Liens" to "Leases".</p>				

[Back to Table of Contents](#)

FIRPTA - Certification of Non-Foreign Status by Individual (Blank)				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	OR		534761	ORD1492.doc
<p>New document (blank version of existing document).</p>				

[Back to Table of Contents](#)



APRIL RELEASE NOTES

Letter (Demand - HOA)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT Salem		534888	

Added new language for item 9-11.

<p>9. Any pending litigations or assessments: _____</p> <p>10. Buyer Contribution to Working Capital: \$ _____</p> <p>11. Move-In/Move-Out Fees: \$ _____</p> <p>At close of your escrow, advise us of the name of new owner and the date of transfer of title.</p>

[Back to Table of Contents](#)

Letter (Payoff Enclosure)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Portland		534884	

A new prompt has been added distinguishing 'Line of Credit HELOC Payoff' and when the prompt is checked "Signed Line of Credit Closure Letter" is listed as an enclosure.

<p>Enclosed please find the following representing payment in full of your demand:</p> <p>Wire No. 12345 in the amount of \$133,500.00.</p> <p>Signed Line of Credit Closure Letter ← <input checked="" type="checkbox"/> Line of Credit HELOC Payoff</p> <p>Other enclosures go here</p> <p>Upon receipt of said payoff, please forward your Full Reconveyance to our Release Processing Center:</p>

[Back to Table of Contents](#)



APRIL RELEASE NOTES

PENNSYLVANIA

DOCUMENTS

Escrow

Affidavit (Entity - Seller's or Borrower's)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	NCS Philly		531238	

Updated last item for Philadelphia instance to include "solid resources fee" language.

- 12. That the authorized signatory/ies who is/are authorized to execute the papers are of full legal age and in every respect competent to convey or encumber the title to the premises in question.
- 13. That there are no corporate taxes due the Commonwealth of Pennsylvania by said Corporation.
- 14. That all real estate taxes (due to Dept. of Revenue, Center City District, Old City District, or other applicable "special services" district), water and sewer rents (due to Water Revenue Bureau), **solid resources fee (due to the City of Philadelphia)**, and natural gas charges [due to Philadelphia Gas Works ("PGW")] that are assessed against the said premises - as of the date of this settlement - are fully paid.

[Back to Table of Contents](#)

Affidavit (National)

Affidavit (Whereas)

Seller's Affidavit (Individual)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CLT Philly NCS		531755	

Added Property address to top of Affidavits under the Order Number.

COMMONWEALTH OF PENNSYLVANIA	Order No.: JM CD Test-MGS
COUNTY OF _____	Property: 1111 Property Avenue Prop City, PA 55555

[Back to Table of Contents](#)



APRIL RELEASE NOTES

SERVICELINK

DOCUMENTS

Escrow

California Grant Deed (Wells Fargo)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	ServiceLink		534783	

Removed APN/Parcel ID.

[Back to Table of Contents](#)



APRIL RELEASE NOTES

SOUTH CAROLINA

DOCUMENTS

Escrow

Notice to Purchaser-Borrower (NCS)

NEW/MOD New	REQUESTED BY FNT/CLT SC Agency	INCIDENT NO.	TFS No(s). 531391	FILE NAME (NEW ITEMS ONLY) SCD1060.doc
-----------------------	------------------------------------------	---------------------	-----------------------------	--------------------------------------------------

New version of *Notice to Purchaser-Borrower* doc created for NCS files.

SOUTH CAROLINA INSURANCE DEPARTMENT TITLE INSURANCE FINANCIAL DISCLOSURE FORMS

In accordance with SC Code Section 38-75-960(A), as amended, the undersigned producer of title business or associate of such producer hereby advises that it has a financial interest in the following title insurer(s) or title agent(s):

<u>NAME OF INSURER OR AGENT</u>	<u>ADDRESS</u>	<u>NATURE OF INTEREST</u>
Title Office Name	1000 Title Avenue, Suite 500 Greenville, SC 99999	Insurer

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

PRODUCER/ASSOCIATE:

Title Office Name

Signature

Date

By: _____
Print Name

Address: 1000 Title Avenue, Suite 500
Greenville, SC 99999

Its: _____
Print Title

Notice is hereby given that Title Office Name (agency/agent), is the insurer and will be paid the premium for issuance of the policy. Notice is hereby given that you have the right to choose your title insurer.

ACKNOWLEDGMENT

The undersigned applicant is a buyer, seller or lender who has been referred by the above named producer of title insurance business or associate of such producer to the title insurer identified hereinabove. The undersigned expressly recognizes and acknowledges the financial interest of such producer as disclosed hereinabove.

[Back to Table of Contents](#)



APRIL RELEASE NOTES

Title

ALTA Commitment 2016 (SC)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New		520896		SCD1057.doc
New document to offer a faster version of the ALTA 2016 Commitment.				

[Back to Table of Contents](#)



APRIL RELEASE NOTES

TEXAS

DOCUMENTS

Escrow

Letter (Title Data - Commitment)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	South Texas CPF-Houston		531910	

Revised the "Letter (Title Data-In County Commitment)" to now be the "Letter (Title Data - Commitment)". This will replace the "Letter (Title Data-In County Commitment)" and the "Letter (Title Data-Out of County Commitment)".

THE LANGUAGE SET FORTH BELOW *MUST* BE INCORPORATED INTO A COVER LETTER ATTACHED TO ALL TITLE INSURANCE COMMITMENTS.

Required Language for a Title Insurance Commitment Cover Letter

The attached title insurance commitment contains information which has been obtained or derived from records and information owned by Title Data, Inc. or one (1) of its subsidiaries (collectively "Title Data"). Title Data owns and maintains land title plants for various Texas counties. Our company's right to access and use Title Data's title plants is governed by the Subscription Agreement(s) we have with Title Data, which restricts who can receive and/or use a title insurance commitment, which is based in whole or in part, upon Title Data's records and information. The information contained in the title plants is protected by federal copyright law and Texas common law on trade secrets and contract.

This Title Insurance Commitment should not be re-distributed without first confirming with the issuing agent what is permissible under the terms of their Subscription Agreement with Title Data.

[Back to Table of Contents](#)

Premium Report

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CW TX		528538	

New document that will look just similar to the corporate invoice with the following changes:

- Parameter screen:
 - "Agent:" drop down - list at A, E, T contacts, but default to the "Branch" on the order
 - "Underwriter:" drop down - list all U contacts, but default to 1st U
 - "Policies to Include:" picklist and if only certain policies are selected, then only display the associated endorsements.
- Header:
 - Removed order number in top right corner
 - Renamed "Invoice" to "Premium Report"
 - Renamed "Remit Payment To:" to "Agent:" and this will display the contact selected in "Agent" drop down
 - Removed "due upon receipt" text
 - Added Label "Underwriter:" above what would be the "Bill To" on the invoice and the contact will be what was selected in the "Underwriter" drop down



APRIL RELEASE NOTES

- Renamed "Invoice Date" to "Report Date" and default to the current date
- Added "Open Date:" under order number and input received date
- Added in "Settlement Date:" under "Report Date" and show settlement date
- Removed Customer Ref. Number, Invoice Number, Operation, Escrow Officer, Escrow Assistant, Title Officer, Sales Rep
- Details
 - Only charges that should show are Title Premium and Endorsements. All policies and endorsements will show separately, along with any discounts (Note: show discounts or other negative amount in parenthesis to indicate a negative value). The policy premium will show the full premium amount for both owners and lenders (how it is done on the HUD and CSS, not the inverse thing that CDF does).
 - Renamed "Bill Code" to "Rate Code" and pull in the transaction code of the policy and/or Endorsement
 - Renamed "Invoice total amount due" to "Premium Total Amount:"
 - Removed thank you message
- Premium charges notes:
 - Endorsements - show each endorsement separately with transaction code, description, and amount
 - Premium - show the base premium for the owners and lenders, unless a simo policy, in which we would show the simo fee on the lender policy. if the prior policy amount is populated, that will also show as a separate line item under the policy/policies it affects.
 - These will show the transaction code, description (same text that the invoice displays), and amount

Endorsement:



APRIL RELEASE NOTES

+ - Default Splits...

Description

- ALTA Endorsement 27-06 (Usury)
- ALTA Endorsement 33-06 (Disbursement)
- ALTA Endorsement 8.2-06 (Commercial Environmental Protection Lien)

Lookup Code: ALTA_27_2008

Code: ALTA 27 Pro Forma

Description: ALTA Endorsement 27-06 (Usury)

Transaction code: 0710 New liability am

Issued date: (None) Effective date:

Calculate Charge

Minimum charge: Maximum char:

Charge based on: Amount:

Multiplication %: % Calculate c

Adjustment: +/- Seller pay:

Charge: Line:

Owners:



APRIL RELEASE NOTES

Owner's Policy

Policy number:	2019-03-0004-CDF - P1		
Coverage amount:	\$550,000.00	Prior policy adjustment:	(\$200.00)
Seller pay %:	100.00000	Seller pay amount:	\$3,168.00
Final owner's premium:	\$3,168.00	Transaction code:	1350
Remarks:			

Owner's Policy Premium and Split

Owner's Policy Premium

Basis:	Sales Price	Invoice:	1
Coverage amount:	\$550,000.00	Bill code:	TP
Method:	Default		
Rate table:	TX-5-1-2013 Basic I		
Base premium:	\$3,368.00		
Prior policy adjustment:	(\$200.00)		
Multiplication %:	100.00000		
Simultaneous issue fee:			
Adjustment:	+/-		
Final owner's premium:	\$3,168.00		

Lenders:

Loan Policy

Policy number:	2019-03-0004-CDF - 1 Loan Policy		
Coverage amount:	\$400,000.00	Prior policy adjustment:	
Seller pay %:		Seller pay amount:	
Final loan premium:	\$100.00	Transaction code:	3000
Remarks:			

Loan Policy Premium and Split

Loan Policy Premium

Basis:	Loan Amount	Invoice:	1
Coverage amount:	\$400,000.00	Bill code:	TP
Method:	TX-Sim		
Rate table:	TX-5-1-2013 Basic I		
Base premium:	\$2,537.00		
Prior policy adjustment:			
Multiplication %:	100.00000		
Simultaneous issue fee:	\$100.00		
Adjustment:	+/-		
Final loan premium:	\$100.00		

For the loan policy display the simo fee if simo policy, otherwise show base premium.

Always show prior policy adjustment if populated

Additional Calculations



APRIL RELEASE NOTES

Title

Other Title Company Policy Instructions

NEW/Mod	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CLT Dallas		533659	SSTXD00286.doc
<p>"Other Title Company Policy Instructions" has been renamed to include "(Legal)" and a letter sized version has been added.</p>				

[Back to Table of Contents](#)



APRIL RELEASE NOTES

REPORTS

Order Information by Sales Rep				
NEW/MOD MOD	REQUESTED BY LT TX	INCIDENT No.	TFS No(s). 529544	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Added a new checkbox parameter called "Alternate Format" <ul style="list-style-type: none"> ○ Used the hidden parameter option, only show checkbox if profile state <> 'CA' ○ If profile state = 'TX', then default to checked, else blank • If new checkbox is checked report will do the following <ul style="list-style-type: none"> ○ Remove: Loan Amt 2, escrow company (name and address), Ref. Number, Lender 2 ○ Rename Lender 1 as Lender ○ Add in the following columns (bold) and update formatting (stacked columns and spread columns out to increase readability) <ul style="list-style-type: none"> ▪ Order Number/Trans Type ▪ Order Type/Product Type ▪ Opened Date/ Sett Date (settlement date) ▪ Title Officer/Escrow Officer ▪ Sales Price/Loan Amount ▪ Owner Liability/Lender Liability (liability amounts on first policies only) ▪ Sales Rep/Marketing Source ▪ Revenue (TP, END, ESC bill codes only) 				

[Back to Table of Contents](#)



APRIL RELEASE NOTES

VIRGINIA

DOCUMENTS

Escrow

Notice to Policy Holders

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	VA/WV Agency		533484	

Replaced Title Office address and phone with Underwriter address and phone.

Chicago Title Insurance Company

Title 38.2-305 of the Code of Virginia requires the following notice be provided with each insurance policy:

IMPORTANT INFORMATION REGARDING YOUR INSURANCE

In the event you need to contact someone about this insurance for any reason, please contact your agent. If no agent was involved in the sale of this insurance, or if you have additional questions, you may contact the insurance company issuing this policy at the following address and telephone number:

Chicago Title Insurance Company

P.O. Box 45023

Jacksonville, FL 32232-5023

Phone: (800)848-0143

[Back to Table of Contents](#)



APRIL RELEASE NOTES

WASHINGTON

DOCUMENTS

Escrow

Affidavit (Owner's - Commercial)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT Seattle/NCS		534795	

Altered functionality of the document to allow to render for individual contacts.

[Back to Table of Contents](#)

Utilities Billing Closing Request (City of Spokane)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	WA EPU		532436	WA00001059.doc

New document. Render to view complete document.



Name of Company: Settlement Agent Name

Street Address: alternate street address here

City, State, Zip: altcity. altstate. 00000

Phone: 111-222-3333

Fax: 444-555-6666

Date of Request: April 10, 2019

File No: JMoe CD Test

CITY OF SPOKANE UTILITIES BILLING CLOSING REQUEST

Please email to: Ubillclosings@spokanecity.org

CLOSING INFORMATION:

Company Customer Number: _____

Agent's Name: Melissa G Smith

Closing Date: February 25, 2019

(Note: Closing requests must be received no later than 2:30 pm for next Business-day closing)

For Utilities Office Use Only:

Received Date: _____

Account#: _____

Closing FSO#: _____

Done By: _____

Date Completed: _____

[Back to Table of Contents](#)



APRIL RELEASE NOTES

Title

ALTA Commitment 2016 (WA)

NEW/MOD Mod	REQUESTED BY	INCIDENT No.	TFS No(s). 531317	FILE NAME (NEW ITEMS ONLY)
----------------	--------------	--------------	----------------------	----------------------------

Updated coding for Schedule A, item 2 to show policy Coverage Amount whether policy is marked PROFORMA or not.

Owner's Policy

Policy number: PROFORMA

Coverage amount: \$500,000.00

Seller pay %:

Final owner's premium:

SI net owner's premium:

Remarks:

Owner's Policy Premium and Split

Order Number: 2019030005-JJF-CD

SCHEDULE A

1. Commitment Date: February 26, 2019 at 12:00 AM

2. Policy to be issued:

(a) **ALTA Owner's Policy 2006**
Proposed Insured: Bryan B. Buyer and Brenda B. Buyer
Proposed Policy Amount: \$500,000.00
Premium: \$ 0.00
Tax: \$ 0.00
Total: \$ 0.00

(b) **ALTA Loan Policy 2006**
Proposed Insured: Loans Unlimited
Proposed Policy Amount: \$450,000.00
Premium: \$ 0.00
Tax: \$ 0.00
Total: \$ 0.00

3. The estate or interest in the Land described or referred to in this Commitment is:

No "Check to display coverage amount" prompts despite policies being PROFORMA. Coverage amount will always show on Commitment.

[Back to Table of Contents](#)



APRIL RELEASE NOTES

REPORTS

NCS Commissions by Selection				
NEW/MOD MOD	REQUESTED BY WA SEA NCS	INCIDENT No.	TFS No(s). 531626	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">• Added Escrow Officer and Title Officer to group by drop down• If profile state = 'WA', then add in ESC bill code into the other revenue column				

[Back to Table of Contents](#)



APRIL RELEASE NOTES

PHRASES

Escrow

Escrow Instructions

NEW/MOD Mod	REQUESTED BY WA	INCIDENT NO.	TFS No(s). 531908
-----------------------	---------------------------	---------------------	-----------------------------

EI phrase change for ssn01

Code	Name
ssn01	BUYER/SELLER EIN OR SSN EXCHANGE (SELLER FINANCED TRANSACTION)

BUYER/SELLER EIN OR SSN EXCHANGE (SELLER FINANCED TRANSACTION): Parties hereto are made aware that on **Seller-Financed Sales**, Buyers and Sellers are required to include on his or her tax return the name, address, and Taxpayer Identification Number of the person whom (from whom) any interest is paid (or received).

This is informational only and shall be handled between the parties outside of escrow and Escrow Agent is not to be held liable or responsible in connection with the same now or hereafter the close of escrow.

[Back to Table of Contents](#)



APRIL RELEASE NOTES

WEST VIRGINIA

DOCUMENTS

Title

ALTA Commitment 2016 (WV)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New		520671		WVD1004.doc

New document to offer a faster version of the ALTA 2016 Commitment.

[Back to Table of Contents](#)



APRIL RELEASE NOTES

WISCONSIN

DOCUMENTS

Escrow

Commercial Construction Draw Checklist

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT WI		534521	WID0270.doc

New document. Render to view complete document.

[Back to Table of Contents](#)

Completion Escrow

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT WI		534521	WID0266.doc

New document. Render to view complete document.



COMPLETION ESCROW

Order No. [MS CD Test WI-JDK](#)

The undersigned hereby deposits with [Chicago Title Insurance Company \(Chicago Title Insurance Company\)](#) the sum of One Thousand Two Hundred And No/100 Dollars (\$1,200.00) (the Funds) to be retained by [Chicago Title Insurance Company](#) pending completion of the following work:

[This is the work that is pending completion. This is the work that is pending completion.](#)

[Chicago Title Insurance Company](#) is hereby directed to disburse the Funds when it is in receipt of all of the following (the Deposits):

1. Instructions and authorization to pay, signed by the undersigned Owner and General Contractor.
2. Lien waivers from all persons having construction lien rights as a result of the above referenced improvements.

[Chicago Title Insurance Company](#) shall return any excess Funds, if any, to Owner.

In the event that the Funds are not sufficient to pay the invoices [Chicago Title Insurance Company](#) is instructed to pay, the Owner agrees to deposit the additional funds needed (Additional Funds) within fifteen (15) days after

[Back to Table of Contents](#)

APRIL RELEASE NOTES

Draw Delay Addendum				
NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT WI		534521	WID0269.doc
New document. Render to view complete document.				
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;">  <h2 style="margin: 0;">CHICAGO TITLE</h2> </div> <div style="text-align: right;"> <p style="margin: 0;">ADDENDUM TO CONSTRUCTION LOAN ESCROW AGREEMENT</p> </div> </div> <p style="margin-top: 10px;">TO: Chicago Title Insurance Company</p> <p style="margin-top: 10px;">This addendum is attached to and made a part of a Construction Loan Escrow Agreement between the undersigned parties dated April 12, 2019.</p> <p style="margin-top: 10px;">Notwithstanding any language to the contrary which may be contained in the Agreement attached hereto, you are directed to disburse the funds deposited under said Agreement on a "one-draw delay" basis. You are specifically permitted to disburse funds under each respective disbursement (except the final disbursement) upon securing waivers of lien from each subcontractor for the amounts and work and materials represented by the previous disbursement and the current waiver of lien from the General Contractor. The parties hereto agree that the disbursing agent will have no liability for any loss due solely to the collection of waivers of lien on the delayed basis in accordance with the terms of this Addendum.</p> <p style="margin-top: 10px;">IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.</p>				

[Back to Table of Contents](#)

APRIL RELEASE NOTES

Escrow Agreement (Tenant Improvement)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT WI		534521	WID0267.doc

New document. Render to view complete document.

 <h2 style="margin: 0;">Company Name</h2>	<h3 style="margin: 0;">TENANT IMPROVEMENT ESCROW AGREEMENT</h3>
<p>Joseph D Kirby, Closing Specialist Escrow Office Name 100 Escrow Office Street EO City, WI 54545 Phone: (800)777-4444 Fax: (800)444-7777</p>	<p>Date: April 9, 2019 Escrow No.: JM CD Test-JDK</p>
<p>_____ (hereinafter referred to as Lessee) will from time to time deposit a total of _____ Dollars (\$ _____) (the "Escrowed Funds") with you, to be disbursed on behalf of Lessee and _____ (hereinafter referred to as Lessor), for the Lessee's tenant improvements (the "Tenant Improvemnts") on property commonly known as 1111 Property Avenue, Prop City, WI 55555. Lessee and Lessor have retained you to review disbursement requests and make disbursements for their benefit.</p>	

[Back to Table of Contents](#)

APRIL RELEASE NOTES

Escrow Agreement Variations - Residential with Lender				
NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT WI		534521	WID0265.doc

New document. Render to view complete document.



CHICAGO TITLE

**ESCROW AGREEMENT VARIATIONS
RESIDENTIAL WITH LENDER**

WAIVERS:

2B. Unconditional current waivers of liens from the general contractor for the amount to be paid to such Contractor from the current draw, together with unconditional waivers of liens from each subcontractor or materialman who furnished labor or materials for which payment was made in the immediately preceding draw: provided that at the time the final draw request, final and unconditional lien waivers from all contactors shall be required; (Pay General – Draw Delay Subs Waivers)

2B. Current waivers or releases of lien executed by all parties having construction lien rights on the property, and any invoices, contracts or other supporting documents required by Escrowee as a condition to the issuance of the Pending Disbursement Endorsement; (Pay General Contractor or Pay Subs Direct)

INSPECTIONS: (Page 2 No. 3)

Inspections. As part of the above mentioned consideration, Lender further agrees to retain an Inspector to conduct inspections on behalf of the Lender and Escrowee for the purpose of determining whether work has been completed. Inspector is hereby authorized to enter upon the premises for the purpose of making such inspections. It is understood that the inspections, which Inspector may conduct are for the benefit of the Lender only. Owner

[Back to Table of Contents](#)

APRIL RELEASE NOTES

Indemnity (Draw Delay)				
NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT WI		534521	WID0268.doc

New document. Render to view complete document.



Company Name

INDEMNITY

WHEREAS Title Office Name hereinafter referred to as the Company, has issued its Commitment for the Loan Policy for Two Hundred Seventy-Five Thousand And No/100 Dollars (\$275,000.00), under Application No. COM111111 covering premises situated in Orange County, Wisconsin and more particularly described in said Commitment, and;

WHEREAS the Company has entered into an Escrow Agreement to disburse the funds of said Mortgage for the construction of improvements on the mortgaged premises, which construction will be completed on or about April 12, 2019, and;

WHEREAS the Company is being requested by the undersigned to make escrow payments on a *Draw Delay* basis with the necessary lien waivers only from subcontractors to the undersigned or from suppliers contracting directly with the undersigned, to be furnished to the Company no later than fifteen (15) days after the disbursement of funds, and;

[Back to Table of Contents](#)



APRIL RELEASE NOTES

Title

Prelim-Commitment Product Enclosure Letter (Title) - CT WI ONLY

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT WI		534780	

Document now pulls in the closer, examiner and marketing rep (when entered in the file) to the upper right.

Hannah Jackson
 Jackson Law Services, LLC
 100 Jackson Law Dr.
 CityName, NY 00000

Date: April 11, 2019
Order No.: JMoe CD Test-MGS
Borrower(s): Bryan B. Buyer and Brenda B. Buyer
 Buying Trust
Seller(s): Samuel S. Seller and Samantha S. Seller
 Selling Trust

Closer: Joseph D Kirby
Examiner: Melissa G Smith
Marketing Rep: Sandy L Moore

Dear Sir/Madam:

We have enclosed three (3) copy(ies) of the following:

- ALTA Commitment 2016 No.: COM111111, dated ■, for property(ies):
 1111 Property Avenue, Suite 100, Philadelphia, DC 55555
 22222 Property Street, Suite 200, Prop2City, DC 55555

Additional Item 1

[Back to Table of Contents](#)



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.