

# SOFTPRO SELECT

## RELEASE NOTES



APRIL, 2017

Testing Release Date: April 6, 2017

Production Release Date: April 21, 2017



# APRIL RELEASE NOTES

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# APRIL RELEASE NOTES

## ALL STATES/SITES

### DOCUMENTS

#### Escrow

#### Commission Clarification/Disbursement Instructions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	TT Coos		376205	SSCORPD5537.doc

New document. Render to view complete document.



## Company Name

**COMMISSION CLARIFICATION/  
DISBURSEMENT INSTRUCTIONS**

<p>Melissa G. Smith, Closing Specialist Escrow Office Name 100 Escrow Office Address City, OR 45715 Phone: (800)111-2222 Fax: (800)222-3333</p>	<p><b>Date:</b> April 5, 2017 <b>Escrow No.:</b> JM CD Test-MGS <b>Borrower(s):</b> Bob L. Buyer and Betty J. Buyer <b>Seller(s):</b> Sam B. Seller and Sally R. Seller <b>Property:</b> 100 Property Address Portland, OR 12244</p>
---	--

Upon close of the above referenced escrow, and from final proceeds due Seller(s) thereunder, Escrow Holder has received instructions to pay commission as follows:

<p>Listing Company Awesome 2222 Listing Agent Ave. City, OR 56781 Attn: John Doe</p>	<p>\$ 7,500.00</p>
<p>The Selling Agency 444 Selling Agent Ave. City, OR 11111 Attn: Riley Rose</p>	<p>\$ 6,250.00</p>
<p><b>TOTAL COMMISSION BEING PAID:</b></p>	<p><b>\$ 13,750.00</b></p>

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# APRIL RELEASE NOTES

HOA Request						
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)		
Mod	FT ID		376850			
<p>Modified pull the brief escrow legal with the property information at the top of the pages of the document.</p> <div style="border: 1px solid black; padding: 10px;"> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; vertical-align: top;"> <b>HOA Company</b>            700 Sunny Meadow Dr.            Tulsa, OK 70008         </td> <td style="width: 50%; vertical-align: top;"> <b>Date:</b> April 5, 2017  <b>Escrow No.:</b> JM CD Test-MGS  <b>Owner:</b> Sam B. Seller and Sally R. Seller  <b>Property:</b> 100 Property Address            City, OK 12244  <span style="background-color: yellow;">Escrow Brief Legal</span> </td> </tr> </table> </div>					<b>HOA Company</b> 700 Sunny Meadow Dr. Tulsa, OK 70008	<b>Date:</b> April 5, 2017 <b>Escrow No.:</b> JM CD Test-MGS <b>Owner:</b> Sam B. Seller and Sally R. Seller <b>Property:</b> 100 Property Address City, OK 12244 <span style="background-color: yellow;">Escrow Brief Legal</span>
<b>HOA Company</b> 700 Sunny Meadow Dr. Tulsa, OK 70008	<b>Date:</b> April 5, 2017 <b>Escrow No.:</b> JM CD Test-MGS <b>Owner:</b> Sam B. Seller and Sally R. Seller <b>Property:</b> 100 Property Address City, OK 12244 <span style="background-color: yellow;">Escrow Brief Legal</span>					

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Lost Check Indemnity - Wollinka, FL Timeshare and LCT ONLY				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Wollinka Wikle		379469	
<p>*Wollinka, FL Timeshare and LCT ONLY</p> <p>Added Notary Acknowledgment.</p>				

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# APRIL RELEASE NOTES

<b>Settlement Statements</b>				
<b>NEW/MOD MOD</b>	<b>REQUESTED BY</b>	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s).</b> 374054	<b>FILE NAME (NEW ITEMS ONLY)</b>
<ul style="list-style-type: none"><li>Added logic to use the order contact payee name when the HUD/CDF charge name is system generated. Now the statements will show the full name {Order.Contact.PaymentInfo.PayeeName} but if they need to they can still edit the name on the charge line and that would show once edited.</li></ul>				

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# APRIL RELEASE NOTES

## Title

<b>Master Commitment</b>				
<b>NEW/MOD</b>	<b>REQUESTED BY</b>	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s).</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
Mod	Wollinka Wikle		379469	
Amended Schedule B for Attorney Agent files to show the contact information for the Attorney selected as the Marketing Source.				

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# APRIL RELEASE NOTES

## REPORTS

### Comparison with Group Selection

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT Waukesha		378849	

- Corrected report revenue and order counts

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### Dormant Activity

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT IL		378446	

- Added a check box "Include zero balance adjustments:" that can EXCLUDE \$0 transactions from the report when running it. Added after 'Ledgers to display' drop down. Default checked.

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### Escrow Trial Balance

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	FT IN		375789	

- Included "Ledger Comments" in the export format after "Earnest Money" column
- Added "Include ledger notes" checkbox parameter after "Page break per group 1"
  - When "Include ledger notes" is checked
    - Show "Ledger Notes" below the current "Comments"; only if there are notes entered on the ledger
    - Include "Ledger Notes" column in excel export after "Ledger Comments"

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### Escrow Trial Balance (With IBA Balance)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	FNT Maitland		375883	

- Added 'Ledgers with IBA balance only' to the "Ledgers to display" drop down.

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### Lookup Table Search

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	FT IN		378847	

- When running the report where 'Search by:' is Company Name report will now add the contract # after fax number. Added to excel export also after fax#.

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### Open/Closed Orders with Contact Search

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	WA Sea CPF		378150	

- Added a new check box after 'Contact lookup code or name contains. Labeled new check box 'Limit sales rep by selected contact type'. When checked only sales reps that are a marketing source for that type will be evaluated.

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# APRIL RELEASE NOTES

<b>Order Task</b>				
NEW/MOD MOD	REQUESTED BY CT MI	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
			376262, 373066,380139	
<ul style="list-style-type: none"> <li>• Corrected sorting with group by date options</li> <li>• Added "Enter order number(s)" to the "Use date range' drop down</li> <li>• Added "Order number (separate multiple with comma)" text box parameter</li> <li>• Added "Elapsed Time" column for "Checklist" after settlement date and excel export format after Received By.               <ul style="list-style-type: none"> <li>○ Checklist task = due date to completed date</li> <li>○ Requested task = received due to received</li> <li>○ Calculate/display same as title production (days/hr or hr/min); ex: "12d 10.5 hr" or "1hr 23.6m"</li> <li>○ Included the time stamps for task dates in the export date/time column</li> <li>○ Due Date and Completed Date format into MM/DD/YY HH:MM</li> <li>○ Added footer regarding turn time. Note it in the footer what dates are used</li> </ul> </li> </ul>				

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<b>Orders by Contact</b>				
NEW/MOD MOD	REQUESTED BY FT IN	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
			374476	
<ul style="list-style-type: none"> <li>• Added the "Mkt. Info (Pager)" column to the Excel export after the full name; pull the contact person pager number</li> <li>• Added "Person pager/Mkt info contains" text box below the "Person lookup code or name contains" filter by the person pager field (functions the same as the lookup code/name contacts for the person)</li> </ul>				

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<b>Orders by Selection</b>				
NEW/MOD MOD	REQUESTED BY FT IN	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
			374475	
<ul style="list-style-type: none"> <li>• Included the pager number label as "Mkt. Info" after the contact cell number</li> <li>• On the export all version include a column for pager number label as "xx Mkt Info" for each contact (M, L, LB, SB, T, E). Replace "xx" with the contact type; Use the main person only for the first contact and include after the current contacts column.</li> </ul>				

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# APRIL RELEASE NOTES

<b>Policy Production</b>				
NEW/MOD MOD	REQUESTED BY CT San Antonio CPF	FOOTPRINTS No(s).	TFS No(s). 377881	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> <li>• Added "Format for Excel export" checkbox (default unchecked) before "Branch"; when checked include each section selected to be shown in the export format.               <ul style="list-style-type: none"> <li>○ Columns                   <ul style="list-style-type: none"> <li>▪ include column for each current columns in each section</li> <li>▪ show section name as 1st column (Opened/Closed/Service Levels...)</li> <li>▪ add the buyer, seller and lender to each section (last columns)</li> </ul> </li> </ul> </li> </ul>				

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<b>Release Tracking</b>				
NEW/MOD MOD	REQUESTED BY CO	FOOTPRINTS No(s).	TFS No(s). 376829	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> <li>• Added 3 new columns to export at the end:               <ul style="list-style-type: none"> <li>○ Underwriter Name - 1st U contact name</li> <li>○ Title Company Name = 1st T contact name</li> <li>○ Settlement Agent Name = 1st A contact name</li> </ul> </li> </ul>				

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<b>SPAdmin Custom Source of Business Reports</b>				
NEW/MOD MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s). 377047, 373099	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> <li>• On orders where "TO-No Policy" is checked (<a href="#">TONoPolicy_FNFTX#</a>), indicate "Title Only-No Policy" in the Order Type column</li> </ul>				

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<b>Statistical Report</b>				
NEW/MOD MOD	REQUESTED BY NL	FOOTPRINTS No(s).	TFS No(s). 376624	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> <li>• Added new checkbox "Include ATC charges:" default unchecked; add above "Format for Excel export"               <ul style="list-style-type: none"> <li>○ When checked                   <ul style="list-style-type: none"> <li>▪ Include any ATC for each policy</li> </ul> </li> </ul> </li> <li>• Added new checkbox "Show per policy" option; default unchecked, before "Format for Excel export"               <ul style="list-style-type: none"> <li>○ When unchecked leave as current format; add type indicator as 1st column; OP, LP, A or E                   <ul style="list-style-type: none"> <li>▪ OP = Owner's Policy</li> <li>▪ LP = Loan Policy</li> <li>▪ A = Additional Title Charge</li> <li>▪ E = Endorsement</li> </ul> </li> <li>○ When checked update the format for on screen and excel export as below.</li> </ul> </li> <li>• On screen/printable:               <ul style="list-style-type: none"> <li>○ Added type indicator as 1st column (same as above)</li> <li>○ Added "TAC" (trust account code) for order after current "Order Number"</li> </ul> </li> </ul>				

# APRIL RELEASE NOTES

- Added "Prop State" columns next to "TAC" (same as current state, property 1 state)
- Removed the "Policy Number", "STAT Code Description", "Base" and "Add" columns; shift columns to the left; i.e. "Premiums" next to "Liability" to make room for additional columns
- Added "Endorsements" column next to "Premiums" = total endorsements charges for each policy
- Added "Total Prem + Ends" column next to "Endorsements" column = "Premiums" column + "Endorsements" column
- Added "Expected UW Remittance" column next to "Total Prem + Ends" column = for each policy and its endorsements the total amount split to the underwriter from the split screen. Underwriter = the title insurance calculation selected underwriter. There should only be one underwriter on an order
- Added "Actual UW Remittance" column next to "Expected UW Remittance" = total for the underwriter's posted disbursements amounts for policy/endorsements charges on the order; any adjustments included.
- Added "Variance" column next to "Actual UW Remittance" = Expected - Actual
- Changed label "Rev. Reported Date" to "Closed Date"
- Excel columns:
  - Order Number (same as current)
  - TAC (new column)
  - Effective Date (same as current)
  - Policy Type (same as current)
  - Underwriter (same as current)
  - Branch Code (same as current)
  - Branch Code (same as current)
  - STAT Code (same as current)
  - STAT Code Description (same as current)
  - Closed Date (same as current "Rev. Reported Date")
  - Property State (same as current)
  - Property County (same as current)
  - Property Type (same as current)
  - Liability (same as current)
  - Premiums (same as current)
  - Endorsements (new column)
  - ATC (new column - total amount of ATC for policy only show when selected)
  - Total Prem + Ends (new column - include ATC if selected to show and update column label to "Total Prem + Ends + ATC")
  - Expected UW Remittance (new column)
  - Actual UW Remittance (new column)
  - Variance (new column)
- Added new drop down "Report Type" Options: "Statistical" (default); "Fee Remittance"; "Statistical/Fee Remittance".
  - Statistical – the current report
  - Fee Remittance – just the additional title charges (not on a policy) based on bill code, use same format as current report.
  - CPL = CPL
  - IL Fee = SRF
  - IN Fee = TIEFF
  - KY Tax = MPT
  - Statistical/Fee Remittance – both



# APRIL RELEASE NOTES

- Updated prog. notes

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## Title Product Exceptions

NEW/MOD MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s). 374686	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> <li>• Excludes any order when custom field "Policy ServcdBy" is populated (PolicySrvcdBy_FNF#)</li> <li>• Updated programming notes</li> </ul>				

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## Transaction Form

NEW/MOD MOD	REQUESTED BY FNT Maitland	FOOTPRINTS No(s).	TFS No(s). 375893	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> <li>• Update "Miscellaneous Credit" for "IBA" medium types: swapped the "Destination" and "Source" section</li> <li>• Corrected the "Source" to pull in the IBA bank information.</li> </ul>				

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# APRIL RELEASE NOTES

## ARIZONA

### DOCUMENTS

#### Escrow

#### Deed in Lieu of Foreclosure (Deed of Trust)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Mohave	n/a	380426	

Added all parties to sign.

**DEED IN LIEU OF FORECLOSURE  
(Deed of Trust)**  
(continued)

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

**BUYER(S):**

\_\_\_\_\_

Bob L. Buyer

\_\_\_\_\_

Betty J. Buyer

Buyer Acknowledgment pulls here

**SELLER(S):**

\_\_\_\_\_

Sam L. Seller

\_\_\_\_\_

Sally M. Seller

Deed acknowledgment pulls here

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# APRIL RELEASE NOTES

## CALIFORNIA

### DOCUMENTS

#### Escrow

#### Escrow Instructions containing General Provisions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	n/a	380437	

Revised RIGHT OF RESIGNATION language to read as follows:

**RIGHT OF RESIGNATION** Escrow Holder has the right to resign upon ten (10) days 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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#### Notice of Available Discounts

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT SoCal & Settlement	n/a	376672	

Updated document to reflect most current Notice of Available Discounts.

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# APRIL RELEASE NOTES

**Title**

**ALTA Short Form Residential Loan Policy 2012**  
**ALTA Short Form Expanded Coverage Residential Loan Policy 2014**  
**ALTA Short Form Expanded Coverage Residential Loan Policy-Assessments Priority 2015**

<b>NEW/MOD</b> Mod	<b>REQUESTED BY</b> CT Irvine	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s).</b> 381051	<b>FILE NAME (NEW ITEMS ONLY)</b>
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The Short Form policies now reflect the zip code along with the property Address Reference, per underwriter approval.

**ALTA SHORT FORM RESIDENTIAL LOAN POLICY ONE-TO-FOUR FAMILY**

**Issued by**  
**FIDELITY NATIONAL TITLE INSURANCE COMPANY**  
**SCHEDULE A**

Name and Address of Title Insurance Company: XYZ Title Company, 456 Title Way, Anywhere, CA 12345

Policy No.: LoanPolNum-456  
 Loan No.: LoanNum-456789

Address Reference: Street Address: 12345 Property Street, Anywhere  
 County, State and Zip: Orange County, California 12345

Date of Policy	Amount of Insurance	Premium
April 12, 2017 at 08:00 AM	\$0.00	\$0.00

Mortgage Amount: \$400,000.00  
 Mortgage Date: April 12, 2017  
 Name of Insured: Leonard's Lending Services  
 Name of Borrower(s): Bill B. Borrower and Betty B. Borrower, as community property

The estate or interest in the Land identified in this Schedule A and which is encumbered by the Insured Mortgage is fee simple and is, at Date of Policy, vested in the borrower(s) shown in the Insured Mortgage and named above.  
 The Land referred to in this policy is described as set forth in the Insured Mortgage.  
 This policy consists of two pages, unless an addendum is attached and indicated below:

Addendum Attached

The endorsements checked below, if any, are incorporated in this policy:

ALTA Endorsement 4-06 (Condominium)  
 ALTA Endorsement 4-1-06 (Condominium), if the Land or estate or interest is referred to in the Insured Mortgage as a condominium  
 ALTA Endorsement 4-05 (Homeowner's Unit Condominium)



# APRIL RELEASE NOTES

## REPORTS

EPU Task Summary Reports				
NEW/MOD MOD	REQUESTED BY LTC Socal	FOOTPRINTS No(s).	TFS No(s). 347587	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"><li>• Added New task<ul style="list-style-type: none"><li>○ Upload Other - search for %Upload Other% after Upload CPL</li></ul></li></ul>				

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# APRIL RELEASE NOTES

## MY SCREENS

### Escrow

#### Invoice Screen

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

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

- SoCal Title\Invoice\Invoice
- NoCal Title\Invoice\Invoice
- SoCal All Screens\Invoice\Invoice
- SoCal All Screens\Payoff\Invoice
- SoCal Title\Open order\General\Invoice

Invoice message:

Invoice Payments (0)

Notes (0)

Custom Fields

0...

#### Mortgage Information

Mortgage 1 Recordation Date:

Mortgage 2 Recordation Date:

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# APRIL RELEASE NOTES

## FLORIDA

### DOCUMENTS

#### Escrow

#### Affidavit (MH Retirement)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT FL	n/a	374762	

Revised document to work with the buyer/borrower contacts only, as this is recorded after the closing.

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# APRIL RELEASE NOTES

## FTGA

### DOCUMENTS

#### Escrow

#### Deed (Special Warranty - MS HUD)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FTGA	n/a	376910	FGD1205.doc

New document. Render to view complete document.

Space Above This Line for Recording Data

**Prepared by:** Susan Smith, Preparer, (MS Bar# 4496512), 1000 Legal Eagle Way, Suite 100, Anywhere, MO 99999, (999)555-1121

**Return to:** Brian T. Buyer and Brenda T. Buyer, 100 Buyer Forward Street, Buyer Forward City, MO 99999, (816)555-1234

### SPECIAL WARRANTY DEED FHA Case No. 123456

**Grantor(s):** Stephen T. Seller and Stephanie T. Seller  
**Address:** 100 Seller Forward Street  
Seller Forward City, MO 99999  
**Phone:** (816)555-2468 (Home)

**Grantee(s):** Brian T. Buyer and Brenda T. Buyer  
**Address:** 100 Buyer Forward Street  
Buyer Forward City, MO 99999  
**Phone:** (816)555-1234 (Home)

THIS DEED SHALL NOT BE IN EFFECT UNTIL: April 26, 2017

For and in consideration of the sum of No Dollars And No/100 Dollars (\$0.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Grantor, **Stephen T. Seller and Stephanie T. Seller, husband and wife**, does hereby grant, bargain, sell, convey, confirm and specially warrant unto **Brian T. Buyer and Brenda T. Buyer, husband and wife, as tenants by the entirety**, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of **Multnomah**, State of **Illinois**, and more particularly described as follows, to-wit:

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

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# APRIL RELEASE NOTES

## HAWAII

### DOCUMENTS

#### Escrow

#### Affidavit (Hawaii)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT HI	n/a	379458	

Added Notary Certification

<b>AFFIDAVIT</b> (continued)	
<u>Notary Certificate</u> (Hawaii Administrative Rules § 5-11-8)	
Document Identification or Description: _____ _____	
Document Date: _____ No. of Pages: _____	
_____ Circuit Jurisdiction in which notarial act performed	
_____ Signature of Notary Public	
_____ Print Name of Notary Public	
_____ Date of Notary Certificate	(Official Stamp or Seal)

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#### Affidavit (Homeowner's Policy of Title Insurance)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT HI	n/a	376898	

Removed the jurat.

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# APRIL RELEASE NOTES

## Escrow Instructions containing General Provisions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	n/a	389666	

Revised RIGHT OF RESIGNATION language to read as follows:

**RIGHT OF RESIGNATION** Escrow Holder has the right to resign upon ten (10) days 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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## Statement of Trust Certification

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT HI	n/a	376667	

Document has been removed per approval from Brenda Betz.

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# APRIL RELEASE NOTES

## IDAHO

### DOCUMENTS

#### Escrow

#### Notice of Intent to Record Release of Trust Deed

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	ID	n/a	374775	

- New prompt for 'Certified Mail No.'
- Changed 'Order No.' to 'File No.'
- Addressee, Lender Paid, Loan No, Date of Payment and Amount of Payment will now come from a disbursement posted to a Payoff Lender
- Removed prompt for 'Enter the Gratnor's successor in interest, if applicable'
- Changed 'Recorded In:' with 'Place Recorded:'
- Changed 'Place Recorded:' with 'Recording No.:'
- Pulling the Property County and State for the recording info
- Added 'Original Grantor', 'Original Trustee', and 'Original Beneficiary' and will pull from the fields on the Existing Liens screen
- 'Dated: (Pulls Current Date)' added above signature
- Signature section revised

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) s

Dated: April 19, 2017

Fidelity National Title Company

\_\_\_\_\_  
Signature

By: John Doe  
Print Name

Its: Officer  
Print Title

Fidelity National Title Company of Idaho  
200 Hawthorne Ave SE, Ste A-120  
Salem, OR 97301  
Phone: (503)585-0036  
Fax: (503)585-4749

**Existing Liens**

Signing official name: John Doe  
Signing official title: Officer  
Signature line: \_\_\_\_\_

**Registry Information**  
Registry name: \_\_\_\_\_ City/County: \_\_\_\_\_

**Recording Information**  
Date: (New) Date/Time recorded: (H) \_\_\_\_\_  
Recorded at/nr: Book 50 Page \_\_\_\_\_  
Place recorded: Book 50, Pages 25-40  
Place re-recorded: \_\_\_\_\_  
Trustee: Fidelity National Title Company

**Other Contact**

Contact type: Recor  
Lookup code: \_\_\_\_\_  
Name: Fidelity National Title Company of Idaho  
Short name: Fidelity National Title Company of Idaho  
Payee name: Fidelity National Title Company of Idaho  
Address: 200 Hawthorne Ave SE  
Ste A-120  
City/State/Zip: Salem OR 97301  
Phone: (503)585-0036 Fax: (503)585-4749

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# APRIL RELEASE NOTES

## Release of Trust Deed

NEW/MOD Mod	REQUESTED BY ID	FOOTPRINTS No(s). n/a	TFS No(s). 376559	FILE NAME (NEW ITEMS ONLY)
----------------	--------------------	--------------------------	----------------------	----------------------------

- Added 'Recording Requested By' and 'After Recording Return to' at the top to select from Contacts
- Changed 'Escrow No.' to 'File No.'
- If prompt 'Enter the Grantor's successor in interest, if applicable' is unanswered, N/A will show
- Pulling the Property County and State for 'The trust deed to be released was recorded...'
- Changed 'Place Recorded:" to "Recording No.:"
- 'Date of Payment' and 'Amount of Payment' will pull from a posted disbursement to a Payoff Lender
- Prompt 'Enter the date the beneficiary received payment' changed to 'The beneficiary entitled to notice received it on'
- 'Dated: (Pulls Current Date)' added above signature
- Signature section revised

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) s

Dated: April 19, 2017

**Fidelity National Title Company**

---

Signature

By: John Doe

Print Name

Its: Officer

Print Title

**Fidelity National Title Company of Idaho**  
 200 Hawthorne Ave SE, Ste A-120  
 Salem, OR 97301  
 Phone: (503)585-0036  
 Fax: (503)585-4749

**Existing Liens**

Signing official name: John Doe

Signing official title: Officer

Signature line: \_\_\_\_\_

**Registry Information**

Registry name: \_\_\_\_\_ City/Country: \_\_\_\_\_

**Recording Information**

Dated: [Date] Date/Time recorded: [Time]

Recorded at/In: Book 50 Page 25-40

Place recorded: Book 50, Pages 25-40

Place re-recorded: \_\_\_\_\_

Trustee: Fidelity National Title Company

**Other Contact**

Contact type: Recor

Lookup code: \_\_\_\_\_

Name: Fidelity National Title Company of Idaho

Short name: Fidelity National Title Company of Idaho

Payee name: Fidelity National Title Company of Idaho

Address: 200 Hawthorne Ave SE

Ste A-120

City/State/Zip: Salem OR 97301

Phone: (503)585-0036 Fax: (503)585-4749

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# APRIL RELEASE NOTES

## ILLINOIS

### DOCUMENTS

#### Escrow

#### Cash Escrow Trust Agreement (Outside Title)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT Metro	n/a	379453	ILD0479.doc

New document. Render to view complete document.



**CASH ESCROW TRUST AGREEMENT  
(OUTSIDE TITLE)**

Joseph D. Kirby, Closing Specialist  
Chicago Title Insurance Company, as Escrow Trustee  
1001 Settlement Way, Suite 100  
Anywhere, OR 99999  
Phone: (800)555-1234 Fax: (800)555-4321

Date: April 19, 2017  
Escrow No.: 2017040003RN-JDK

Commitment No.: 123456

Seller: Stephen T. Seller and Stephanie T. Seller

Purchaser: Brian T. Buyer and Brenda T. Buyer

Property Address: 100 Property Street, Alden, IL 60001

1. The undersigned seller and purchaser (or representatives) hereby authorize Chicago Title Insurance Company to make disbursements for the sale of the subject property in accordance with the signed Escrow Trust Disbursement Statement

OR

Escrow Receipt and Disbursement Authorization and RESPA attached hereto.

2. It is expressly understood, that Chicago Title Insurance Company does not represent either seller or purchaser; further Chicago Title Insurance Company is acting solely as an escrow trustee for disbursement of funds deposited herein and closing of the sale transaction, all in accordance with this escrow trust agreement.

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#### Certification of Trust (760 ILCS 5/8.5)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	IL State Counsel	n/a	376921	

Updated old version to newer version provided by State Counsel.

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# APRIL RELEASE NOTES

## Final Waiver of Lien Partial Waiver of Lien

<b>NEW/MOD</b> Mod	<b>REQUESTED BY</b> Downstate IL	<b>FOOTPRINTS No(s).</b> n/a	<b>TFS No(s).</b> 374767	<b>FILE NAME (NEW ITEMS ONLY)</b>
-----------------------	-------------------------------------	---------------------------------	-----------------------------	-----------------------------------

Revised documents to look to the Contact for contract amounts. Also revised to show \$0.00 rather than a blank line for prior payments. Lastly, added name and title of the person associated with the company to the signature sections of the document.

Subcontractor

Anticipate funds as: Receipt

Contractor:

Contract amount: \$1,800.00

**People**

First Name	Last Name	Title	Email	Phone	Ext.	Fax
John	Doe	GC				

That the total amount of the contract including extras\* is One Thousand Eight Hundred And No/100 Dollars (\$1,800.00) on which he or she has received payment of No Dollars And No/100 Dollars (\$0.00) prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

[All About Gutters](#)

\_\_\_\_\_  
Signature

By: John L. Doe  
Print Name

Its: GC  
Print Title

Field Prompt

Partial Waiver of Lien

Subcontractor All About Gutters (SC)

Enter dollar amount for prior payments

\$0.00

Skip remaining prompts

OK

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# APRIL RELEASE NOTES

Plat Act Affidavit				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT Metro	n/a	380766	ILD0480.doc

New document. Render to view complete document.

## PLAT ACT AFFIDAVIT

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

Escrow No.: JM CD Test-MGS

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

Sam L. Seller and Sally M. Seller, being duly sworn on oath, states that \_\_\_\_\_ resides at 1001 Property Address, City, IL 12244. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one (1) of the following exemptions as shown by Amended Act which became effective July 17, 1959.

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# APRIL RELEASE NOTES

## REPORTS

Title Production				
NEW/MOD MOD	REQUESTED BY CT IL Carol	FOOTPRINTS No(s).	TFS No(s). 379048	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> <li>• Added logic to report that will allow for using requested tasks simultaneously with checklist tasks               <ul style="list-style-type: none"> <li>○ Added the following</li> </ul> </li> </ul> <p>Select date for turn- time start:</p> <ul style="list-style-type: none"> <li>○ Task Contains "Ready for Policy"</li> <li>○ Requested Task Contains "Documents sent for Recording"</li> <li>○ Requested Task Contains "File Funded"</li> <li>○ Requested Task Contains "Policy Required"</li> <li>○ Task Contains "Policy Clarification"</li> </ul> <p>Select date for turn - time stop:</p> <ul style="list-style-type: none"> <li>○ Task Contains "Final Policy"</li> <li>○ Task Contains "Ready for Policy"</li> <li>○ Task Contains "Policy Clarification"</li> </ul>				

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# APRIL RELEASE NOTES

## INDIANA

### Escrow

#### Affidavit (POA)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT IN	n/a	381065	

Adjusted document to allow multiple people to flow to the document when naming the same Power of Attorney.

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#### Closing Confirmation (LT)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT IN	n/a	380817	

Added a prompt asking user if the Settlement Agent's office will be the location. If not, user will receive another prompt to enter the location. Also, the wire information page has been removed.

The diagram illustrates the user flow for the Closing Confirmation (LT) process. It shows three 'Field Prompt' windows and their corresponding closing details.

- First Prompt:** Asks "Will the Settlement Agent's office be the location?". A red arrow points from this prompt to the closing details on the right.
- Closing Details (Right):**
  - Closing Date: April 14, 2017
  - Time: 12:00 AM
  - Closer: Melissa G. Smith
  - Location: Fidelity, 100 Escrow Office Address, City, IN 45715
- Second Prompt:** Asks "Will the Settlement Agent's office be the location?". A red arrow points from this prompt to the third prompt.
- Third Prompt:** Asks "Enter the name and address of the location. Location for Closing Address goes here". A red arrow points from this prompt to the closing details on the right.
- Closing Details (Right):**
  - Closing Date: April 14, 2017
  - Time: 12:00 AM
  - Closer: Melissa G. Smith
  - Location: Location for Closing Address goes here

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# APRIL RELEASE NOTES

Deeds				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT IN	n/a	381528	
Added File No.:				
<div style="border: 1px solid red; padding: 5px; display: inline-block; margin-bottom: 10px;">Example from Deed (Warranty)</div> <p><b>WARRANTY DEED</b></p> <p>File No.: JM CD Test-MGS</p>				

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Order Summary				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT IN	n/a	381569	
Added verbiage				
<p><b>ORDER SUMMARY</b></p> <p>We have begun processing the order on <b>March 10, 2017</b>. Please refer to the <b>Fidelity</b> order number for your reference. Thank you for the order!</p>				

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# APRIL RELEASE NOTES

## Title

### Conversion Endorsement (2006 Short Owners Policy) Conversion Endorsement (2013 Short Owners Policy)

NEW/MOD Mod/New	REQUESTED BY FT IN	FOOTPRINTS No(s).	TFS No(s). 381296	FILE NAME (NEW ITEMS ONLY)
--------------------	-----------------------	-------------------	----------------------	----------------------------

The stand-alone Policy Conversion Endorsements have been renamed in the doc tree from "20yy Short Owners Policy" to "Conversion Endorsement (20yy) Short Owners Policy)" for purposes of clarity.

- [-] Owner's Short Package
  - Conversion Endorsement (2013 Short Owners Policy)
  - Conversion Endorsement (2006 Short Owners Policy)
  - Master Commitment
  - Privacy Statement
  - Notice to Indiana Policy Holders
  - Letter (Policy-Owners)

The related policy jacket for each endorsement has been enabled and can be rendered using the individual master 'Owner's Policy Cover Page' and 'Owner's Policy Conds and Stips' documents. (These will be added to the existing package in the tree.)

- Owner's Policy Cover Page
- Owner's Policy Conds and Stips

Note: For existing orders where the Policy Conversion ("short" owner's) selection has already been selected from the lookup table (prior to the April build), these will need to be cleared (F2) and reselected from the Owner's Policy lookup table in order to print the appropriate policy information in the Headers and Footers of the related policy jackets.

Commitment - Schedule A

Policies to be Issued

Policy Type	Proposed Insured	Coverage Amount	Version Code	Version
Loan Policy	First Ever Savings and Loan	\$400,000.00	P06A_L_LoanPol	ALTA Loan Policy 2006
Owner's Policy	Bill B. Borrower and Betty B. Borrower		P13S_O_HmShort	ALTA Homeowner's Policy of Title Insurance 2013

F2 in this field to clear

Loan:  Coverage amount:   Coverage TBD

Policy lookup Code:  Policy version:

Then reselect the appropriate entry from the lookup table:

Sort	PolicyLookupCode	Version	BillCode
01	P06A_O_OwnersP	ALTA Owner's Policy 2006	TP
01s	P06S_O_OPShort	ALTA Owner's Policy 2006 (Policy Conversion)	TP
02	P13A_O_HomeOwn	ALTA Homeowner's Policy of Title Insurance 2013	TP
02s	P13S_O_HmShort	ALTA Homeowner's Policy of Title Insurance 2013 (Policy Conversion)	TP
03	P12A_O_USPolic	ALTA U.S. Policy 2012	TP
04	Gyrl_ForeCmt_IN	Indiana Foreclosure Commitment	TP



# APRIL RELEASE NOTES

<b>Title Products</b>				
<b>NEW/MOD</b>	<b>REQUESTED BY</b>	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s).</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
Mod	FNT IN	n/a	377197	
Removed Title Office email from all title products				

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# APRIL RELEASE NOTES

## REPORTS

<b>Order Exceptions</b>				
NEW/Mod MOD	REQUESTED BY FT IN	FOOTPRINTS No(s).	TFS No(s). 377821	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> <li>• Modify report to include the below exceptions for IN:               <ul style="list-style-type: none"> <li>FFP Exceptions</li> <li>Ledger Transfer/Sent Invoice, Order Status not Closed</li> <li>Posted Disbursement, Missing/Pending Rev</li> <li>Missing Branch</li> <li>Missing Order Contact Lookup Code</li> <li>Missing Policy Coverage</li> <li>Missing Policy Lookup Code</li> <li>Missing Sales Rep on Marketing Source</li> <li>Missing Underwriter</li> <li>Missing Title Company</li> <li>Missing Settlement Date</li> </ul> </li> </ul>				

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<b>Weekly Summary of Business</b>				
NEW/Mod MOD	REQUESTED BY FT IN	FOOTPRINTS No(s).	TFS No(s). 373618	FILE NAME (NEW ITEMS ONLY)
Modified report where <ul style="list-style-type: none"> <li>• Indirect Order counts to include:               <ul style="list-style-type: none"> <li>○ INFO, OTHER, and TILSEA</li> </ul> </li> <li>• Copy Request will use "Informational"               <ul style="list-style-type: none"> <li>○ INFO,07           Informational</li> </ul> </li> <li>• Name Search Report will use "Other"               <ul style="list-style-type: none"> <li>○ OTHER,09           Other</li> </ul> </li> <li>• Search close will use "Other"               <ul style="list-style-type: none"> <li>○ OTHER,09           Other</li> </ul> </li> <li>• Report of Search will use "Title Search"               <ul style="list-style-type: none"> <li>○ TTLSEA,09           Title Search</li> </ul> </li> </ul>				

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# APRIL RELEASE NOTES

## LOUISIANA

### DOCUMENTS

#### Escrow

#### Deed (Cash Sale)

#### Exhibit Page - Mortgage Legal Mortgage

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Baton Rouge Title	n/a	381367	

Hardcoded LA Bar Roll No. 14427 replaced with the LA Bar Roll No for Attorney selected  
 Amy O. Lane = 24857  
 Mark W. Schoen = 14427  
 Robert M. Adams, Jr. = 21216

Title Insurance Producer: <a href="#">Baton Rouge Title Co, Inc.</a> Address: <a href="#">7520 Perkins Road, Suite 220, Baton Rouge, LA 70808</a> License No.: <a href="#">LA156816</a> Reference to the above does not impose title insurance coverage nor does it create a lawyer-client relationship for any party to this act, all in accordance with LA law.	Underwriter: <a href="#">Fidelity National Financial, Inc.</a> Title Opinion By: <a href="#">Amy O. Lane</a> LA Bar Roll No.: <a href="#">24857</a>
Title Insurance Producer: <a href="#">Baton Rouge Title Co, Inc.</a> Address: <a href="#">7520 Perkins Road, Suite 220, Baton Rouge, LA 70808</a> License No.: <a href="#">LA156816</a> Reference to the above does not impose title insurance coverage nor does it create a lawyer-client relationship for any party to this act, all in accordance with LA law.	Underwriter: <a href="#">Fidelity National Financial, Inc.</a> Title Opinion By: <a href="#">Mark W. Schoen</a> LA Bar Roll No.: <a href="#">14427</a>
Title Insurance Producer: <a href="#">Baton Rouge Title Co, Inc.</a> Address: <a href="#">7520 Perkins Road, Suite 220, Baton Rouge, LA 70808</a> License No.: <a href="#">LA156816</a> Reference to the above does not impose title insurance coverage nor does it create a lawyer-client relationship for any party to this act, all in accordance with LA law.	Underwriter: <a href="#">Fidelity National Financial, Inc.</a> Title Opinion By: <a href="#">Robert M. Adams, Jr.</a> LA Bar Roll No.: <a href="#">21216</a>

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#### Wire Information

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Baton Rouge Title	n/a	379166	

For all of LA, removed Cashier's Check language.

For Baton Rouge Title only, added:

**IF YOU RECEIVE ANY INSTRUCTIONS TO ALTER THE ABOVE INFORMATION, PLEASE CONTACT KEEGAN WISDOM AT (225)291-1111 IMMEDIATELY.**

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# APRIL RELEASE NOTES

## MY SCREENS

### Escrow

#### Express Order Entry

<b>NEW/MOD</b> Mod	<b>REQUESTED BY</b>	<b>FOOTPRINTS No(s).</b> N/A	<b>TFS No(s).</b> 382041
-----------------------	---------------------	---------------------------------	-----------------------------

Added back in the Due date/time field to the Express Order Entry screens.

**General**

- ▶ Express Order Entry
- Order Contacts
- Property
- Policy Selection
- Title Insurance Premiums
- Endorsements
- Status
- Order Information
- Sales Contract & Earnest Money

**Commitment**

**Closing**

**Document Preparation**

**Policy**

Express Order Entry

Rush order

Transaction type:

- Purchase
- Refinance
- Equity
- Other

Commercial      Order type:

Construction      Product type:

Cash sale      Policy type:

Out of county

**Order / Escrow Status**

Date/time escrow opened:  Opened by:

Escrow status:

Date/time escrow closed:  Closed by:

Escrow lock status:

Comments:

Escrow office:  [Chicago Title Co...](#) Escrow officer/Closer:

Pre-closer/Escrow assistant:

Title office:  [Chicago Title Co...](#) Title officer/Examiner:

Settlement date/time:   Estimated date/time

**Due date/time:**

Related order(s):

Project name:

Add due date  
time field



Due date/time:

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# APRIL RELEASE NOTES

## MICHIGAN

### DOCUMENTS

#### Escrow

#### Construction Draw Endorsement (Sample Only)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT MI	n/a	374742	MID1259.doc

New document. Render to view complete document.

#### **CONSTRUCTION DRAW ENDORSEMENT**

Issued by

\_\_\_\_\_ Title Insurance Company

1. Covered Risk 11(a) of this policy is deleted.
2. The insuring of Construction Loan Advances ("Advances") is subject to the following provisions and exclusions of this Endorsement and the Exclusions from Coverage in the Policy, the provisions of the Conditions, and the exceptions contained in Schedule B. For the purposes of this endorsement and each subsequent Construction Draw Endorsement:
  - a. "Date of Coverage" under this Endorsement is \_\_\_\_\_.
  - b. "Construction Loan Advance" or "Advances" shall mean an advance that constitutes Indebtedness made on or before Date of Coverage for the purpose of financing in whole or in part the construction of improvements on the Land.
  - c. "Construction Lien" shall mean any statutory lien or claim of lien affecting the Title that arises from services provided, labor performed, or materials or equipment furnished.
3. The liability of the Company for Advances is hereby increased by \$ \_\_\_\_\_.

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#### Master ABA Disclosure

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT MI	n/a	376659 / 377774 / 379413	

Revised Michigan Shoreline Agency ABA Disclosure to version provided by Fred Perlini which increases the ownership to 55.9%.

Revised Greenridge Title Agency ABA Disclosure so as to reflect a 60% interest for Greenridge Realty and a 40% interest for Chicago Title.

Removed ABA Disclosure under West Coast Title Agency for partner KRGS, Inc.

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# APRIL RELEASE NOTES

New documents				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FRS	n/a	376638	See below

Following are new documents added per FRS. Render to view complete document.

MID1267.doc - Agreement (Error Correction)  
 MID1271.doc - BGRS - GMINV  
 MID1269.doc - Bill of Sale (FRS)  
 MID1265.doc - Buyer Acceptance  
 MID1270.doc - Closing Statement - Crown  
 MID1268.doc - HOA Acknowledgment  
 MID1262.doc - Letter (FRS Misc)  
 MID1263.doc - Processing Request Form  
 MID1266.doc - Property Transfer Acknowledgment  
 MID1264.doc - Seller Closing Requirements

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Policy at Closing Endorsement (PACE)				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FTMI	n/a	379724	

Added prompt for FT MI to include language so user controls what pulls for item 5.

5. The land herein described and insured by this policy is encumbered by the following mortgage or trust deed, and assignments:

Mortgage executed by **Bob L. Buyer and Betty J. Buyer** to **Leonard's Lending Services** in the amount of One Hundred Twenty-Five Thousand And No/100 Dollars (\$125,000.00) dated **April 14, 2017**.

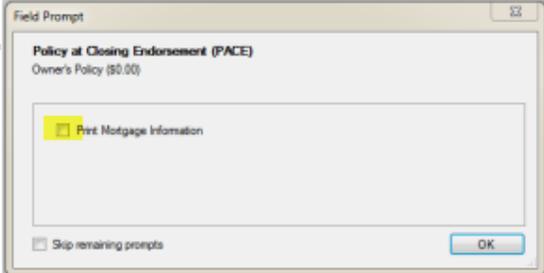
and the matters shown in Schedule B.



5. The land herein described and insured by this policy is encumbered by the following mortgage or trust deed, and assignments:

**NONE**

and the matters shown in Schedule B.



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# APRIL RELEASE NOTES

[Principal Residence Exemption Affidavit](#)  
[Request to Rescind Homeowner's Principal Residence Exemption](#)  
[Request to Rescind Homeowner's Principal Residence Exemption \(Instructions\)](#)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT MI	n/a	379078	

Updated documents to reflect the most recently updated versions.

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# APRIL RELEASE NOTES

## Settlement Statements

NEW/MOD MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s). 377164	FILE NAME (NEW ITEMS ONLY)
----------------	--------------	-------------------	----------------------	----------------------------

- Updated "Custom" status to allow multiple lines and wrap on the statement's heading
  - CF: SSHeader\_Title\_FNF#
  - Change to Flow Text
- Updated sub totals to include additional rows based on new custom fields.
- Added new CFs

Code	Context	Type	Label	Length	Hidden	Prompt	Protected
SSAdditionalRow1_FNF#	order	Text	Settlement Statement Additional Total Row 1	100	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SSAdditionalRow2_FNF#	order	Text	Settlement Statement Additional Total Row 2	100	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SSAdditionalRow1BuyerAmount_FNF#	order	Currency	Row 1 Buyer Amount	0	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SSAdditionalRow1SellerAmount_FNF#	order	Currency	Row 1 Seller Amount	0	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SSAdditionalRow2BuyerAmount_FNF#	order	Currency	Row 2 Buyer Amount	0	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SSAdditionalRow2SellerAmount_FNF#	order	Currency	Row 2 Seller Amount	0	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- Updated statements (master/buyer/seller only):
  - Included the CF row description(s) below the current "Totals"
    - only show row 1 if the description is populated
    - only show row 2 if the description is populated and at least buyer/seller amount for row one is not zero
    - suppress zero amounts
    - Buyer/Seller - show row based only on buyer or seller amount (row one; so row 2 can be a just a description if needed)

Example:  
Master:

29,849.77	391,874.87	<b>Subtotals</b>	412,312.48	274,005.00
		<b>Balance Due FROM Exchangor</b>		138,307.48
391,874.87	391,874.87	<b>TOTALS</b>	412,312.48	412,312.48
362,025.10		<b>Balance Due TO Seller</b>		
		<b>Net Amount Due from division (loss on sale)</b>		-9,747.00
		<b>Net Amunt Due by 3/31/2017</b>		

Buyer/Seller:

<b>Subtotals</b>			412,312.48	274,005.00
<b>Balance Due FROM Exchangor</b>				138,307.48
<b>TOTALS</b>			412,312.48	412,312.48
<b>Net Amount Due from division (loss on sale)</b>				(\$9,747.00)
<b>Net Amunt Due by 3/31/2017</b>				

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# APRIL RELEASE NOTES

## MONTANA

### DOCUMENTS

#### Escrow

#### Notice of Intent to Reconvey

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	MT	n/a	374773	

- New prompt for 'Certified Mail No.'
- Changed 'Order No.' to 'File No.'
- Addressee, Lender Paid, Loan No, Date of Payment and Amount of Payment will now come from a disbursement posted to a Payoff Lender
- 'Recording No.' to pull in the Place Recorded info
- 'Place Recorded:' pulling in the Property County/State
- Paragraph numbering removed
- 'Dated: \_\_\_\_\_' added above signature
- Signature section revised to pull in the Recon Contact

**NOTICE OF INTENT TO RECONVEY**  
(Pursuant to M.C.A. 71-1-308)

<b>Payoff Lender Company</b> 8686 Apple Street Your City, CA 22222	<b>Certified Mail No.:</b> CMN56789 <b>File No.:</b> JM CD Testing-MGS
--	---

Notice is hereby given to as follows:  
 This notice concerns the (trust indenture) described as follows:

<b>Grantor:</b>	Sam Seller and Sally Seller
<b>Original Beneficiary:</b>	SunTrust Bank
<b>Property Address:</b>	100 Property Address, Boise, ID 83709
<b>Trust Deed Date:</b>	November 23, 2015
<b>Date Recorded:</b>	December 1, 2015
<b>Recording No.:</b>	Book 50, Pages 25-40
<b>Place Recorded:</b>	Ada County, Idaho
<b>Lender Paid:</b>	Payoff Lender Company
<b>Date Paid:</b>	April 19, 2017
<b>Amount Paid:</b>	\$150.00
<b>Loan No.:</b>	PL123

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

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

Chicago Title Company of Montana

\_\_\_\_\_  
Signature

By: \_\_\_\_\_  
Print Name

Its: \_\_\_\_\_  
Print Title

Reconveyance Division  
 200 Hawthorne Ave SE, Ste A-120  
 Salem, OR 97301  
 Phone: (503)585-0036 / Fax: (503)585-4749

Other Contact

**Contact type:** Recon

**Lookup code:**

**Name:** Reconveyance Division

**Short name:** Reconveyance Division

**Payee name:** Reconveyance Division

**Address:** 200 Hawthorne Ave SE

**Site A-120**

**City/State/Zip:** Salem OR 97301

**Phone:** (503)585-0036 **Fax:** (503)585-4749

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# APRIL RELEASE NOTES

## Reconveyance of Trust Indenture

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	MT	n/a	376552	

The date has been added above the signature section along with the signing official's name and title being added to the signature section. The acknowledgment has been replaced with a jurat.

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# APRIL RELEASE NOTES

## NEW MEXICO

### DOCUMENTS

#### Escrow

#### Escrow Instructions containing General Provisions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	n/a	380438	

Revised RIGHT OF RESIGNATION language to read as follows:

**RIGHT OF RESIGNATION** Escrow Holder has the right to resign upon ten (10) days 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

<b>Weekly Summary of Business</b>				
<b>NEW/MOD MOD</b>	<b>REQUESTED BY NM</b>	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s). 376145</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
<NM Only>				
<ul style="list-style-type: none"><li>• Modified logic for NM to show LCP (LCP,7) as indirect orders.</li><li>• Modified Product Table for WSOB purposes.</li></ul>				

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# APRIL RELEASE NOTES

## OKLAHOMA

### DOCUMENTS

#### Escrow

#### After Closing Gap

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CTI OK	n/a	378606	OKD1180.doc

New document. Render to view complete document.



## Fidelity National Title<sup>®</sup>

Insurance Company

1001 Title Way  
Anywhere, OK 99999  
Phone: (888)777-1234 / Fax: (888)777-4321

### REQUEST FOR FINAL TITLE REPORT FOR POLICY AFTER FILING THE ATTACHED DOCUMENTS

**Date:** April 5, 2017

**Our File No.:** 2017040003RN-JDK **Your Invoice No.:** See attached

**Buyer(s):** Brian T. Buyer and Brenda T. Buyer

**Seller(s):** Stephen T. Seller and Stephanie T. Seller

**Legal:**

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

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#### Chain Sheet

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Cleveland County Abstract	n/a	374989	

1. Moved the Abstract No., Supplemental No., Complementary No, Transcript No. and Abstract Court Area up under the UCC Search: Area
2. Added Address under Brief Legal
3. Removed Property Type checkboxes
4. Removed CH Faxed Date and No. Pages.

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# APRIL RELEASE NOTES

## Funding and Shipping Directions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT OK	n/a	376633	

Added Transaction Type (and pull from Transaction Type checkbox and if Cash Sale, state such) under Disbursement Date. Added Seller Name under Borrower. Added prompt for Broker Packet. Added prompt for "Send Out" or "Return to Processor"

Transaction type

- Purchase
- Refinance
- Equity
- Other

Commercial

Construction

Cash sale

Out of county

Disbursement Date: April 14, 2017

Transaction Type: Purchase-Cash Sale

Closer/Processor: Melissa G. Smith

Broker Packet:  No  Yes

Send Out or  Return to Processor

Broker Name: Mortgage Broker Name

Lender Name: Leonard's Lending Services

File No.: JM CD Test-MGS

Borrower: Bob L. Buyer and Betty J. Buyer

Seller: Sam L. Seller and Sally A. Seller

Ship Date: \_\_\_\_\_

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# APRIL RELEASE NOTES

## REPORTS

<b>Order Exceptions</b>				
<b>NEW/MOD</b>	<b>REQUESTED BY</b>	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s).</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
MOD	OK		375954	
<ul style="list-style-type: none"><li>Modified report if order has the word 'Branch' populated in the Special Instructions field in the Title Company lookup table, create logic so that they do not pull into the report as 'Closed Order, Missing/Pending Revenue'</li></ul>				

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<b>Weekly Summary of Business</b>				
<b>NEW/MOD</b>	<b>REQUESTED BY</b>	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s).</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
MOD	CT OK		376780	
<ul style="list-style-type: none"><li>Updated report to exclude order status = "Duplicate"</li><li>Updated programming notes</li></ul>				

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# APRIL RELEASE NOTES

## OREGON

### DOCUMENTS

#### Escrow

#### Fee Verification

NEW/MOD MOD	REQUESTED BY OR WTE	FOOTPRINTS No(s).	TFS No(s). 377577	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> <li>• When profile path contains:               <ul style="list-style-type: none"> <li>○ Default\P\OR\EPU\WTE OR</li> <li>○ Default\T\OR\xWTE Training</li> </ul> </li> <li>• Pull the logo from the CDF/HUD selected settlement agent contact</li> <li>• Align to left in header</li> <li>• Allow to grow to size of logo on contact</li> </ul>				

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#### Instructions (Preparation of Deed)

NEW/MOD Mod	REQUESTED BY OR	FOOTPRINTS No(s). n/a	TFS No(s). 376636	FILE NAME (NEW ITEMS ONLY)
Corrected typo (PARITES to PARTIES).				

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# APRIL RELEASE NOTES

Lender Balance Sheet				
NEW/MOD MOD	REQUESTED BY OR WTE	FOOTPRINTS No(s).	TFS No(s). 377577	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> <li>When profile path contains:               <ul style="list-style-type: none"> <li>Default\P\OR\EPU\WTE OR</li> <li>Default\T\OR\xWTE Training</li> </ul> </li> <li>Pull the logo from the CDF/HUD selected settlement agent contact</li> <li>Align to left in header</li> <li>Allow to grow to size of logo on contact</li> </ul>				

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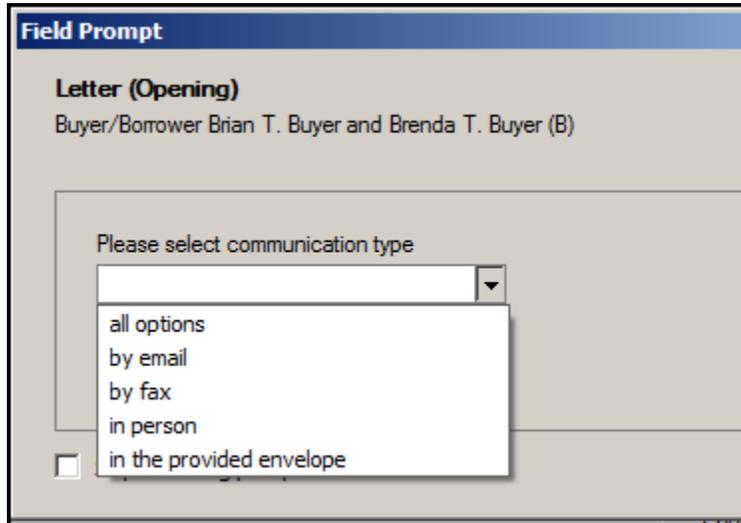
Letter (City Lien)						
NEW/MOD Mod	REQUESTED BY OR	FOOTPRINTS No(s). n/a	TFS No(s). 381515	FILE NAME (NEW ITEMS ONLY)		
<p>Added fax number. Removed initials from Order No. Remvoed email address. Added Escrow Officer and Settlement Agent to the dropdown.</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p style="text-align: center; border: 1px solid red; color: red; display: inline-block; padding: 2px;">Fax added; initials removed from the Order No.</p> <table style="width: 100%; margin-top: 10px;"> <tr> <td style="width: 60%;">           Government Contact            100 Taxes Blvd            Portland, OR 48545            Fax: (800)333-4444         </td> <td style="width: 40%;">           Date: April 17, 2017            Order No.: JM CD Test         </td> </tr> </table> <p style="margin-top: 10px; border: 1px solid red; color: red; display: inline-block; padding: 2px;">Email address removed</p> <p>Thank you.</p> <p>Sincerely,</p> <p>Joseph D. Kirby Closing Specialist</p> <p style="margin-top: 10px; border: 1px solid red; color: red; display: inline-block; padding: 2px;">Escrow Officer and Settlement Agent added to the dropdown</p> <div style="border: 1px solid gray; padding: 5px; margin-top: 10px;"> <p>Return To</p> <ul style="list-style-type: none"> <li>Title Company</li> <li>Current User</li> <li>Escrow Officer</li> <li>Settlement Agent</li> <li>Title Company</li> <li>Title Officer/Examiner</li> </ul> </div> </div>					Government Contact 100 Taxes Blvd Portland, OR 48545 Fax: (800)333-4444	Date: April 17, 2017 Order No.: JM CD Test
Government Contact 100 Taxes Blvd Portland, OR 48545 Fax: (800)333-4444	Date: April 17, 2017 Order No.: JM CD Test					

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# APRIL RELEASE NOTES

<b>Letter (Opening)</b>				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	OR	n/a	376831	

Replaced the hardcoded language regarding providing an envelope with a custom dropdown field.



Through our escrow department, we will be assisting you in closing your purchase of the above property. Enclosed is some information regarding the processing of your real estate purchase that you may find helpful. If you have any further questions or concerns, please feel free to contact me or my assistant.

The enclosed "Life of an Escrow" information will give you a guideline as to the steps the Realtor, lender and we, as the escrow agent, will be taking to close your transaction.

Please take a moment to complete the enclosed information sheet and return it by email to help us better serve you.

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# APRIL RELEASE NOTES

## OAE Report OME Report

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Western Title and Escrow	n/a	381506	

Removed fax numbers



**Chicago Title  
Insurance Company**

7520 Perkins Road, Suite 220  
(888)111-2222 [REDACTED]

**OWNERSHIP AND ENCUMBRANCES REPORT WITH GENERAL INDEX LIENS**  
Informational Report of Ownership and Monetary and Non-Monetary Encumbrances

**End of Reported Information**

There will be additional charges for additional information or copies. For questions or additional requests, contact:

Joseph D. Kirby  
(888)111-1234 [REDACTED]  
joe.kirby@email.com

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## Preliminary Report

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	OR	n/a	381059	

Added phone numbers to the Escrow and Title Officer information.

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# APRIL RELEASE NOTES

<b>Settlement Statements</b>				
<b>NEW/MOD MOD</b>	<b>REQUESTED BY OR WTE</b>	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s). 377575</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
<ul style="list-style-type: none"><li>• When profile path contains:<ul style="list-style-type: none"><li>○ Default\P\OR\EPU\WTE OR</li><li>○ Default\T\OR\WTE Training</li></ul></li><li>• Pull the logo from the CDF/HUD selected settlement agent contact</li><li>• Align to left in header</li><li>• Allow to grow to size of logo on contact</li></ul>				

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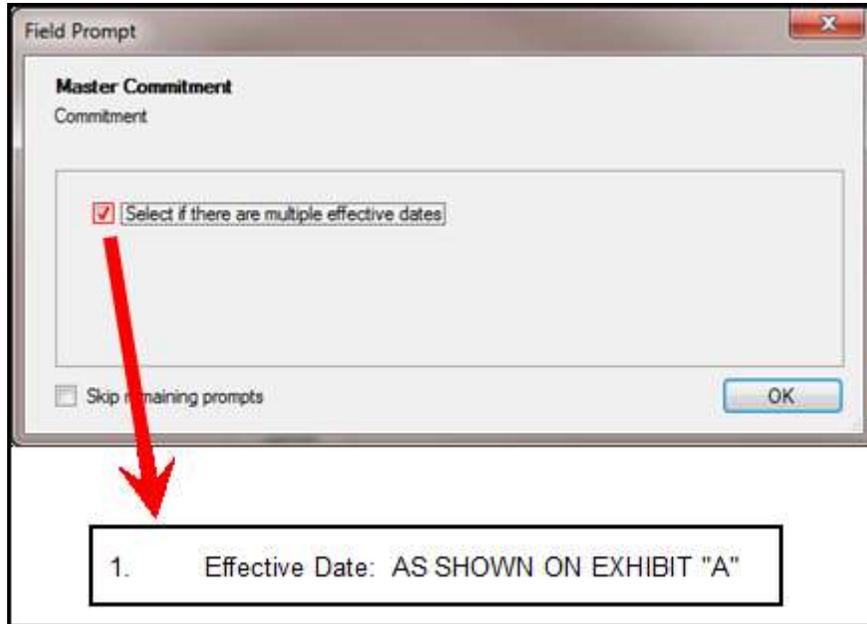
# APRIL RELEASE NOTES

## Title

### Commitment

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CTI OK	n/a	376205	

For commercial orders, users will see a new prompt asking if there are multiple effective dates. If checkbox is marked, "AS SHOWN ON EXHIBIT "A" will print on the Schedule A of the Commitment.



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# APRIL RELEASE NOTES

## REPORTS

<b>Disbursement Summary</b>				
<b>NEW/Mod MOD</b>	<b>REQUESTED BY OR WTE</b>	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s). 377576</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
<ul style="list-style-type: none"> <li>• When profile path contains:               <ul style="list-style-type: none"> <li>○ Default\P\OR\EPU\WTE OR</li> <li>○ Default\T\OR\xWTE Training</li> </ul> </li> <li>• Pull the logo from the CDF/HUD selected settlement agent contact</li> <li>• Align to left in header</li> <li>• Allow to grow to size of logo on contact</li> </ul>				

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<b>Order Balance Sheet</b>				
<b>NEW/Mod MOD</b>	<b>REQUESTED BY OR WTE</b>	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s). 377577</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
<ul style="list-style-type: none"> <li>• When profile path contains:               <ul style="list-style-type: none"> <li>○ Default\P\OR\EPU\WTE OR</li> <li>○ Default\T\OR\xWTE Training</li> </ul> </li> <li>• Pull the logo from the CDF/HUD selected settlement agent contact</li> <li>• Align to left in header</li> <li>• Allow to grow to size of logo on contact</li> </ul>				

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<b>Weekly Summary of Business</b>				
<b>NEW/Mod MOD</b>	<b>REQUESTED BY CT OK</b>	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s). 376780</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
<ul style="list-style-type: none"> <li>• Updated report to exclude order status = "Duplicate"</li> <li>• Updated programming notes</li> </ul>				

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# APRIL RELEASE NOTES

## TEXAS

### DOCUMENTS

#### Escrow

#### CDF Settlement Statements

NEW/MOD MOD	REQUESTED BY CT TX	FOOTPRINTS No(s).	TFS No(s). 377092,379362	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> <li>• Corrected issue when there is only a loan policy with a split to disclose from not showing on the statements</li> <li>• Suppressed any charges that have the FCSO bill code from the Master Statement both letter and legal for the following profiles only; <ul style="list-style-type: none"> <li>○ Default\P\TX\AUS\AT\ESC\41 North Mopac</li> <li>○ Default\P\TX\SAN ANTONIO-CPF\AT\ESC\16 Builder Division</li> </ul> </li> <li>• Update programming notes</li> </ul>				

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#### Letter (Commission Clarification)

NEW/MOD Mod	REQUESTED BY Settlement	FOOTPRINTS No(s). n/a	TFS No(s). 379370	FILE NAME (NEW ITEMS ONLY)
<p>Revised to exactly match the language provided in the tech memo (Memo 128-2010)</p> <div style="border: 1px solid black; padding: 10px;"> <p><b>LISTING BROKER ACKNOWLEDGMENT:</b> THE UNDERSIGNED HEREBY ACKNOWLEDGE RECEIPT OF A COPY HEREOF.</p> <p>By: _____ (BROKER SIGNATURE OR AUTHORIZED SIGNATURE)</p> <div style="border: 2px solid red; padding: 5px; margin-top: 10px;"> <p><b>SELLING BROKER ACKNOWLEDGMENT:</b> THE UNDERSIGNED HEREBY ACKNOWLEDGE RECEIPT OF A COPY HEREOF.</p> <p>By: _____ (BROKER SIGNATURE OR AUTHORIZED SIGNATURE)</p> </div> <p>Please complete and fax to the above referenced fax number.</p> </div>				

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# APRIL RELEASE NOTES

## WASHINGTON

### DOCUMENTS

#### Escrow

#### Escrow Instructions containing General Provisions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	n/a	380440	

Revised RIGHT OF RESIGNATION language to read as follows:

**RIGHT OF RESIGNATION** Escrow Holder has the right to resign upon ten (10) days 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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#### Questionnaire

[Questionnaire, Letter](#)

[Questionnaire \(Buyer-Borrower\)](#)

[Questionnaire \(Buyer-Borrower\), Letter](#)

[Questionnaire \(Seller\)](#)

[Questionnaire \(Seller\), Letter](#)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	WA	n/a	376577	

Added checkbox for Separated

Please provide your marital status:

- Married. Spouse's name: \_\_\_\_\_
- Separated
- Unmarried, not a member of a domestic partnership
- Unmarried, member of a domestic partnership. Domestic partner's name: \_\_\_\_\_
- Widowed, my spouse \_\_\_\_\_ (name of deceased spouse) is now deceased  
If Widowed, was spouse receiving any assistance from the State of Washington at the time of their death? Yes No

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# APRIL RELEASE NOTES

## WISCONSIN

### DOCUMENTS

#### Escrow

#### Condominium Owners Certificate

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT WI	n/a	374764	

Added "fees or costs" to item 6.

6. There are no other charges, fees or costs to be paid by seller or buyer, except \_\_\_\_\_  
 \_\_\_\_\_ (If none, state none)

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#### Wire Information - FT WI only

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT WI	n/a	377767	

Modified to pull the Trust Account's bank information for Bank.

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# APRIL RELEASE NOTES

**Title**

**ALTA U.S. Policy 2012**

NEW/MOD New	REQUESTED BY CT WI	FOOTPRINTS No(s). IN17000194440	TFS No(s). 378389	FILE NAME (NEW ITEMS ONLY)
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**ALTA UNITED STATES OF AMERICA POLICY OF TITLE INSURANCE**

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Policy Number:

**X2013100007 - CP Test WI**

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title;
4. Lack of a right of access to and from the land.
5. In instances where the insured acquires title to the land by condemnation, failure of the commitment for title insurance, as updated to the date of the filing of the **lis pendens** notice or the Declaration of Taking, to disclose the parties having an interest in the land as disclosed by the public records.
6. Title to the estate or interest described in Schedule A being vested other than as stated therein or being defective:
  - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the land occurring prior to the transaction vesting title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
  - (b) because the instrument of transfer vesting title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the public records
    - (i) to be timely, or
    - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title, as insured, but only to the extent provided in the Conditions and Stipulations.

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# APRIL RELEASE NOTES



# 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.

<b>Accommodation Recording Waiver Addendum</b>			
<b>NEW/MOD</b>	<b>ACTION REQUIRED</b>	<b>APPLICABLE STATES/SITES</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
New	Replace	IN and OK	SSCORPD5208.doc
Replace IND1009 and OKD1010 with SSCORPD5208.doc (same exact doc but just moved to our CORP package)			

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<b>Accommodation Recording Waiver Liability</b>			
<b>NEW/MOD</b>	<b>ACTION REQUIRED</b>	<b>APPLICABLE STATES/SITES</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
New	Replace	IN and OK	SSCORPD5535.doc
Replace IND1010 and OKD1009 with SSCORPD5208.doc (same exact doc but just moved to our CORP package)			

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