

SOFTPRO SELECT

RELEASE NOTES



APRIL, 2018

Testing Release Date: April 5, 2018

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APRIL RELEASE NOTES

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ALL STATES/SITES

DOCUMENTS

Escrow

Authority Checklist

Authority Checklist - Blank

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Multiple Operations	N/A	454454	SSCORPD5610.doc SSCORPD5612.doc

New document. Render to view complete document.

This pulls the Organization Type. Based on the type, the document will pull the correct version.

AUTHORITY CHECKLIST
LIMITED LIABILITY COMPANY

File No.: [JM CD Test](#)

Please check the statements below to confirm that you have complied with these requirements. If you cannot comply with these requirements, you must have approval from the appropriate supervisory underwriter to proceed.

1. Good Standing

- The entity is in "good standing" in the state in which it was created.
- You have reviewed all of the entity's filings.

If there has been a recent change in the filings that adds or deletes parties with authority, you must:

- Independently verify that the current parties have authority (see 2011-RC-12 for some suggested ways to verify signatures that can also be used to verify parties);

OR

- Have the counsel that represents the entity verify the recent changes.

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CDF Statements

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CORP		446815	
<ul style="list-style-type: none"> • Global change for all CDF's as well as all corresponding statements (Select version 4.3 only) <ul style="list-style-type: none"> ○ Added check box on all prompt screens called "Include Qualified Intermediary Signature" and if the box is checked pull the signature of the QI representing the buyer and/or seller and show above the signature buyer or seller. ○ If any buyer and/or seller has the Qualified Intermediary drop-down {{Order.Sellers.QualifiedIntermediary}} or {{Order.Buyers.QualifiedIntermediary}}, then in the header section show name as "Qualified Intermediary Company name, 'as Qualified Intermediary for' Seller name" and then use that sellers address. (Note: this is the current functionality of the commercial settlement statements) 				

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APRIL RELEASE NOTES

Corporate Title File Second Review Compliance Form

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Multiple Operations	N/A	454459	SSCORPD5611.doc

New document. Render to view complete document.

CORPORATE TITLE FILE CORPORATE TITLE FILE SECOND REVIEW COMPLIANCE FORM

GUIDELINE S: The Authority Parameters Memo (APM) requires a Second Review of any of the following title orders:

Second Review required for ALL policies, regardless of amount for the following matters:

- All requests for the deletion of a Schedule B coinsurance exception;
- Removal of any Schedule B exception which appeared in a prior policy when no justification is given for the deletion of the exception;
- All orders involving a change in the use of the land;
- Insurance against a final court order enjoining construction of improvements due to a violation of the covenants, conditions and restrictions;
- Any non-standard [additional] insurance;
- Insurance of riparian rights or ownership of land under lakes, rivers or streams;
- Insuring Land without a verified access;
- Insurance over an easement;
- Gap or overlap issues.

IN ADDITION

- All Residential files with a policy amount of \$5 million or more; and
- All Commercial files with a policy amount of \$20 million or more

The review procedures are as follows:

- The commitment should be reviewed by an examiner/underwriter at the same or higher level of authority, or by the office manager. In the event either party named above is out of the office, an employee *designated* by the office manager may provide this review.
- The prior title used in the examination, the vesting deed, all exception items and all matters to be released should be the subject of the review. Inquiry should be made of the examiner if the commitment does not contain all Schedule B exceptions contained in the prior policy or back title/search utilized in the examination.

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CSS Statements				
NEW/MOD MOD	REQUESTED BY WA	FOOTPRINTS No(s).	TFS No(s). 444454,451340	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Added new prompt: <ul style="list-style-type: none"> ○ Policy charges include additional details: ○ None ○ Coverage Amount, Version (default) ○ Coverage Amount, Premium, Version ○ Underwriter, Coverage Amount, Version (default for FL) ○ Underwriter, Coverage Amount, Premium, Version • When one of these options is used show the selected information for each policy charge on the statement. <ul style="list-style-type: none"> ○ None - no additional information is shown. ○ Coverage Amount - Order.Title.TitleInsuranceCalculations.[Owners/loan]Policy.PremiumCalculation.CoverageAmount ○ Version - Order.Title.TitleInsuranceCalculations.[Owners/Loan]Policy.Version ○ Premium - Order.Title.TitleInsuranceCalculations.[Owners/Loan]Policy.PremiumCalculation.FinalPremium ○ Underwriter - Order.Title.TitleInsuranceCalculations.Underwriter (for the policy) • Added commission calculation (like HUD/CDF version); • Added the "share of" information for prorations (like HUD/CDF version) • Updated parameters screen with the following: <ul style="list-style-type: none"> ○ Added new prompts on parameter screen that tie to the print reference instead of signatures and when this is checked print sigs on separate page <ul style="list-style-type: none"> ▪ {{Order.CSSs.PrintReferenceOnEstimatedSettlementStatement}} and ▪ {{Order.CSSs.PrintReferenceOnFinalSettlementStatement}} • When order transaction type = "Other" and there are no sellers on the order suppress the seller label and hotspot • Updated the QI signature so they print even when the Buyer/Seller signature is not printing. So it would only print the QI if selected. 				

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EI - Disbursement				
EI - Disbursement (Legal)				
NEW/MOD Mod	REQUESTED BY CT OH	FOOTPRINTS No(s). N/A	TFS No(s). 452231	FILE NAME (NEW ITEMS ONLY)
<p>Added "Your bank may charge you for this service" underneath the Wire Transfer checkbox.</p> <div style="border: 1px solid black; padding: 10px; margin-top: 10px;"> <p>The undersigned hereby authorizes and directs Chicago Name to wire transfer funds, as indicated below, to the Receiving Bank and Account or to disburse proceeds/refunds as indicated below. The undersigned warrants that the information provided in this Authorization is complete and accurate.</p> <p>NET PROCEEDS DUE THE UNDERSIGNED to be: <input type="checkbox"/> Wire Transfer (complete instructions below) (Your bank may charge you for this service)</p> <p>Disbursed as indicated: <input type="checkbox"/> HOLD for Pick Up <input type="checkbox"/> Overnight Delivery (The actual charge for this service may be deducted from the funds)</p> </div>				

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HUD Statements				
NEW/MOD MOD	REQUESTED BY CORP	FOOTPRINTS No(s).	TFS No(s). 442112	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Global change for all HUD's (1986 and 2009) as well as all corresponding statements <ul style="list-style-type: none"> ○ Added check box on all prompt screens called "Include Qualified Intermediary Signature" and if the box is checked pull the signature of the QI representing the buyer and/or seller and show above the signature buyer or seller. ○ If any buyer and/or seller has the Qualified Intermediary drop-down {{Order.Sellers.QualifiedIntermediary}} or {{Order.Buyers.QualifiedIntermediary}}, then in the header section show name as "Qualified Intermediary Company name, 'as Qualified Intermediary for' Seller name" and then use that sellers address. (Note: this is the current functionality of the commercial settlement statements) 				

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Rent Statement - Pulls				
NEW/MOD Mod	REQUESTED BY CT SoCal	FOOTPRINTS No(s). N/A	TFS No(s). 452236	FILE NAME (NEW ITEMS ONLY)
Added logic to total the Rental Amount column.				

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WireSafe Fraud Alert (International)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT SoCal	N/A	455389	SSCORPD5616.doc

New document. Render to view complete document.



Inquire before you wire!



**CHICAGO TITLE
COMPANY**

Chicago Title Insurance Company
Joseph D. Kirby
1001 Settlement Way, Suite 100, Orlando, FL 99999
Phone: (800)555-1234 Fax: (800)555-4321

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

Realtors®, Real Estate Brokers, Closing Attorneys, Buyers and Sellers are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification.

A fraudster will hack into a participant's email account to obtain information about upcoming real estate transactions. After monitoring the account to determine the likely timing of a closing, the fraudster will send an email to the Buyer purporting to be the escrow agent or another party to the transaction. The fraudulent email will contain new wiring instructions or routing information, and will request that the Buyer send funds to a fraudulent account.

PLEASE BE ADVISED THAT WE ONLY PROVIDE WIRING INSTRUCTIONS THROUGH VERBAL COMMUNICATION. If funds are to be wired to us in conjunction with this transaction, please call us at (800)555-1234. If you receive another email or unsolicited call purporting to provide you with wiring instructions, please immediately call us at (800)555-1234.

*****Closing funds in the form of ACH Electronic Transfers will NOT be accepted.*****

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of your Realtor®, Real Estate Broker and your escrow officer as soon as an escrow account is opened.** **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **DO NOT** forward wire instructions to other parties without first verbally verifying the instructions from the sending party.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do **NOT** reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

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Reports

EPU Task Summary by County Manager				
NEW/MOD MOD	REQUESTED BY WA	FOOTPRINTS No(s).	TFS No(s). 444219	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • On EPU custom view removed the "TC" part for the 4 tasks highlighted below: <ul style="list-style-type: none"> ○ Title Clearing Requested ○ Title Clearing In Process ○ Title Clearing Update Requested ○ Title Clearing Update In Process • On the county manager report VEPU excel export split the last two column in purchase are refi amounts <ul style="list-style-type: none"> ○ Title Cleared & Returned to Escrow Unit - Purchase ○ Title Cleared & Returned to Escrow Unit - Refi ○ Title NOT Cleared & Returned to Escrow - Purchase ○ Title NOT Cleared & Returned to Escrow - Refi 				

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Orders by Selection				
NEW/MOD MOD	REQUESTED BY CT CA	FOOTPRINTS No(s).	TFS No(s). 451488	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • On Export Format = Excel-All Columns, <ul style="list-style-type: none"> ○ Added new column to report between county and subdivision for 'APN/Parcel ID'. in this column added the first APN of the first property {{Order.Properties[1].Parcels[1].Identification}} 				

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Order Log				
NEW/MOD MOD	REQUESTED BY CT CA	FOOTPRINTS No(s).	TFS No(s). 451478	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • When "Export to excel" checkbox is checked a new column was added between property zip and marketing source lookup code for 'APN/Parcel ID'. in this column added the first APN of the first property {{Order.Properties[1].Parcels[1].Identification}} 				

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CALIFORNIA

DOCUMENTS

Escrow

Cashier's Check Request

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT SoCal	N/A	454466	

If "Arranged to be picked up at nearest bank office" option is chosen, user will now be prompted for bank address instead of automatically pulling from the ledger.

Field Prompt

Cashier's Check Request
Order 2017040003RN

Order 2017040003RN
Please have Cashier's Check
Arranged to be picked up at the nearest

Field Prompt

Cashier's Check Request
Order 2017040003RN

Order 2017040003RN
Nearest bank address
123 Main St
Dayton, CA 12345

Special Handling Instructions as follows:

Please have the Cashier's Check:

- Delivered by special courier to my office.
- Delivered next business day by overnight mail or other service.
- Arranged to be picked up at the nearest **First Test Trust Bank** office at:

123 Main St
Dayton, CA 12345

Questions regarding this authorization should be referred to the undersigned.

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APRIL RELEASE NOTES

Certificate of LLC Status (Without Operating Agreement)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	State Counsel	N/A	454048	SCA0002839.doc

New document provided by State Counsel. Render for complete document.



Certificate Of California LLC (Without Operating Agreement) Status and Authority of Lender Bank & Trust

This certificate is made for the benefit of [Chicago Title Insurance Company](#), as an Escrow Agent and as a Title insurance policy issuing agent for [Chicago Title Insurance Company](#). [Chicago Title Insurance Company](#), and any Title Insurance Company issuing assurance of title (title insurance) in connection with this certificate, may rely on the statements and information contained herein as being true and correct.

As a condition precedent to the issuance of assurance of title in connection with that real property (generally) known and described as, viz:

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

The following statements are made:

1. The name of this Limited Liability Company ("LLC") is: [Lender Bank & Trust, LLC](#), a California LLC.
2. This limited liability company is organized under the laws of the State of California.
3. This limited liability company conducts its business at: [1000 Big Money Avenue, Beverly Hills, CA 90210](#).

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Demand - Private

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	N/A	454701	

Changed "We are scheduled to pay off this loan on: <Settlement Date>." to "We are scheduled to pay off this loan, subject to the close of our escrow, approximately on: <Settlement Date>."

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APRIL RELEASE NOTES

Notice of Available Discounts

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	N/A	452919	

Removed the restriction set on the below paragraph that only allowed it to pull for commercial sales/loans.

CREDIT FOR PRELIMINARY TITLE REPORTS AND/OR COMMITMENTS ON SUBSEQUENT POLICIES (CTIC, FNTIC)

Where no major change in the title has occurred since the issuance of the original report or commitment, the order may be reopened within twelve (12) to thirty-six (36) months and all or a portion of the charge previously paid for the report or commitment may be credited on a subsequent policy charge.

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Owner Info Request

Owner Info Request (Letter)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	N/A	452378	

Added CREDIT LINE LOANS language above the signature block.

OWNER'S AUTHORIZATION

As may be specifically and properly required to complete my transaction described in the escrow instructions, [Escrow Office Name](#) is hereby authorized and instructed to obtain and comply with transfer instructions and pay-off "demands" from the lenders and/or parties who encumber the above subject property and to make payment(s) in full from funds accruing to my account at close of escrow including but not limited to, forwarding/service/transfer fees/payments/reconveyance fees, interest or prepayment charges as demanded by such instructions without my further approval.

CREDIT LINE LOANS: This letter authorizes you to freeze the referenced credit line upon issuance of your demand. If you require further authorization, please contact the undersigned immediately. Furthermore, the undersigned authorize you to fax written confirmation of the account block/freeze at your earliest convenience to [Escrow Office Name](#) at Fax No. (800)222-3333.

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

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Recordables				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	N/A	454321	
<u>This affects all recordable documents</u>				
Added new exemptions to the existing choices for the Affordable Recording Fee Exemption:				
<ul style="list-style-type: none">• The document is executed or recorded by the Federal government in accordance with the Uniform Federal Lien Registration Act (GC 27388.1(a) (2) (C)).• The document is executed or recorded by the state or any county, municipality, or other political subdivision of the state (GC 273881.1 (a) (2) (D)).				

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APRIL RELEASE NOTES

Title

CLTA Interim Binder (2016)

NEW/MOD New	REQUESTED BY CT Concord	FOOTPRINTS No(s). IN18000096590	TFS No(s). 453747	FILE NAME (NEW ITEMS ONLY) B16C_InteBin
----------------	----------------------------	------------------------------------	----------------------	--

Screenshot of First Page Only. Render in the Test Site to see the Full Version.

CLTA INTERIM BINDER

Issued By:



Fidelity National Title
Insurance Company

Interim Binder Number:

2ndOwnPolNum-234

FIDELITY NATIONAL TITLE INSURANCE COMPANY, a Florida corporation (the "Company"), hereby agrees that:

- Upon request, it will issue, as of the date shown in Schedule A, its policy of title insurance in the form and with a liability not exceeding the amount shown in Schedule A, insuring title to the estate or interest described to be vested in the vestee named in Schedule A subject only to the exceptions shown in Schedule B and to all of the provisions of said policy; or
- Alternatively, if a valid and sufficient instrument from the vestee named in Schedule A, creating an insurable estate, interest or lien in favor of a grantee or lender is executed, delivered and recorded within a binder period of 1095 days from the date shown in Schedule A, and on request, the Company will issue its policy in favor of the grantee or lender as of the date of recording the instrument, insuring the estate, interest or lien subject only to the aforesaid exceptions and provisions of the policy and to any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the date shown in Schedule A and the date of recording the instrument, including those matters affecting title which may attach as a result of the recording.

This Interim Binder is not a policy of title insurance. It is an agreement to issue a policy as provided in the alternatives set forth above. This Interim Binder terminates when a policy is issued under one of the above alternatives. A policy must be issued prior to submission of any claim.

Capitalized terms in this Interim Binder shall have the same meaning as those terms are defined in the form of policy referenced in paragraph 1 above.

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APRIL RELEASE NOTES

Lookup Tables

Escrow Instruction Phrases				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	N/A	453427	
<p>This phrase has been removed, per Settlement:</p> <p><u>Credit Commission to Buyer / Code: credit02</u> CREDIT COMMISSION TO BUYER: [Pulls Escrow Office Name] is authorized and instructed to credit Buyer a portion of the commission due to [Pulls Realtor] in the amount of [PROMPT (Enter the amount of commission to be credited to Buyer)] to be used as closing funds. [Pulls Escrow Office Name] is instructed to request the balance of the closing funds from the Buyer for the purpose of recording and closing this transaction as if this commission had already been earned and paid to the Broker. All parties hereto understand that this commission credit is necessary to complete Buyer's closing funds in this transaction and Seller warrants that this sum will be paid at the close of escrow. It is agreed between the Buyer, Seller and Broker that this credit is not to be repaid through the terms of this transaction.</p>				

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APRIL RELEASE NOTES

My SCREENS

CDF Pg2-Sections A-J – Adjustment - SOCAL

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

The custom field, Test to be printed at bottom of HUD attachment page/CDF Settlement Statements, shown at the bottom of the CDF Pg2-Sections A-J screen has been moved (out of the CDFSelectorSnapSectionContainer) to the bottom of the screen. This resolves an issue with text (entered in this field) not saving when moving between screens. This field is available when using all SoCal My Screens.

The screenshot shows the 'CDF Pg2-Sections A-J' interface. At the top right, it displays 'Order Status: InProcess' and 'Transaction Type: Refinance'. Below this, there are navigation buttons and a 'Loan 1' label. The main content area is titled 'Loan Costs' and contains a table with the following structure:

A. Origination Charges				\$0.00				
Description	Re	To	Name	Borrower-Paid At Closing	Borrower-Paid Before Closing	Seller-Paid At Closing	Seller-Paid Before Closing	Paid By Others
J. TOTAL CLOSING COSTS (Borrower-Paid)				\$0.00				
Closing Costs Subtotals (D + I)								
Lender Credits								

A large black arrow points downwards from the table area to a text input field at the bottom of the screen. The text input field is labeled 'Text to be printed at bottom of HUD attachment page/CDF Settlement Statements:' and is currently empty.

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APRIL RELEASE NOTES

FIRST TITLE

DOCUMENTS

Escrow

Closing Information Form

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	First Title	N/A	452276	

Added highlighted fields/blank lines.

<u>PAYOFF INFORMATION</u>			
Lien:	_____	Lien:	_____
Loan No.:	_____	Loan No.:	_____
Phone No.:	_____	Phone No.:	_____
Verified wiring instructions:	_____		
TW EFFECTIVE DATE:	_____		
TW TO SELLERS SIDE:	_____		
TITLE COMMITMENT SENT:	_____		
TW UPDATE:	Requested: _____	Received:	_____
WIRE FRAUD ALERT:	Requested: _____	Received:	_____
POA:	Requested: _____	Received:	_____
TERMITE:	Requested: _____	Received:	_____

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APRIL RELEASE NOTES

FLORIDA

DOCUMENTS

Escrow

Affidavit (Owner - Corporate - REO)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Wollinka Wikle	N/A	454562	

Removed "Select Portfolio Servicing, Inc., Attorney-in-Fact for" from item #1.

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APRIL RELEASE NOTES

REPORTS

FL District Daily Report				
NEW/MOD MOD	REQUESTED BY FT FL	FOOTPRINTS No(s).	TFS No(s). 452042	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • On excel export added columns <ul style="list-style-type: none"> ○ "OPE" between 'Prod' and 'MTD' (opened MTD column). this is just a place holder column ○ "CPE" between 'Opened Order Threshold' and 'MTD' (closed MTD column). this is just a place holder column • On parameter screen added checkbox "Include Cancelled Orders" and defaulted to unchecked. Report should stop automatically including cancelled orders unless box gets checked. • For Branch "FT230/ O&E-FT/179230" included {{Order.TransactionType}} "Other" in the Sale opened and closed counts which should also flow to the MTD Opened and MTD Closed. 				

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APRIL RELEASE NOTES

HAWAII

DOCUMENTS

Escrow

General Provisions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	N/A	455755	

Changed the language of item #8 to read as follows. This affects all documents that have the General Provisions included.

RIGHT OF RESIGNATION

Escrow Holder has the right to resign upon written notice delivered to the principals herein. If such right is exercised, all funds and documents shall be returned to the party who deposited them and Escrow Holder shall have no liability hereunder.

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APRIL RELEASE NOTES

REPORTS

Order Tasks				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT IL		451474	
<ul style="list-style-type: none">Updated the report so that when it is grouped by settlement agent that the lookup code will show. This would be the way running by branch currently works.				

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

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APRIL RELEASE NOTES

ILLINOIS

DOCUMENTS

Escrow

Consolidated Invoice

NEW/MOD MOD	REQUESTED BY FT IL	FOOTPRINTS No(s).	TFS No(s). 447512	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> If profile = Default\P\NCS + descendants or Default\T\NCS + descendants, then <ul style="list-style-type: none"> Show a picklist prompt that will list all invoices. This will allow users to choose which invoices select to show as a single invoice document. Defaulted to all unchecked and show all if no choice is made 				

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Initial Fee Quote

NEW/MOD MOD	REQUESTED BY IL Down State	FOOTPRINTS No(s).	TFS No(s). 446845	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> When profile = Default\P\IL\CT CPU\EPU-CTIL\CT Chicago Metro\FA83 + descendants, then default the "Bill To" drop down to the marketing source contact on the order <p>Note: If multiple marketing source one will be picked and used as the default.</p>				

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APRIL RELEASE NOTES

SEARCH (Report of Search)				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	IL Metro - Home Equity	N/A	455214	ILD0501.doc



Company Name

123 Title Way, Suite 400
Orlando, FL 27665
Phone: 9192282727 / Fax: 8881717717

REPORT OF SEARCH

Order No.: 2017040003RN-SLM
Prepared For:

Current Owner Limited Search:
Effective Date: April 17, 2018 at 12:00 PM

Names of Grantees in Last Deed of Record:
Grantee Name

Legal Description:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
100 Property Street, Mohave, AZ 86426

Unreleased Mortgages of Record:

General Judgment Search: (Strictly limited to the names hereinafter written and not otherwise):

Taxes:

Other Liens/Documents of Record:

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APRIL RELEASE NOTES

Title

Access (Form 17-06 Revised) - CT METRO ONLY
Subdivision (Form 26-06 Revised) - CT METRO ONLY

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Commercial	n/a	450839	EyrS_Access_IL_FNF, MEyrS_Subdiv_IL_FNF

Two new endorsements are now available primarily for use on Commercial transactions, Access (Form 17-06 Revised) and Subdivision (Form 26-06 Revised).
Note: The standard ALTA 17-06 and ALTA 26-06 endorsements should still be used for non-commercial transactions.

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APRIL RELEASE NOTES

REPORTS

BMO Harris Orders				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	IL		448265	
<ul style="list-style-type: none"> Report will include all fees with ESC bill code even if they are set on a non-revenue contact: 				

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IL Financial Interest Form				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	IL		454561	

General:

Title – IL Financial Interest Form
Tree location – IL ReadyDoc Trees

Note: If order has more than one marketing source then pull the AT contact marked as marketing source. If more than one AT contact is marked as the marketing source show error “Incorrect Marketing Source”

Page 1 Header (A)

- Property Address – pull full property address {{Order.Properties[1].Address.FullAddress} if only one property address. If 2 or more say “See Attached” and create a third page called “Attachment” list all property address’
- Seller(s) – list all seller names comma separated
- Buyer(s) – list all buyer names comma separated
- Page 2 Bottom (B)
 - Title Insurance Company (Insurer) = Underwriter 1 name {{Order.Underwriters[1].Name}}
 - Title Service Agency/Provider =
 - If any Other Contact has lookup code = ‘CLAS’, then print the contact name, see below (B2)
 - Else, print T contact name {{Order.TitleCompanies[1].Name}}
- Page 2 (C)
 - EA % = estimated Agent fee dived by sum of total seller and buyer charges
 - Estimated Agent / (Seller Total + Buyer Total)
 - Estimated Fee (same number in two places) = **sum any charges found in the Additional Title Charges screen payable to the marketing source**
 - Signature of Insurance Company Representative = TBD
 - Seller Charges
 - Title policy, servicing or admin = sum of bill code TP, END and SEA that is paid by the seller.
 - On SEA only include where description contains “Commitment Update” **If fee is marked as buyer paid show on buyer side**
 - Closing, Escrow, settlement, etc = sum of bill codes ESC, WIR, COU payable by the seller
 - Total Estimated = sum of seller charges above
 - Buyer Charges
 - Title policy, servicing or admin = sum of bill code TP, END and SEA that is paid by the buyer.
 - On SEA only include where description contains “Policy Update”
 - Abstracting, searching, examining = bill code SEA paid by buyer/borrower
 - Only include SEA where description contains “Chain of Title” **If fee is marked as seller paid show on seller side**
 - Closing, Escrow, settlement, etc = sum of bill codes ESC, WIR, COU payable by the buyer
 - Total Estimated = sum of buyer charges above

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APRIL RELEASE NOTES

iMan Import				
NEW/MOD NEW	REQUESTED BY CT IL	FOOTPRINTS No(s).	TFS No(s). 453700	FILE NAME (NEW ITEMS ONLY) SSCORP5351.rpt - iMan Import
<p>General: Title – iMan Import Tree location – Chicago Home Equity</p> <p>Parameters:</p> <ul style="list-style-type: none"> • date from – default to 1st of current month • date through – default to current date • Show report programming notes • Report comments <p>Groups:</p> <ul style="list-style-type: none"> • none <p>Columns:</p> <ul style="list-style-type: none"> • Report date = date report was run • Office Code = flash code on the branch, pulls from {{.CostCenterCode_FNF#}} custom field of contact • Order Number = {{Order.Number}} • Customer Main Account = lookup code of marketing source <ul style="list-style-type: none"> ○ Can have up to two, but should only have one per order. If more than one exists pull first one report finds • Customer Sub Account = place holder column • Amount = total amount outstanding on invoice • Recognized Status = should always show “L” as that indicates invoice is in sent status • Flag/Recognized Date = invoice sent date • Order Dept. Code = last six digits of custom field {{order.titlecompanies.profitcentercode_fnf#}} • Order Type Code = {{Order.Type}} and show as TO, EO, TE • Buyers Full Name = full name of individual 1 from buyer 1 {{Order.Buyers[1].Individual[1].FullName}} • Invoice Contact Name = name of main person on the Bill To contact. If no person found use contact name • Invoice Contact Email = email of main person on the Bill To contact. If NULL use contact email • Invoice Contact Phone = phone number of main person on the Bill To contact. If NULL use contact phone number • Line Item Recognized Status = two options: <ul style="list-style-type: none"> ○ I = on invoice, but print to invoice checkbox = False ○ F/L = on invoice and print to invoice checkbox = True • Line Item Description = description of invoice line {{Order.Invoices.Lines.Description}} • Line Item Post Date = date invoice was sent • Line Item Entry Date = place holder column • Line Item Department Code = Last six digits of {{order.titlecompanies.profitcentercode_fnf#}} • Line Item Amount = amount of each charge {{Order.Invoices.Lines.Amount}} • Line Item Status = two options <ul style="list-style-type: none"> ○ I = on invoice, but print to invoice checkbox = False ○ F/L = on invoice and print to invoice checkbox = True • Customer Contact Name = name of main person on the Marketing Source. If NULL use contact name • Customer Contact Email = email of main person on the Marketing source. If NULL use contact email • Customer Address 1 = address line 1 of marketing source contact • Customer Address 2 = address line 2 of marketing source contact • Customer City = city of marketing source contact • Customer State = state of marketing source contact • Customer Zip = zip of marketing source contact • Customer Phone = phone number of marketing source contact • Customer Extension = extension of main person on marketing source contact 				



APRIL RELEASE NOTES

- Customer Billing Instructions = place holder column
- Customer Party Type = type of contact marketing source is such as Attorney, Lender, Listing Agent, Selling Agent, etc.
- Customer Loan Number = loan number of loan 1 {{Order.Loans[1].Number}}
- Order Taker = {{Order.Receivedby.FullName}}
- Property Address 1 = address line 1 of property 1 {{Order.Properties[1].Address.Address1}}
- Property Address 2 = address line 2 of property 1 {{Order.Properties[1].Address.Address2}}
- Property Address City = {{Order.Properties[1].Address.City}}
- Property Address State = {{Order.Properties[1].Address.State}}
- Property Address Zip = {{Order.Properties[1].Address.Zip}}
- Invoice Number = {{Order.Invoices.Number}}

Totals:

- none

Sorting:

- Office code
- Order number

Logic:

- Look for all orders that have an invoice sent date within the date range and invoice still has an outstanding balance.
- Show all lines items from each invoice as separate rows on the spreadsheet. Include items where the "Print to Invoice" checkbox is unchecked
- Report will only output to excel

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Title Production

NEW/MOD MOD	REQUESTED BY FT IL	FOOTPRINTS No(s).	TFS No(s). 452038	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • On new excel export "Excel-Order Number/Title Opened/Title Completed/Resid Comm/Settlement Agent/Task Name/Completed by/ Alpha Lamba Zeta" added new column between Settlement Agent and Completed by called "Task Name". In this column show the task that was completed that was found so the order is showing on the report. 				

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APRIL RELEASE NOTES

INDIANA

DOCUMENTS

Escrow

Agreement (Earnest Money) - FNT NW INDIANA ONLY

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT NW Indiana	N/A	451854	

Removed the "Notice of Opportunity" paragraph under #13.

EARNEST MONEY ESCROW AGREEMENT

(continued)

13. The parties to this escrow acknowledge that the maintenance of escrow accounts with some depository institutions may result in Escrow Holder or its affiliates being provided with bank services, accommodations or other benefits by the depository institution. Escrow Holder or its affiliates also may elect to enter into other business transactions with or obtain loans for investment or other purposes from the depository institution. All such services, accommodations and other benefits shall accrue to Escrow Holder or its affiliates, and Escrow Holder or its affiliates shall have no obligation to account to the parties to the escrow for the value of such services, accommodations or other benefits.

~~NOTICE OF OPPORTUNITY: You have the opportunity to earn interest on your escrowed funds by requesting Escrow Holder to set up an interest bearing account on your behalf. Escrow Holder will inform you of any fees it will charge to establish the account. Interest earned is dependent upon the amount of the deposit, the time of deposit and the prevailing interest rate at the time.~~

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APRIL RELEASE NOTES

RREAL IN DB worksheet-V2

NEW/MOD Mod	REQUESTED BY CTI Indiana	FOOTPRINTS No(s). N/A	TFS No(s). 452209	FILE NAME (NEW ITEMS ONLY)
----------------	-----------------------------	--------------------------	----------------------	----------------------------

For Chicago Title operations, revised so that if the appraisal date or appraisal amount fields are not answered, users will get a text prompt that will enable them to type in "U/A" or any other needed information.

Property

Survey

Appraisal

Appraiser:

Appraisal date:

Land value:

Improvements:

Appraised value:

Year dwelling built:

Contact:

Appraisal type:

Other description:

Field Prompt

RREAL IN DB worksheet-V2
Order 2017040003RN

Appraiser The Appraisal Company (AP)

Enter the Appraisal amount

U/A

Field Prompt

RREAL IN DB worksheet-V2
Order 2017040003RN

Appraiser The Appraisal Company (AP)

Enter the appraisal completion date

U/A

Real Estate Info:	
Real Estate Appraiser: Alan T. Appraiser	Appraiser's License Number: N/A
Appraisal Management Company: The Appraisal Company	Appraisal Management Company License Number: N/A
Actual Appraisal Completion Date: U/A	
Appraisal Amount: U/A	
Buyer's Real Estate Broker: The Selling Agency	Buyer's Real Estate Broker's License or Certification Number: N/A

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APRIL RELEASE NOTES

SEARCH (Report of Search - Commercial)				
NEW/MOD Mod	REQUESTED BY CTI Indiana	FOOTPRINTS No(s). N/A	TFS No(s). 450085	FILE NAME (NEW ITEMS ONLY)
For Indiana\CT\FCTM only - revised label and removed the 'Matters Excluded' page.				

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SEARCH (Report of Search - Including Encumbrances)				
NEW/MOD New	REQUESTED BY CTI Indiana	FOOTPRINTS No(s). N/A	TFS No(s). 450085	FILE NAME (NEW ITEMS ONLY) IND1293.doc

New document. Render to view complete document.



Company Name

123 Title Way, Suite 400
Orlando, FL 27665
Phone: 9192282727 / Fax: 8881717717

REPORT OF SEARCH
(INCLUDING ENCUMBRANCES)

Order No.: 2017040003RN-SLM
Prepared For:

Period of Search:
From: April 17, 2013 To: April 17, 2018 at 12:00 AM

Names of Grantees in Last Deed of Record:
Grantee Name

Legal Description:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
100 Property Street, Mohave, AZ 86426

Unreleased Mortgages of Record:

General Judgment Search: (Strictly limited to the names hereinafter written and not otherwise):

Taxes:

Other Liens and Encumbrances:

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APRIL RELEASE NOTES

REPORTS

Orders by Selection				
NEW/MOD MOD	REQUESTED BY CT IN	FOOTPRINTS No(s).	TFS No(s). 454391	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">• If profile = Default\P\CPU\Indiana\CT, then do the following<ul style="list-style-type: none">○ On pdf version of report show product type description (currently this shows product type code)○ On excel – All show product type description (currently this shows product type code)				

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APRIL RELEASE NOTES

LANDCASTLE

DOCUMENTS

Escrow

Letter (Estoppel Lien Payoff - FL-Attorney)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	LCT	N/A	453608	

Document will now look to the OtherContact to be either "HOA Atty" or "HOA Attorney".

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APRIL RELEASE NOTES

MICHIGAN

DOCUMENTS

Escrow

Letter (Closing Notification)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT MI	N/A	452370	

Revised document to look to the Settlement location in the file rather than being prompted for the closing location.

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APRIL RELEASE NOTES

REPORTS

Paid Policy Detail				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	FT MI		451190	
<ul style="list-style-type: none">Updated document history contains logic from "Paid at Closing Endorsement" to "Policy at Closing Endorsement"				

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APRIL RELEASE NOTES

MISSOURI

DOCUMENTS

Escrow

Commitment Approval Request

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CTI Kansas City	N/A	452316	

For Section #7, created a prompt for mortgages/deeds of trust instead of looking to the Existing Liens screen for items entered. For Section #8, revised the prompt to separate prompt checkboxes for the Statement of Compliance and Verification of Examination.

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Order Detail - OC

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CTI Kansas City - Commercial	N/A	451554	

The Due Date for Commercial Title Only orders has been revised to pull in 3 days prior to order Due Date entered in the field. If the order is Commercial and Escrow Only or Title & Escrow, then unique verbiage has been added.

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APRIL RELEASE NOTES

MONTANA

DOCUMENTS

Escrow

[Certificate \(Realty Transfer General Instructions\)](#)
[Certification of Water Right Ownership Update](#)
[DNRC Water Right Ownership Update](#)
[Realty Transfer Certificate](#)
[Water Right Disclosure Information](#)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT MT	N/A	451441	

Updated to latest version.

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APRIL RELEASE NOTES

NEW JERSEY

DOCUMENTS

Escrow

Entity Authority - Trusts

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT NJ	N/A	452292	

Added a checkbox for "A Certification of Trust in accordance with N.J.S.A. 3B:31-81 has been obtained."

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Escrow Agreement with Indemnity

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT NJ	N/A	452285	

Revised document to look to the requirements instead of the exceptions.

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Estate Questionnaire FKA Estate Debt Questionnaire

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT NJ	N/A	454704	

Changed name from "Estate Debt Questionnaire" to "Estate Questionnaire".

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Indemnity Bond Against Debts

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT NJ	N/A	454707	

Document has been removed from production.

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APRIL RELEASE NOTES

NEW YORK

DOCUMENTS

Title

[TIRSA Construction Loan Endorsement](#)
[TIRSA Increase in Amount of Insurance Endorsement](#)
[TIRSA Non-Imputation Additional Insured Endorsement](#)
[TIRSA Non-Imputation Investors Full Equity Endorsement](#)
[TIRSA Non-Imputation Investors Partial Equity Endorsement](#)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Underwriting	n/a	447878	Various E18NY_ blocs

The above listed new endorsements are now available, as a result of the filing effective April 8, 2018.
 (The previous Non-Imputation endorsement has been removed, as per the filing.)

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APRIL RELEASE NOTES

NORTH CAROLINA

DOCUMENTS

Escrow

Wire Information - FTNC only

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT NC	N/A	452374	

Revised language from "Funds to close must be in the form of a Cashier's Check or Wire Transfer." to "Funds to close must be in the form of a Wire Transfer."

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APRIL RELEASE NOTES

OHIO

DOCUMENTS

Escrow

Letter (Loan Policy)

Letter (Owner's Policy)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT OH	N/A	454309	
Revised to allow Title Officer, Escrow Officer, Title Assistant, Escrow Assistant and Current User as options for the signature section.				

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APRIL RELEASE NOTES

OKLAHOMA

DOCUMENTS

Escrow

Certificates (numerous documents)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CCA	N/A	453521	

President signature has been revised to Ken McBride's. The following documents were affected by this change:

- Abstractor's Federal Court Cert
- Abstractor's Special Certificate
- Chain of Title Statement
- Court Check and Interim Title Report
- Interim Title Report
- Limited New Construction Abstract Certificate
- UCC and Federal Lien Certificate
- UCC Certificate
- Uniform Abstract Certificate (CCA)
- Unmatured Special Assessment Cert
- Written Gap

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Out of County Order Form

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT OK	N/A	452204	

Revised document to always show the Chicago Title Oklahoma Co. address on the top right.

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Policy-Guarantee Product Enclosure Letter (Title)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CCA/CT OK	N/A	452218	

Revised document to always pull Charles Francis' signature.

Please call us immediately if you have any questions or concerns.

Sincerely,

Charles Francis

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APRIL RELEASE NOTES

OREGON

DOCUMENTS

Escrow

Closing Disclosure Forms

NEW/MOD MOD	REQUESTED BY FT OR	FOOTPRINTS No(s).	TFS No(s). 443689	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> If License ID is missing for contact selected as settlement agent on page 5 of CDF then flag warning on document "Missing Settlement Agent License Number" <ul style="list-style-type: none"> This is the only change, do not include any changes for Lender, Mortgage Broker, Selling Broker or Listing Broker. 				

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Deed (Affiant's)

Deed (Affiant's) Legal

NEW/MOD Mod	REQUESTED BY State Counsel	FOOTPRINTS No(s). N/A	TFS No(s). 454014	FILE NAME (NEW ITEMS ONLY)
Documents have been disabled per State Counsel.				

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Information Sheet (Buyer)

Information Sheet (Refinance)

Information Sheet (Seller)

NEW/MOD Mod	REQUESTED BY Western Title	FOOTPRINTS No(s). N/A	TFS No(s). 454081	FILE NAME (NEW ITEMS ONLY)
----------------	-------------------------------	--------------------------	----------------------	----------------------------

Western Title operations will now see the Armed Forces question on the document.

Sample (from the Buyer version):

4. JUDGMENT (if applicable)

Creditor Name: _____ Case No.: _____

Contact Name: _____ Phone No.: _____

Mailing Address for payment: _____

Is the subject property your primary residence? Yes No

Are you or were you a member of the U.S. Armed Forces? Yes No

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APRIL RELEASE NOTES

Keep "PARTIES SIGNING" Paragraph with Signature Section (38)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	TT Portland	N/A	452801	

Added functionality so that the bolded paragraph "IT IS UNDERSTOOD BY THE PARTIES SIGNING..." is always kept on the same page as the signature section.

IT IS UNDERSTOOD BY THE PARTIES SIGNING THE ABOVE INSTRUCTIONS OR THOSE ESCROW INSTRUCTIONS WHICH ARE ATTACHED HERETO THAT SUCH INSTRUCTIONS CONSTITUTE THE WHOLE AGREEMENT BETWEEN THIS FIRM AS AN ESCROW AGENT AND YOU AS A PRINCIPAL TO THE ESCROW TRANSACTION. THESE INSTRUCTIONS MAY NOT INCLUDE ALL OF THE TERMS OF THE AGREEMENT WHICH IS THE SUBJECT OF THIS ESCROW. READ THESE INSTRUCTIONS CAREFULLY, AND DO NOT SIGN THEM UNLESS THEY ARE ACCEPTABLE TO YOU.

END OF INSTRUCTIONS

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

BUYER(S):

Bob L. Buyer

Date

Betty A. Buyer

Date

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APRIL RELEASE NOTES

Notice (Completion)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	WT Bend and LT Portland	N/A	452075	

Moved the "Note" sentence and provided another signature line.

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

Dated: **March 6, 2018**

General Contractor Name

Signature

By: _____
Print Name

Address: _____

Its: _____
Print Title

Note: Record this notice with the recording officer within five (5) days after posting. ORS 87.045(3).

I, _____ being first duly sworn, depose and say that on my behalf, or as an agent for **General Contractor Name**, I did, on _____ (**date**) duly post a notice, of which the above is a true copy, in a conspicuous place upon the land or upon the improvements situated thereon described in this notice, to wit: by posting, nailing, tacking, pasting, fastening or otherwise affixing such notice at or to the front entrance of the building or improvement constructed, altered, or repaired on the above described land. (**If no building, state how the notice was posted**)

General Contractor Name

Signature

By: _____
Print Name

Its: _____
Print Title

Jurat

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APRIL RELEASE NOTES

SERVICELINK

DOCUMENTS

Escrow

Listing Agent Disclosure

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	ServiceLink	N/A	452294	
Corrected typo of UTLITIES to UTILITIES.				

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APRIL RELEASE NOTES

TEXAS

DOCUMENTS

Escrow

Affidavit (Indemnity Debts of the Estate, Estate Taxes and MERP)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	State Counsel	N/A	452711	SSTXD00263.doc

New document. Render to view complete document.

AFFIDAVIT/INDEMNITY AGREEMENT REGARDING DEBTS OF THE ESTATE, ESTATE TAXES AND MERP

(Only for use where the insured transaction does not exceed \$500,000.00)

Date: April 11, 2018
GF No.: JM CD Test
Title Company: Title Office Name
Underwriter: UW Name
Estate of: Name goes here, Decedent (hereinafter "Estate")
Property: 1 Property Address, City, TX 49503

Adverse Matters:

Any federal estate and/or state inheritance taxes ("Estate Taxes"), and/or any debts and obligations (Debts of the Estate) owed by the Estate of Decedent, including any obligations for reimbursement under the Medicaid Estate Recovery Program (MERP), including any liens securing the payment thereof;

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APRIL RELEASE NOTES

Affidavit (Independent Executor, Administrator as to Sale of Real Property)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	State Counsel	N/A	452776	SSTXD00264.doc

New document. Render to view complete document.

AFFIDAVIT OF INDEPENDENT EXECUTOR/ADMINISTRATOR AS TO SALE OF REAL PROPERTY

Date: April 9, 2018

GF No.: JM CD Test

Title Company: Title Office Name

Underwriter: Underwriter Name

Decedent's Probate Estate:

Decedent: Name

Court: Court

Cause No.: 12345

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APRIL RELEASE NOTES

CDF Statements																																																																																																																																										
NEW/MOD MOD	REQUESTED BY CORP	FOOTPRINTS No(s).	TFS No(s). 446815	FILE NAME (NEW ITEMS ONLY)																																																																																																																																						
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<ul style="list-style-type: none"> • Global change for all CDF's as well as all corresponding statements (Select version 4.3) <ul style="list-style-type: none"> ○ Added check box on all prompt screens called "Include Qualified Intermediary Signature" and if the box is checked pull the signature of the QI representing the buyer and/or seller and show above the signature buyer or seller. ○ If any buyer and/or seller has the Qualified Intermediary drop-down {{Order.Sellers.QualifiedIntermediary}} or {{Order.Buyers.QualifiedIntermediary}}, then in the header section show name as "Qualified Intermediary Company name, 'as Qualified Intermediary for' Seller name" and then use that sellers address. (Note: this is the current functionality of the commercial settlement statements) 																																																																																																																																										

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APRIL RELEASE NOTES

Form T-00 (Verification of Services Rendered) Fee Atty In County				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Charter Title	N/A	452132	SSTXD00262.doc
Created letter sized version.				

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HUD Statements																																																																																																																																														
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<ul style="list-style-type: none"> • Global change for all HUD's (1986 and 2009) as well as all corresponding statements <ul style="list-style-type: none"> ○ Added check box on all prompt screens called "Include Qualified Intermediary Signature" and if the box is checked pull the signature of the QI representing the buyer and/or seller and show above the signature buyer or seller. ○ If any buyer and/or seller has the Qualified Intermediary drop-down {{Order.Sellers.QualifiedIntermediary}} or {{Order.Buyers.QualifiedIntermediary}}, then in the header section show name as "Qualified Intermediary Company name, 'as Qualified Intermediary for' Seller name" and then use that sellers address. (Note: this is the current functionality of the commercial settlement statements) 																																																																																																																																														

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APRIL RELEASE NOTES

Notice to Purchaser (Water District) Notice to Purchaser (Water District-Legal)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Charter Title	N/A	452756	

Corrected document to pull the name of the person given Power of Attorney by the sellers in the acknowledgments.

State of _____
 _____ of _____
 This instrument was acknowledged before me on April 9, 2018 by **Seller POA1** as attorney-in-fact on behalf of Sam E. Seller.
 (Personalized Seal)

 Notary Public for the State of _____
 My Commission Expires: _____

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APRIL RELEASE NOTES

Title

Commitments and Policies

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	TX Admin	n/a	451219	

The Title Office name now appears above the countersignature on Commitments and Policies.

Commitment

COMMITMENT FOR TITLE INSURANCE (T-7)

Issued By:

Chicago Title Insurance Company

Commitment Number:

CommitNum-12345

THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN SCHEDULE A, AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

We (Chicago Title Insurance Company, a Florida corporation) will issue our title insurance policy or policies (the Policy) to You (the proposed insured) upon payment of the premium and other charges due, and compliance with the requirements in Schedule C. Our Policy will be in the form approved by the Texas Department of Insurance at the date of issuance, and will insure your interest in the land described in Schedule A. The estimated premium for our Policy and applicable endorsements is shown on Schedule D. There may be additional charges such as recording fees, and expedited delivery expenses.

This Commitment ends ninety (90) days from the effective date, unless the Policy is issued sooner, or failure to issue the Policy is our fault. Our liability and obligations to you are under the express terms of this Commitment and end when this Commitment expires.

Issued By:
Charter Title

Authorized Signatory

Chicago Title Insurance Company

By:

President

Attest:

Secretary

CONDITIONS AND STIPULATIONS

1. If you have actual knowledge of any matter which may affect the title or mortgage covered by this Commitment that is not shown in Schedule B you must notify us in writing. If you do not notify us in writing, our liability to you is ended or reduced to the extent that your failure to notify us affects our liability. If you do notify us, or we learn of such matter, we may amend Schedule B, but we will not be relieved of liability already incurred.
2. Our liability to you, and others who are included in the definition of Insured in the Policy to be issued, our

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APRIL RELEASE NOTES

REPORTS

Austin Title Agency				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	FT TX		452073	SSCORP5350.rpt
<p>General: Title – Austin Title Agency Tree location – Austin Title Order Reports Folder</p> <ul style="list-style-type: none"> • Parameters: <ul style="list-style-type: none"> ○ date from = default to first day of current month ○ date through = default to current date ○ Include Cancelled Orders checkbox – default to unchecked ○ Excel export checkbox – default to unchecked. ○ Show report programming notes ○ Report comments • Groups: <ul style="list-style-type: none"> ○ Agency and TO – logic below for how to determine groups <ul style="list-style-type: none"> ▪ Agency = {{Order.EscrowOfficer.Name}} = 'Agency Austin' ▪ TO = {{Order.EscrowOfficer.Name}} = 'Title Only Austin' • Columns: <ul style="list-style-type: none"> ○ Order Opened = {{Order.ReceivedDate}} ○ Our File # = {{Order.Number}} ○ Customer File # = pull reference number from T2 contact {{Order.TitleCompanies[2].ReferenceNumber}} ○ Property Address = Full address of property 1 {{Order.Properties[1].Address.FullAddress}} ○ Property County = county of property 1 {{Order.Properties[1].County}} ○ Res/Comm Type = one of four options: <ul style="list-style-type: none"> ▪ Res/S = {{Order.TransactionType}} = 'Purchase' and {{Order.IsCommercial}} = False ▪ Res/R = {{Order.TransactionType}} = 'Refinance' or 'Equity' and {{Order.IsCommercial}} = False ▪ C/S = {{Order.TransactionType}} = 'Purchase' and {{Order.IsCommercial}} = True ▪ C/R = {{Order.TransactionType}} = 'Refinance' or 'Equity' and {{Order.IsCommercial}} = True ○ Source of Business = name of marketing source. If more than one comma separate ○ Price = value of {{Order.T00AmountOfPremiumPaidToEntity_FNFTX#}} ○ Agency/TO = one of two options <ul style="list-style-type: none"> ▪ Agency = {{Order.EscrowOfficer.Name}} = 'Agency Austin' ▪ TO = {{Order.EscrowOfficer.Name}} = 'Title Only Austin' • Totals: <ul style="list-style-type: none"> ○ Per group for order opened and price ○ Report for orders opened and price • Sorting: <ul style="list-style-type: none"> ○ Date opened, then source of business • Logic: <ul style="list-style-type: none"> ○ All orders opened in the date range 				

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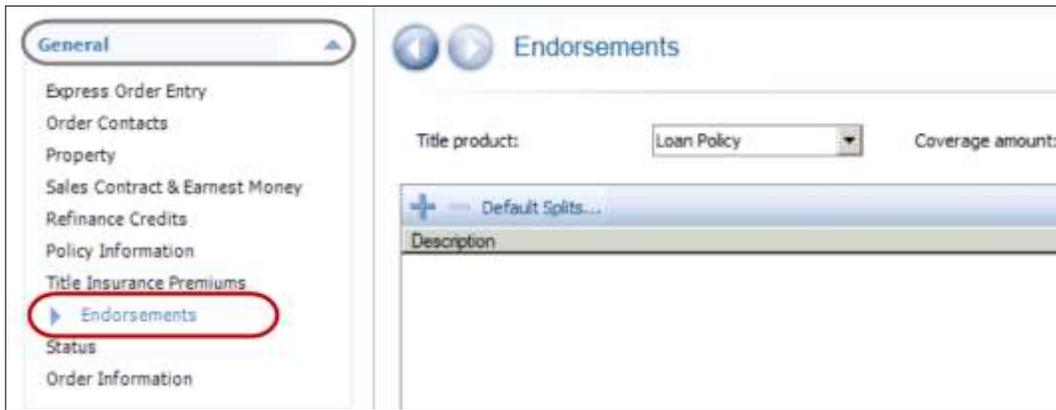
APRIL RELEASE NOTES

MY SCREENS

Endorsement screen added

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

The Endorsements screen has been added in the General screen set for My Screens selection of TX Commercial CSS screen.



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APRIL RELEASE NOTES

WASHINGTON

DOCUMENTS

Escrow

City of Anacortes Utility Request

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT Everette	N/A	454130	WA00001040.doc

New document. Render to view complete document.



City of Anacortes

Request for Estimate of Final Billing

Date of Request: April 4, 2018	Requested by: Escrow Office Name
Telephone: (800)111-2222	Email: EscrowOffice@email.com
Escrow Number: JM CD Test	Title Co.: Title Office Name
Fax Number: (800)222-3333	Estimated Closing Date: April 20, 2018

Request for Estimate of Final Billing of Utility Services for:

Street Address: [1 Property Address, City, WA 49503](#)

Parcel Number: [11-123](#)

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APRIL RELEASE NOTES

Closing Letter (Multiple Checks)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FT Tacoma	N/A	454582	WA00001041.doc

New document. Render to view complete document.



**CHICAGO TITLE
COMPANY**

1001 Settlement Way, Suite 100
Orlando, FL 99999
Phone: (800)555-1234 / Fax: (800)555-4321

Lenny Lender
Lender Bank & Trust
1000 Big Money Avenue
Beverly Hills, CA 90210

Date: April 17, 2018
Ref. No.: LenderRefNum11111
Escrow No.: 2017040003RN-JDK
Buyer(s): Brian T. Buyer and Brenda T. Buyer
The Trust Company
Seller(s): Stephen T. Seller and Stephanie T. Seller
Property: 100 Property Street
Mohave, AZ 86426

Dear Lender Bank & Trust,

The closing on the above referenced transaction has now been completed. In connection therewith, we enclose the following:

- Final Settlement Statement

If you have any questions or need additional information, please do not hesitate in calling our office.

Sincerely,



Melissa G. Smith
Closing Specialist
melissa.smith@email.com

Enclosure(s)

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APRIL RELEASE NOTES

Closing Order and Recording Instructions

NEW/MOD Mod	REQUESTED BY FT Tacoma	FOOTPRINTS No(s). N/A	TFS No(s). 454122	FILE NAME (NEW ITEMS ONLY)
-----------------------	----------------------------------	---------------------------------	-----------------------------	-----------------------------------

Added checkbox option for "Check if taxes sent directly from escrow to the county".

Check for taxes enclosed?:

Escrow Paid County Direct

Subject to exception no:

- Escrow Paid County Direct
- First Half
- Full Year
- Paid-please recheck

Eliminated Exceptions:

- Second Half
- Will Follow

Exception No(s). to be re

ENCLOSED HEREWITH:

DOCUMENT	PARTIES	RECORDING NUMBER	FEE
Warranty Deed	Sam E. Seller and Sally A. Seller, husband and wife, vesting to Bob L. Buyer and Betty A. Buyer, husband and wife and Buyer Trust	Excise No.	\$
Mortgage	SI Borrower Names to Leonard's Lending Services	Excise No.	\$
Mortgage	Bob L. Buyer and Betty A. Buyer and Buyer Trust to Chase Bank	Excise No.	\$

- Check to pay excise tax enclosed
 Check for payment of taxes enclosed.
 1st half
 2nd half
 Full Year
 Will Follow
 Paid-please recheck
- Check for taxes sent directly from escrow to county

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APRIL RELEASE NOTES

El - Sub Escrow Closing Instructions - Form A

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Everett	N/A	452796	

Various language modifications.

In connection with the above referenced transaction you, **the escrow holder**, have requested that this office establish a Sub Escrow.

If we receive no instructions directly from the lender specifically requiring that we handle the disbursement of secured deeds of trust(s) and recorded liens required to insure lender's lien position on the subject property, we will be acting in accordance with your instructions only. Any balance of the loan proceeds we receive from lender will be available to you via wire transfer twenty-four (24) hours after confirmation from title department.

added logic that looks to SettlementType and pulls correct verbiage.

In order to facilitate a timely disbursement of loan funds to you, please provide this office with copies of all the payoff statements obtained for your escrow closing, the **HUD-1** and your wire instructions. Please collect adequate interest for payoff to be made within THREE (3) BUSINESS DAYS after funding. If a weekend or holiday falls within three (3) days of funding, please collect the additional interest required. All payoffs will be sent by a form of wire or Overnight Delivery/Courier and will require that you collect No Dollars And No/100 Dollars (\$0.00) for each payoff to cover the delivery charges. The Reconveyance charge is No Dollars And No/100 Dollars (\$0.00) if required. This fee will be waived only if you take full responsibility for recording reconveyances. If you choose this option, we will not indemnify for reconveyances and lenders/owners policies will be held until all reconveyances are recorded. In the event the payoff involves a private party as holder of a Note and Deed of Trust or a Real Estate Contract, we will require the original release document prior to release of any funds, unless you take responsibility for release as stated above. **Also, in the event the payoff involves a Revolving Line of Credit, freezing and closeout language on a document will be obtained by you, signed by the Borrower(s) of the loan and delivered and provided to us as well as the payoff lender.** We do not require the payment of taxes as part of our sub escrow agreement. You are responsible for the property taxes due in accordance with lender's instructions.

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Snohomish County Advance Tax Request

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Everett	N/A	454072	

Revised document to render for individual sellers as well as organizations.

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APRIL RELEASE NOTES

Title Worksheet - No Open DOT

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	State Counsel	N/A	454023	WA00001039.doc

New document. Render to view complete document.

WORKSHEET FOR DETERMINATION OF INSURABILITY Absence of Open Trust Deed

Company:	Title Office Name	
Order No.:	JM CD Test-JDK	
Title of Order:	<input checked="" type="checkbox"/> Sale and Purchase - Price \$175,000.00 <input type="checkbox"/> Construction Loan - Amount \$ _____ <input type="checkbox"/> Other Loan - Amount \$ _____	
Person making request:	Melissa G. Smith - Closing Specialist	
Person responding:	Name _____ Title _____	
Date of request:	March 5, 2018	

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APRIL RELEASE NOTES

WISCONSIN

DOCUMENTS

Escrow

Affidavit (Power of Attorney) FKA Power of Attorney

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Dane County	N/A	452368	

Renamed the document from "Power of Attorney" to "Affidavit (Power of Attorney)".

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Power of Attorney for Finances and Property

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Dane County	N/A	453330	WID0255.doc

New document. Render to view complete document.

WISCONSIN STATUTORY POWER OF ATTORNEY FOR FINANCES AND PROPERTY IMPORTANT INFORMATION

This Power of Attorney authorizes another person (your agent) to make decisions concerning your property for you (the principal). Your agent will be able to make decisions and act with respect to your property (including your money) whether or not you are able to act for yourself. The meaning of authority over subjects listed on this form is explained in the Uniform Power of Attorney for Finances and Property Act in Chapter 244 of the Wisconsin Statutes.

This Power of Attorney does not authorize the agent to make health-care decisions for you.

You should select someone you trust to serve as your agent. Unless you specify otherwise, generally the agent's authority will continue until you die or revoke the Power of Attorney or the agent resigns or is unable to act for you.

Your agent is entitled to reasonable compensation unless you state otherwise in the special instructions.

This form provides for designation of one agent. If you wish to name more than one agent, you may name a co-agent in the special instructions. Co-agents are not required to act together unless you include that requirement in the special instructions.

If your agent is unable or unwilling to act for you, your Power of Attorney will end unless you have named a successor agent. You may also name a second successor agent.

This Power of Attorney becomes effective immediately unless you state otherwise in the special instructions. This Power of Attorney does not revoke any Power of Attorney executed previously unless you so provide in the special instructions.

If you revoke this Power of Attorney, you should notify your agent and any other person to whom you have given a copy. If your agent is your spouse or domestic partner and your marriage is annulled or you are divorced or legally separated or the domestic partnership is terminated after signing this document, the document is invalid.

If you have questions about the Power of Attorney or the authority you are granting to your agent, you should seek legal advice before signing this form.

Recording Area

Name and Return Address:

11111111APN

Parcel Identification No. (PIN)

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APRIL RELEASE NOTES

REPORTS

Closing Calendar				
NEW/MOD MOD	REQUESTED BY FT WI	FOOTPRINTS No(s).	TFS No(s). 448505	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">When profile = Default\PW\FDLC + descendants, then the escrow legal will show {Order.Properties[1].EscrowLegal.Description} the 1st property under order information as "Legal:" followed by description:				

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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.