

SOFTPRO SELECT

RELEASE NOTES



APRIL, 2016

Testing Release Date: April 7, 2016

Production Release Date: April 22, 2016



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APRIL RELEASE NOTES

ALL STATES/SITES

DOCUMENTS

Escrow

1099-S Refusal Form

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	n/a	320655	

Added closer signature to document.

Rescission date:	(None) ▼	<input type="checkbox"/> Include Saturday in rescission period
Disbursement date:	03/30/2016 ▼	
Proration date:	03/24/2017 ▼	<input type="checkbox"/> Charge buyer for proration date in all prorations
Escrow office:	A ▼ Chicago Title In...	Escrow officer/Closer: Wayne Buehrer ▼
Title office:	T ▼ Fidelity National...	Title officer/Examiner: Carly L Robidoux ▼

Notice provided by: Wayne Buehrer, Escrow Officer of Chicago Title Insurance Company

Date: April 18, 2016

Wayne Buehrer
Configuration Analyst
wayne.buehrer@SoftProCorp.com

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1099-S Substitute Form

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	n/a	319818	

Removed logic pulling amounts for Total Consideration and Tax Credit in the TOTAL CONSIDERATION section

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APRIL RELEASE NOTES

Assignment of Funds Authorization (Buyer-Borrower)

Assignment of Funds Authorization - Seller

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	OR	n/a	319336	

Revised document to render a blank line if the amount is not entered in the prompt:

<p>Wayne Buehrer, Configuration Analyst Chicago Title Insurance Company 101 Test Avenue Anywhere, ID 99999 Phone: (559)555-1111 Fax: (559)555-2222</p>	<p>Date: April 4, 2016 Ref. No.: SettleAgtRefNum11111 Escrow No.: AMGCFID-WRB Property: 173890 Really Long Property Name Ln Boise, ID 83729 Village of Boise Village</p>
<p>From funds accruing to the undersigned at close of the above referenced escrow, you are hereby authorized and instructed to remit net proceeds NOT LESS THAN the sum of _____ Dollars (\$ _____) at close of escrow to:</p>	

Will display amount if prompt is filled out:

<p>Wayne Buehrer, Configuration Analyst Chicago Title Insurance Company 101 Test Avenue Anywhere, ID 99999 Phone: (559)555-1111 Fax: (559)555-2222</p>	<p>Date: April 4, 2016 Ref. No.: SettleAgtRefNum11111 Escrow No.: AMGCFID-WRB Property: 173890 Really Long Property Name Ln Boise, ID 83729 Village of Boise Village</p>
<p>From funds accruing to the undersigned at close of the above referenced escrow, you are hereby authorized and instructed to remit net proceeds NOT LESS THAN the sum of Four Thousand Five Hundred And No/100 Dollars (\$4,500.00) at close of escrow to:</p>	

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Buyer-Borrower Statement Signature Page

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Houston	n/a	319831	SSCORPD5503.doc SSCORPD5504.doc

Created letter versions and updated footer of legal versions of the Statement Signature Pages (the ones that were already in the system are now the Legal versions and have (Legal) at the end of their title)

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CDF Statements				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CA	n/a	314458, 319917, 320144	
<ul style="list-style-type: none"> Updated the Commissions section on the CDF statements to look at the “Fee Type” and only include in commissions when “Real Estate Commission Sellers Broker” or “Real Estate Commission Buyers Broker”; this would cause LB/SB charges in section H to show in the miscellaneous section. Statement section (Financial consideration, miscellaneous charges) was not always sorting by the CDF section/line. Example where multiple charges entered in CDF Section H appearing in the misc. section on the statements do not appear in the same order as on screen. Statements will now sort by the section number and then the sort order. <p>Per escrow admin:</p> <ul style="list-style-type: none"> CDF Attachment: Now include additional SB/LB contacts in the heading after the buyer/seller names. Label as "Selling Agent/Broker" under the buyer/borrower names and "Listing Agent/Broker" under the seller names. Include the Name, Address and phone number. 				

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FIRPTA - Holdback Instructions				
FIRPTA - No T.I.N. Instructions				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	n/a	321280	
Additional revisions made per Settlement.				

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APRIL RELEASE NOTES

Notice of Settlement Agent Responsibility

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	n/a	319808	

Corrected typos in FIRPTA provision

The Foreign Investment in Real Property Tax Act (FIRPTA), Title 26 U.S.C., Section 1445, and the regulations there under, provide in part, that a transferee (buyer) of a U.S. real property interest from a foreign person must withhold a statutory percentage of the amount realized on the disposition, report the transaction and remit the withholding to the Internal Revenue Service (IRS) within twenty (20) days after the transfer. Settlement Agent, LLC will not determine nor aid in the determination of whether the FIRPTA withholding provisions are applicable to the subject transaction, nor act as a Qualified Substitute under state or federal law, nor furnish tax advice to any party to the transaction. Settlement Agent, LLC will not determine nor aid in the determination of whether the transaction will qualify for an exception or an exemption and is not responsible for the filing of any tax forms with the IRS as they relate to FIRPTA, nor responsible for collecting and holding of any documentation from the buyer or seller on the buyer's behalf for the purpose of supporting a claim of an exception or exemption. Settlement Agent, LLC is not an agent for the buyer for the purposes of receiving and analyzing any evidence or documentation that the seller in the subject transaction is a U.S. citizen or resident alien. Settlement Agent, LLC is not responsible for the payment of this tax and/or penalty and/or interest incurred in connection therewith and such taxes are not a matter covered by the Owner's Policy of Title Insurance to be issued to the buyer. Settlement Agent, LLC is not responsible for the completion of any IRS documents or related forms related to the referenced statute. The buyer is advised: they must independently make a determination of whether the contemplated transaction is subject to the withholding requirement; bear full responsibility for compliance with the withholding requirement if applicable and/or for payment of any tax, interest, penalties and/or other expenses that may be due on the subject transaction; and they are responsible for the completion of any and all forms, including but not limited to applicable IRS documentation, and the mailing of those forms. The Buyer is advised any forms, documents, or information received from Settlement Agent, LLC is not tax or legal advice and should not be construed as such nor treated as a complete representation of FIRPTA requirements. Buyer should seek outside counsel from a qualified individual to determine any and all implications of the referenced statute.

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APRIL RELEASE NOTES

- [Open Order Sheet \(Order Summary\)](#)
- [Open Order Sheet \(Order Summary\) - Ltr](#)
- [Open Order Sheet \(Order Summary\) with Notes](#)
- [Open Order Sheet \(Order Summary\) with Notes - Ltr](#)
- [Open Order Sheet \(Sales\)](#)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	OR	n/a	318829	

Added title to Contact names

**OPEN ORDER SHEET
(ORDER SUMMARY)**
(continued)

ESCROW COMPANY:	
The Escrow Company 4747 Southern Lane Anywhere, CA 99999 Phone: (999)999-9999 Fax: (777)777-7777 Email: [REDACTED] Reference No.: ESCROWREFNO11111	TEC001 Contact: Erin Escrow, Office Manager 4747 Southern Lane Anywhere, CA 99999 Phone: 999-999-9999 Fax: 999-999-9999 Cell: 999-999-9999 Email: erin@email.com

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Seller's Statement Signature Page

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Houston	n/a	319831	SSCORPD5503.doc SSCORPD5504.doc

Created letter versions and updated footer of legal versions of the Statement Signature Pages (the ones that were already in the system are now the Legal versions and have (Legal) at the end of their title)

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Supplemental Report

Supplemental Report - Coverage Amount and Proposed Insured

Supplemental Report - Coverage Amount and Proposed Insured - Loan Policy Only

Supplemental Report - Endorsements

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	SoCal	n/a	318785	

Revised documents to prompt only for the following contacts:

- Attorney
- Abstractor
- Builder
- Buyer/Borrower
- Escrow Company
- General Contractor
- Lender
- Listing Agent
- Loan Servicer
- Mortgage Broker
- Qualified Intermediary
- Seller
- Selling Agent
- Settlement Agent
- Surveyor
- Title Company

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Wire Information

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT San Mateo	n/a	319803	

Added "ABA" to the "Routing No." label so that it now reads "ABA/Routing No.:"

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REPORTS

Batch Stale Dated Check Letter				
NEW/MOD MOD	REQUESTED BY DSG Phoenix	FOOTPRINTS No(s).	TFS No(s). 318681	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Added Phoenix address to the select return address drop down 3410 E. University Drive DSG Suite 200 Phoenix, AZ 85034 				

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Fees by Selection				
NEW/MOD MOD	REQUESTED BY MI	FOOTPRINTS No(s).	TFS No(s). 321126	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Added "Payee name contains" text box search parameter. 				

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Ledger Transfer Activity				
NEW/MOD MOD	REQUESTED BY SoftPro	FOOTPRINTS No(s).	TFS No(s). 319633	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Added contacts reference number Corrected typo to the word "reference" in the export reference column 				

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Order Count/Revenue Summary				
NEW/MOD MOD	REQUESTED BY NM	FOOTPRINTS No(s).	TFS No(s). 317962	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Added new check box after "Format for Excel"; "Use alternate bill codes" - default unchecked Checked use the following bill codes for revenue: NM Only Title = TP, END, SEA Escrow = ESC, DOC, LCP Referral = NBI, NBE Other = N/A (no amounts) IL Only Title = TP, END Escrow = ESC, CDF Referral = ABI, NBI, NBE, REF Other = Any other bill code with GL starting with 4 When unchecked the current bill codes are used; if a state/profile does not have alternate bill codes the same bill codes are used 				

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APRIL RELEASE NOTES

Order Log				
NEW/MOD MOD	REQUESTED BY IL	FOOTPRINTS No(s).	TFS No(s). 316902	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> On export format - split marketing source into 2 columns, marketing source lookup code & marketing source name On export format - added column for product type 				

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Orders by Contact				
NEW/MOD MOD	REQUESTED BY CT Dallas	FOOTPRINTS No(s).	TFS No(s). 318911	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Added a filter for "Other type" so when other is selected you can filter by the other type; ex: home warranty Added a column for the total amount paid to each contact. Where column= totals posted disbursement to contact on each order 				

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Orders by Selection				
NEW/MOD MOD	REQUESTED BY CT IL	FOOTPRINTS No(s).	TFS No(s). 319370, 320786, 318340	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Now report will sort marketing source column by code first Added buyer/seller attorney columns to the excel format "Excel-All Columns" option; added after current Seller name Added a column after "Seller Attorney" for "Other Attorney" that will include any attorney contact that is not representative of the buyer or seller. Added new check box before "Branch" picklist; "Use alternate bill codes" - default unchecked; list of bill codes used when checked are NM Only Title = TP, END, SEA Escrow = ESC, DOC, LCP Referral = NBI, NBE Other = N/A (no amounts) IL Only Title = TP, END Escrow = ESC, CDF Referral = ABI, NBI, NBE, REF Other = Any other bill code with GL starting with 4 When unchecked the current bill codes are used; if a state/profile does not have alternate bill codes the same bill codes are used 				

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Transaction Form				
NEW/MOD MOD	REQUESTED BY CA LT	FOOTPRINTS No(s).	TFS No(s). 319436	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> On receipt of funds LT Only Print the Trust date as the date 				

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APRIL RELEASE NOTES

CALIFORNIA

DOCUMENTS

Escrow

Affidavit (No Deed of Trust)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Albany	n/a	322335	

Changed "proceed" to "proceeds" in item #3.

3. I do not have a loan which is secured by this real estate, so there are no loans to be paid with the **proceeds** from the settlement.

4. This Affidavit is made for the purpose of inducing the Title Company to insure the title of the property in reliance upon the accuracy of the facts stated herein. Wherever the context so requires, the singular includes the plural.

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

OWNER:

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APRIL RELEASE NOTES

Closing Letter

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	SoCal	n/a	319485	

Revised Letter to reflect "Closing Statement" instead of "Closing Disclosure"

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Deeds

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	SoCal	n/a	319326	

Revised labels on top left section of all CA Deeds.

RECORDING REQUESTED BY: Chicago Title Company Escrow Order No.: TitleRefNum1111 Mail Tax Statements AND When Recorded Mail Document To: Brian T. Buyer and Brenda T. Buyer 100 Buyer Forward Address Buyer Forward City, CA 99999	
APN/Parcel ID(s): 111-11-111-1APN TRA: 111-11-111-1TAX	SPACE ABOVE THIS LINE FOR RECORDER'S USE

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APRIL RELEASE NOTES

General Provisions, documents with

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	n/a	320724	

Corrected typos in FIRPTA provision

The Foreign Investment in Real Property Tax Act (FIRPTA), Title 26 U.S.C., Section 1445, and the regulations there under, provide in part, that a transferee (buyer) of a U.S. real property interest from a foreign person must withhold a statutory percentage of the amount realized on the disposition, report the transaction and remit the withholding to the Internal Revenue Service (IRS) within twenty (20) days after the transfer. Settlement Agent, LLC will not determine nor aid in the determination of whether the FIRPTA withholding provisions are applicable to the subject transaction, nor act as a Qualified Substitute under state or federal law, nor furnish tax advice to any party to the transaction. Settlement Agent, LLC will not determine nor aid in the determination of whether the transaction will qualify for an exception or an exemption and is not responsible for the filing of any tax forms with the IRS as they relate to FIRPTA, nor responsible for collecting and holding of any documentation from the buyer or seller on the buyer's behalf for the purpose of supporting a claim of an exception or exemption. Settlement Agent, LLC is not an agent for the buyer for the purposes of receiving and analyzing any evidence or documentation that the seller in the subject transaction is a U.S. citizen or resident alien. Settlement Agent, LLC is not responsible for the payment of this tax and/or penalty and/or interest incurred in connection therewith and such taxes are not a matter covered by the Owner's Policy of Title Insurance to be issued to the buyer. Settlement Agent, LLC is not responsible for the completion of any IRS documents or related forms related to the referenced statute. The buyer is advised: they must independently make a determination of whether the contemplated transaction is subject to the withholding requirement; bear full responsibility for compliance with the withholding requirement if applicable and/or for payment of any tax, interest, penalties and/or other expenses that may be due on the subject transaction; and they are responsible for the completion of any and all forms, including but not limited to applicable IRS documentation, and the mailing of those forms. The Buyer is advised any forms, documents, or information received from Settlement Agent, LLC is not tax or legal advice and should not be construed as such nor treated as a complete representation of FIRPTA requirements. Buyer should seek outside counsel from a qualified individual to determine any and all implications of the referenced statute.

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APRIL RELEASE NOTES

Green Copies

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	SoCal	n/a	318745	

Revised verbiage at top of document (removed hard copies option and added note about not having computer access):

Escrow No: [AMGCDFID](#)

In our continued effort to minimize our "carbon footprint" and support our sustainable strategies initiative, we would prefer to deliver to you your loan and escrow documents via email.

Please provide your email address below:

Deliver documents to EMAIL address: _____

If you do not have computer access, we are more than happy to provide you with a printed copy. Please just let us know. **Thank you in assisting us with our commitment to a better environment.**

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Substitution of Trustee Full Reconveyance (RECON/SUB)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	LT Bay Area	n/a	319828	

Added a new prompt for this document: Is the Beneficiary the same as the Substituted Trustee? If checked, the document signature lines will reflect this (and will only have one signature line). If not checked, document will function as before.

Field Prompt

Substitution of Trustee Full Reconveyance (RECON/SUB)
Existing Deed of Trust for loan

Existing Deed of Trust for loan

Is the Beneficiary the same as the Substituted Trustee?

does hereby reconvey, without warranty, to the person or persons legally entitled thereto, the Estate now held thereunder.

Dated: April 18, 2016

BENEFICIARY/SUBSTITUTED TRUSTEE:

Beneficiary/Assignee Name

Signature

By: Sammy Signor
Print Name

Its: President
Print Title

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APRIL RELEASE NOTES

Title

Attachment One

NEW/MOD Mod	REQUESTED BY Underwriting	FOOTPRINTS No(s). n/a	TFS No(s). 317015	FILE NAME (NEW ITEMS ONLY)
-----------------------	-------------------------------------	---------------------------------	-----------------------------	-----------------------------------

The document has been revised according to form filing as directed by Underwriting effective June 05, 2014. The form now includes reference to the 2013 policies. The updated version will render for any prelim with an effective date of April 22, 2016 or later. (To be used on a go forward basis, per underwriting instruction.)

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

ATTACHMENT ONE
(CONTINUED)

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;
 - e. land division; and
 - f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8 a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8 e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19 and 21, Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 5,000.00

Attachment One (06/05/14)

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APRIL RELEASE NOTES

LOOKUP TABLES

Escrow Instruction Phrases – NOCAL ONLY

NEW/MOD Mod	REQUESTED BY Settlement	FOOTPRINTS No(s). N/A	TFS No(s). 319112
-----------------------	-----------------------------------	---------------------------------	-----------------------------

Phrases updated to match the new FIRPTA verbiage from Settlement:

Code	Name
firpta01	FIRPTA - PAY FEDERAL & CALIFORNIA

FIRPTA - PAY FEDERAL AND CALIFORNIA: Buyer and Seller hand you herewith IRS Form Numbers 8288 and 8288-A and State of California Form 593. You are instructed to debit the Seller's account in the amount of **Fifteen Percent (15%)** of the total consideration and forward those funds at close of escrow to the Internal Revenue Service Center along with the above referenced IRS forms. In addition, you are instructed to debit the Seller's account a sum equal to Three And One Third Percent (3 1/3%) of the total consideration or the alternative amount as indicated on the Form 593 and forward said funds to the State of California together with Form 593 to the address referenced in said Form 593.

Code	Name
nonres01	NON-RESIDENT ALIEN

NON-RESIDENT ALIEN: The Foreign Investment in Real Property Tax Act (FIRPTA), Title 26 U.S.C., Section 1445, and the regulations there under, provide in part, that a transferee (buyer) of a U.S. real property interest from a foreign person must withhold a statutory percentage of the amount realized on the disposition, report the transaction and remit the withholding to the Internal Revenue Service (IRS) within twenty (20) days after the transfer. Fidelity National Title Company will not determine nor aid in the determination of whether the FIRPTA withholding provisions are applicable to the subject transaction, nor act as a Qualified Substitute under state or federal law, nor furnish tax advice to any party to the transaction. Fidelity National Title Company will not determine nor aid in the determination of whether the transaction will qualify for an exception or an exemption and is not responsible for the filing of any tax forms with the IRS as they relate to FIRPTA, nor responsible for collecting and holding of any documentation from the buyer or seller on the buyer's behalf for the purpose of supporting a claim of an exception or exemption. Fidelity National Title Company is not an agent for the buyer for the purposes of receiving and analyzing any evidence or documentation that the seller in the subject transaction is a U.S. citizen or resident alien. Fidelity National Title Company is not responsible for the payment of this tax and/or penalty and/or interest incurred in connection therewith and such taxes are not a matter covered by the Owner's Policy of Title Insurance to be issued to the buyer. Fidelity National Title Company is not responsible for the completion of any IRS documents or related forms related to the referenced statute. The buyer is advised: they must independently make a determination of whether the contemplated transaction is subject to the withholding requirement; bear full responsibility for compliance with the withholding requirement if applicable and/or for payment of any tax, interest, penalties and/or other expenses that may be due on the subject transaction; and they are responsible for the completion of any and all forms, including but not limited to applicable IRS documentation, and the mailing of those forms. The Buyer is advised any forms, documents, or information received from Fidelity National Title Company is not tax or legal advice and should not be construed as such nor treated as a complete representation of FIRPTA requirements. Buyer should seek outside counsel from a qualified individual to determine any and all implications of the referenced statute.

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APRIL RELEASE NOTES

Escrow Instruction Phrases – NOCAL ONLY (continued)

NEW/MOD Mod	REQUESTED BY Settlement	FOOTPRINTS No(s). N/A	TFS No(s). 319112
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Prompt added for code discl06 per Settlement:

If prompt unchecked will read 'is not'. If prompt check will read 'is'

Is the employee a corporate officer?

DISCLOSURE - PARTIES RELATED TO ESCROW HOLDER: The parties to this transaction are hereby notified that the Seller is related to an employee of Test Escrow Office who **is not** a corporate officer and may be a shareholder of the parent corporation.

New phrase added per Settlement:

Code	Name
discl08	DISCLOSURE - PARTY IS A PRINCIPAL AND EMPLOYEE

A reference to a single Contact was encountered, but more than one was found. Please choose from the qualifying Contacts below.

- Buyer/Borrower **Bob Buyer (B)**
- Seller Sam Seller (S)

Is the principal a corporate officer?

DISCLOSURE: **Bob Buyer** is a principal to this transaction, is also an employee of Test Escrow Office, who **is not** a corporate officer and may be a shareholder of the parent corporation.

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APRIL RELEASE NOTES

Escrow Instruction Phrases – SOCIAL ONLY

NEW/MOD Mod	REQUESTED BY Settlement	FOOTPRINTS No(s). N/A	TFS No(s). 319112
-----------------------	-----------------------------------	---------------------------------	-----------------------------

Phrase updated to match the new FIRPTA verbiage from Settlement:

Code	Name
nonres01	NON-RESIDENT ALIEN

NON-RESIDENT ALIEN: The Foreign Investment in Real Property Tax Act (FIRPTA), Title 26 U.S.C., Section 1445, and the regulations there under, provide in part, that a transferee (buyer) of a U.S. real property interest from a foreign person must withhold a statutory percentage of the amount realized on the disposition, report the transaction and remit the withholding to the Internal Revenue Service (IRS) within twenty (20) days after the transfer. Fidelity National Title Company will not determine nor aid in the determination of whether the FIRPTA withholding provisions are applicable to the subject transaction, nor act as a Qualified Substitute under state or federal law, nor furnish tax advice to any party to the transaction. Fidelity National Title Company will not determine nor aid in the determination of whether the transaction will qualify for an exception or an exemption and is not responsible for the filing of any tax forms with the IRS as they relate to FIRPTA, nor responsible for collecting and holding of any documentation from the buyer or seller on the buyer's behalf for the purpose of supporting a claim of an exception or exemption. Fidelity National Title Company is not an agent for the buyer for the purposes of receiving and analyzing any evidence or documentation that the seller in the subject transaction is a U.S. citizen or resident alien. Fidelity National Title Company is not responsible for the payment of this tax and/or penalty and/or interest incurred in connection therewith and such taxes are not a matter covered by the Owner's Policy of Title Insurance to be issued to the buyer. Fidelity National Title Company is not responsible for the completion of any IRS documents or related forms related to the referenced statute. The buyer is advised: they must independently make a determination of whether the contemplated transaction is subject to the withholding requirement; bear full responsibility for compliance with the withholding requirement if applicable and/or for payment of any tax, interest, penalties and/or other expenses that may be due on the subject transaction; and they are responsible for the completion of any and all forms, including but not limited to applicable IRS documentation, and the mailing of those forms. The Buyer is advised any forms, documents, or information received from Fidelity National Title Company is not tax or legal advice and should not be construed as such nor treated as a complete representation of FIRPTA requirements. Buyer should seek outside counsel from a qualified individual to determine any and all implications of the referenced statute.

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APRIL RELEASE NOTES

Escrow Instruction Phrases – SOCAL ONLY (continued)

NEW/MOD Mod	REQUESTED BY Settlement	FOOTPRINTS No(s). N/A	TFS No(s). 319112
----------------	----------------------------	--------------------------	----------------------

Prompt added for code discl07 per Settlement:

If prompt unchecked will read 'is not'. If prompt check will read 'is'

Is the employee a corporate officer?

DISCLOSURE - PARTIES RELATED TO ESCROW HOLDER: The parties to this transaction are hereby notified that the Seller is related to an employee of Test Escrow Office who is not a corporate officer and may be a shareholder of the parent corporation.

New phrase added per Settlement:

Code	Name
discl10	DISCLOSURE - PARTY IS A PRINCIPAL AND EMPLOYEE

A reference to a single Contact was encountered, but more than one was found. Please choose from the qualifying Contacts below.

- Buyer/Borrower Bob Buyer (B)
- Seller Sam Seller (S)

Is the principal a corporate officer?

DISCLOSURE: Bob Buyer is a principal to this transaction, is also an employee of Test Escrow Office, who is not a corporate officer and may be a shareholder of the parent corporation.

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APRIL RELEASE NOTES

Additional Title Changes 1100 Section Charges

NEW/MOD Mod	REQUESTED BY FNF Settlement	SERVICE NOW No(s). IN16000219994	TFS No(s).
-----------------------	---------------------------------------	--	-------------------

Per instruction from FNF Settlement, the Recording Service Fee will be added to the default templates in Northern California (see *template section below for how this will change*) and tables. The charge in the Additional Title Charges table will be updated to follow the guideline set by Settlement rather than the basic \$14 charge. The charge will go to 'A' on In County orders and 'T2' on out of county orders. Where there is a contract for an Electronic Recording service provider (SPL, SimpliFile or Passion Title Services), the charge will be based on the Property County then the title company that is selected. If a contract has not been agreed upon or reported to Settlement, no amount will populate in the amount field.

If this charge is pulled in to Additional Title Charges screen (CDF Orders) the correct Amount, Payee Code and Bill Code will populate however, the Payee name cannot update as Settlement has directed thus must be updated manually.

Additional Title Charges

Description	Charge	Issued Date	Effective Date	Policy
Loan Service				
Revenue Sharing Expense				
Recording Service Fee				

Policy: [] Coverage amount: []

Description: **Recording Service Fee**

Transaction code: []

Issued date: [] Effective date: []

Multiplication: [] Rate charge: []

Adjustment: +/- [] Seller pay: [] %

Charge: [] Line: [] Title - Recording Servi

Invoice: 1

Bill code: RES

Final Charge: []

Premium to split: [] Prior policy adjustment: [] Final premium to split: []

Split to: [] Adjustment: [] percent: [] Amount: [] Bill code: []

Description	Re.	To	Name	Borrower Paid At Closing
01				
02				
03		A	Settlement Agent Company Name	\$14.00
04				

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APRIL RELEASE NOTES

TEMPLATES

Recording Service Fee – NOCAL ONLY

NEW/MOD Mod	REQUESTED BY FNF Settlement	SERVICE NOW No(s). IN16000219994	TFS No(s).
-----------------------	---------------------------------------	--	-------------------

Per instruction from FNF Settlement, the Recording Service Fee will be added to the default templates in Northern California. Please note that this can cause duplication of the charge if this fee has been added previously to templates not managed by SoftPro (personal templates). The charge in the Additional Title Charges table will be updated to follow the guideline set by Settlement rather than the basic \$14 charge. The charge will go to 'A' on In County orders and 'T2' on out of county orders. Where there is a contract for an Electronic Recording service provider (SPL, SimpliFile or Passion Title Services), the charge will be based on the Property County then the title company that is selected. This will emulate the Aggregate Recording fee getting data from Settlement that will give the average Electronic Recording Service charges where the contact is not for a flat fee. If a contract has not been agreed upon or reported to Settlement, no amount will populate in the amount field.

TEMPLATES

Commercial and Title-only orders will not be updated unless requested and will be added based on operation preference. Templates that have existing placeholders for this fee will be updated as shown and existing place holders *removed* or *updated* to follow this directive. Please note that this can cause duplication of the charge if this fee has been added previously to templates not managed by SoftPro (personal templates).

Templates affected will be indicated in the list provided. Placeholders will be updated as shown:

CDF Templates:

In Section C there will be a defined line set for the Recording Service Fee. This will be alphabetization enabled and will update as needed. The fee will appear as shown in the below image.

C. Services Borrower Did Shop For					\$14.00
Description	Re	To	Name		Borrower Paid At Closing
01					
02					
03		A	E-Recording Service Name		\$14.00
04					

Annotations:

- Always shows even if County doesn't participate in E-recording service
- A or T2 for out of county
- Updates appropriately based on County and Title Company

GFE Templates:

In the 1100 Section the fee will appear as shown in the below image (line subject to change based on existing operation templates).

Title Charges (1100)						
1100. TITLE CHARGES						
HUD-1: 1 Loan 1						
Description	Re	Disclosure	Borrower	Seller	HUD-1 To Code	HUD-1 To Name
1105						
1106						
1107						
1108						
1109		\$14.00		A	SPL	
1110						



APRIL RELEASE NOTES

Placeholder Added	Placeholder Removed	Placeholder Updated
CTAC-CDF Default	CTAC-CDF-Sale	CTAC-Refi
CTFM-ALL CASH Sale	CTFM-CDF-RESI Refi	CTAC-Sale
CTFM-CDF Default	CTFM-CDF-RESI Sale	CTCV-CDF Default
CTIM-CDF Default	CTIM-CDF-RESI Refi	CTCV-RESI Refi
CTKern-CDF Default	CTIM-CDF-RESI Sale	CTCV-RESI Sale
CTLP-CDF Default	CTKern-CDF-RESI Refi	CTFM-COMM Cash Sale
CTLP-RESI Refi	CTKern-CDF-RESI Sale	CTFM-COMM MH
CTLP-RESI Sale	CTSAC-CDF-Refi Template	CTFM-COMM MH with Land
CTSAC-CDF Default	CTSAC-CDF-Sale Template	CTFM-RESI Refi
CTSC-CDF Default	CTSF-CDF-Refi Template	CTFM-RESI Sale
CTSC-COMM Cash Sale	CTSF-CDF-Sale Template	CTIM-RESI Refi
CTSC-COMM Refi	CTSM-CDF-REFI	CTIM-RESI Sale
CTSC-COMM Sale	CTSM-CDF-SALE	CTKern-RESI Cash Sale
CTSC-RESI Refi	CTSM-Default	CTKern-RESI Mfg Home
CTSC-RESI Sale	FTAC-CDF-Refi	CTKern-RESI Refi
CTSF-CDF Default	FTAC-CDF-Sale	CTKern-RESI Sale
CTSM-CDF Default	FTFM-CDF-RESI Refi	CTSAC-Cash Sale Template
CTTK Sale	FTFM-CDF-RESI Sale	CTSAC-Refi Template
CTTK-CDF Default	FTSAC-CDF-Refi	CTSAC-Sale Template
CTTK-Refi	FTSAC-CDF-Sale Template	CTSF-Refi Template
FSHLB-CDF Default	FTSF-CDF-RESI Refi	CTSF-Sale Template
FSHLB-RESI Refi	TTC-CDF-Refi Template	CTSM-REFI
FSHLB-RESI Sale	TTC-CDF-Sale Template	CTSM-SALE
FT Marin-RESI Refi	TTCK-CDF-RESI Refi	FTAC-Refi
FT Marin-RESI Sale	TTCK-CDF-RESI Sale	FTAC-Sale
FTAC-Cash Sale		FTFM-ALL CASH Sale
FTAC-CDF Default		FTFM-RESI Refi
FTFM-CDF Default		FTFM-RESI Sale
FTSAC-CDF Default		FTSAC-Refi
FTSC-CDF Default		FTSAC-Sale Template
FTSC-Refi		FTSF-Marine CDF Default
FTSC-Sale		FTSF-RESI Refi
FTSF-CDF Default		FTSOL-CDF Default
FTSF-RESI Sale		FTSOL-Refi
FTSM-CDF Default		FTSOL-Sale
FTSM-REFI		TTC-Cash Sale Template
FTSM-SALE		TTCK-RESI Refi
FTSON-ALL CASH Sale		TTCK-RESI Sale
FTSON-CDF Default		TTC-Refi Template
FTSON-RESI Refi		TTC-Sale Template
FTSON-RESI Sale		
FTSON-RESI Sale Lake-Mendo		
LTIC - CDF Default		
LTIC-CDF-RESI Refi		
LTIC-CDF-RESI Sale		
TTCK-CDF Default		

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APRIL RELEASE NOTES

FLORIDA

DOCUMENTS

Escrow

Certificate of Trust				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	n/a	322717	
Updated document to most current version.				

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APRIL RELEASE NOTES

ILLINOIS

DOCUMENTS

Escrow

Attorney Agent Disclosure Statement - FNT ONLY

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	MWIT	n/a	318795	

FNT only

Removed amounts for Owner's Title Policy and Mortgage Title Policy.

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Equity Tract Search

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT IL	n/a	319359	

Added the Equity Tract Search Conditions and Stipulations to the Equity Tract Search document; will now print as one.

EQUITY TRACT SEARCH (continued)

This search is of the land described herein by legal description and where based upon a street address furnished by applicant, the Company assumes no liability for the accuracy of the determination that the street address so furnished and listed, and the land described by legal description, constitutes the same premises. This search is made of Property Insight (and in certain situations, other) tract indices, which are geographic indices organized by legal description. Recorded instruments, including deeds or mortgages, which do not contain legal descriptions, are not posted in such tract indices and will not be disclosed by this search.

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HUD Page 1 Attachment

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	IL/WI		320583	

- When the settlement agent state is IL or WI:
Page 1 Box G - always pull property 1 address
Attachment heading "Property:" - always pull property address

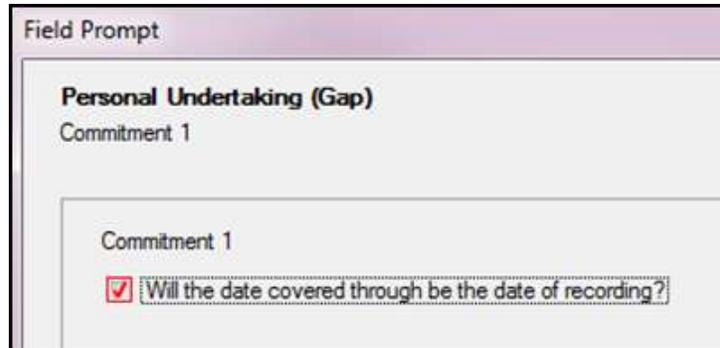
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APRIL RELEASE NOTES

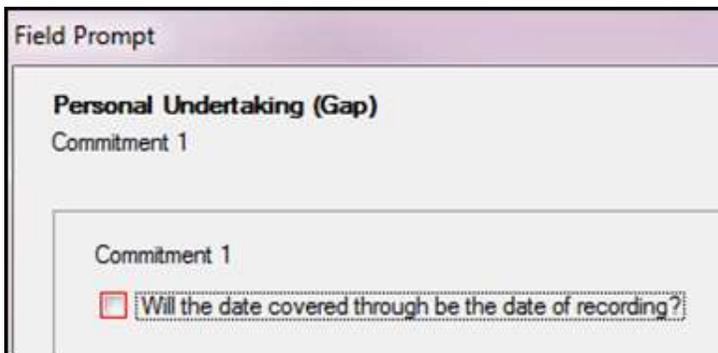
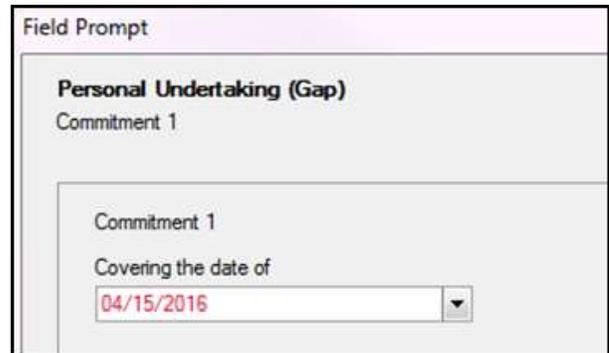
Personal Undertaking (Gap)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Metro	n/a	321891	

Modified the document's date field to a text prompt so user can enter "date of recording" or an actual date. For CT Metro operations only - removed blank signature block.



THE FOREGOING NOTWITHSTANDING, it is hereby covenanted and agreed, and expressly made a part of this agreement, that the liability of the undersigned hereunder shall cease and determine at such time as the Company shall have completed all of its various title searches and examination thereof **covering the date of recording**, required for the issuance of the above policy; provided, however that (1) no rights, interests, liens, claims, encumbrances, or defects in title or any of them, or any rights existing by reason or in consequence thereof or growing out thereof are disclosed by the various title searches and examination thereof; (2) there is then pending no suit, action, or proceedings, either direct or collateral, to assert, establish, or enforce the said mentioned rights, interests, liens, claims, encumbrances, or defects in title, or in any of them, or any rights existing or arising by reason or in consequence thereof or growing out thereof; (3) that no judgment, order, or decree rendered in any such proceeding remains unsatisfied; and (4) that the undersigned is not in default in the performance of any of the terms, covenants, and conditions hereof.

THE FOREGOING NOTWITHSTANDING, it is hereby covenanted and agreed, and expressly made a part of this agreement, that the liability of the undersigned hereunder shall cease and determine at such time as the Company shall have completed all of its various title searches and examination thereof **covering the date of April 15, 2016**, required for the issuance of the above policy; provided, however that (1) no rights, interests, liens, claims,

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APRIL RELEASE NOTES

PTAX-203

NEW/MOD Mod	REQUESTED BY MWIT	FOOTPRINTS No(s). n/a	TFS No(s). 321901	FILE NAME (NEW ITEMS ONLY)
-----------------------	-----------------------------	---------------------------------	-----------------------------	-----------------------------------

Revised document to pull the Escrow Officer/Closer as the Preparer Information.

Disbursement date:	<input type="text" value="03/30/2016"/>	
Proration date:	<input type="text" value="03/24/2017"/>	<input type="checkbox"/> Charge buyer for proration date in all prorations
Escrow office:	<input type="text" value="E"/> The Escrow Co...	Escrow officer/Closer: <input type="text" value="Wayne Buehrer"/>
Title office:	<input type="text" value="T"/> Fidelity National...	Title officer/Examiner: <input type="text" value="Carly L Robidoux"/>

Preparer Information (Please print.)	
<u>Wayne Buehrer, The Escrow Company</u> Preparer's and company's name	<u>AMGCDFD</u> Preparer's file number (if applicable)
<u>1001 Escrow Way</u> Street address	<u>Albers, IL 62215</u> City State Zip
<u>Preparer's Signature</u> <u>wayne.buehrer@SoftProCorp.com</u> Preparer's e-mail address (if applicable)	<u>(919)829-1122 ext. 7512</u> Preparer's daytime phone
Identify any required documents submitted with this form. (Mark with an "X.") <input checked="" type="checkbox"/> Extended legal description <input type="checkbox"/> Form PTAX-203-A <input type="checkbox"/> Itemized list of personal property <input type="checkbox"/> Form PTAX-203-B	

Added logic to pull the acreage to section 3.

2	Write the total number of parcels to be transferred. <u>4</u>
3	Write the parcel identifying numbers and lot sizes or acreage.
	Property index number (PIN) Lot size or acreage
a	<u>111-11-1-1APN</u> <u>0.45</u>
b	<u>222-22-2-2APN</u> _____
c	<u>333-33-3-3APN</u> _____
d	<u>444-44-4-4APN</u> _____
	Write additional property index numbers, lot sizes or acreage in Step 3.
4	Date of Instrument: <u>03</u> <u>2016</u> Month Year

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APRIL RELEASE NOTES

Tax Proration Worksheet																																								
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)																																				
Mod	MWIT	n/a	318791																																					
Revised document to reflect 366 days instead of 365.																																								
<table style="width: 100%; border: 1px solid black;"> <tr> <td style="width: 60%;">Most Recent Tax Bill:</td> <td style="text-align: right;">\$</td> <td style="text-align: right;">1,500.00</td> </tr> <tr> <td>Most Recent Assessed Valuation:</td> <td style="text-align: right;">\$</td> <td style="text-align: right;">450.00</td> </tr> <tr> <td>Less Re-evaluation Exemption (Max. \$6,000.00, if applicable):</td> <td style="text-align: right;">\$</td> <td style="text-align: right;">125.00</td> </tr> <tr> <td>Less any additional Exemptions for:</td> <td></td> <td></td> </tr> <tr> <td style="padding-left: 20px;">Exemption description goes here</td> <td style="text-align: right;">\$</td> <td style="text-align: right;">4,511.00</td> </tr> <tr> <td style="padding-left: 20px;">Additional exemption 2 description</td> <td style="text-align: right;">\$</td> <td style="text-align: right;">480.00</td> </tr> <tr> <td>Net Taxable Value of Property:</td> <td style="text-align: right;">\$</td> <td style="text-align: right;">-4,666.00</td> </tr> <tr> <td colspan="3" style="padding-top: 10px;">Multiplied by most recent Tax Rate of 4.20000% yields an ESTIMATED Tax Bill for 2016 (payable in 2017) of:</td> </tr> <tr> <td></td> <td style="text-align: right;">\$</td> <td style="text-align: right;">-195.97</td> </tr> <tr> <td colspan="3" style="padding-top: 10px;">ESTIMATED 2016 Tax Bill Divided by 366 Days Equals a per diem of:</td> </tr> <tr> <td></td> <td style="text-align: right;">\$</td> <td style="text-align: right;">-0.53544</td> </tr> <tr> <td colspan="3" style="padding-top: 10px;">04/04/2016 through 03/24/2017 Totals 0 days multiplied</td> </tr> </table>					Most Recent Tax Bill:	\$	1,500.00	Most Recent Assessed Valuation:	\$	450.00	Less Re-evaluation Exemption (Max. \$6,000.00, if applicable):	\$	125.00	Less any additional Exemptions for:			Exemption description goes here	\$	4,511.00	Additional exemption 2 description	\$	480.00	Net Taxable Value of Property:	\$	-4,666.00	Multiplied by most recent Tax Rate of 4.20000% yields an ESTIMATED Tax Bill for 2016 (payable in 2017) of:				\$	-195.97	ESTIMATED 2016 Tax Bill Divided by 366 Days Equals a per diem of:				\$	-0.53544	04/04/2016 through 03/24/2017 Totals 0 days multiplied		
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ESTIMATED 2016 Tax Bill Divided by 366 Days Equals a per diem of:																																								
	\$	-0.53544																																						
04/04/2016 through 03/24/2017 Totals 0 days multiplied																																								

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APRIL RELEASE NOTES

REPORTS

Lookup Table Search				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	IL		317475	
<ul style="list-style-type: none"> Added Contract Expires for the "Contract" search by option next to current contract no Added Approved Attorney for the "Contract" search by option after contract expires (export only) 				

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Orders by Revenue Operation				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	IL		319596	
<ul style="list-style-type: none"> Added drop down to change main revenue grouping; options "Revenue Operation; Revenue Contact Lookup Code (default); Revenue Contact Nickname" Revenue Operation - current functionality Revenue Contact Lookup Code - group by the lookup code of the payee contact (from the HUD/CDF lines), shows the name after the lookup code Revenue Contact Nickname - group by the nickname of the payee contact (from the HUD/CDF lines). The nickname is based on the lookup code and is maintained by the "SPAdmin Picklist Refresh" report. Added a text filter for nickname; "Revenue contact lookup code, name, nickname contains:"; wildcard search any of the field for the value entered. 				

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Title Production Report				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	IL		320301	
<ul style="list-style-type: none"> Added (Task contains "Waiting for TSP") as turn time start Added (Task contains "Waiting for Exam Summary") as turn time stop Added (Task contains "Prelim Exam Queue") as turn time start & stop 				

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APRIL RELEASE NOTES

OREGON

DOCUMENTS

Escrow

24 Hour Service

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Portland	n/a	320605	

Adjusted images to provide better clarity.

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Accommodation Recording Authorization and Waiver of Liability Agreement

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT Portland	n/a	321249	ORD1389.doc

New document. Render to view complete document.

 <div style="font-size: 24px; font-weight: bold; margin-left: 10px;">Company Name</div> <div style="font-size: 12px;"> <p>Carly L Robidoux Fidelity National Title Insurance Company, Inc. 5000 Title Way, Suite 200 Portland, OR 97217 Phone. (888)555-4545 Fax: (888)555-6464</p> </div>	<div style="font-weight: bold; font-size: 14px; margin-bottom: 20px;"> ACCOMMODATION RECORDING AUTHORIZATION AND WAIVER OF LIABILITY AGREEMENT </div> <div style="font-size: 12px;"> <p>Date: April 19, 2016 Escrow No.: AMGCFID Customer Ref: 34411</p> </div>
---	--

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APRIL RELEASE NOTES

Affidavit (Trust - Blank)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT Portland	n/a	321852	ORD1400.doc

New document. Render to view complete document.

TRUST AFFIDAVIT
<p>STATE OF _____ Escrow No.: AMGCDFIDCLR</p> <p>COUNTY OF _____</p> <p>I/We, the undersigned, under oath, state:</p> <p>I/We being the trustee(s) of the _____</p> <p>dated _____ hereby attest that the Trust Agreement and amendments thereto</p> <p>provided for review and approval by _____, are a true</p>

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Affidavit (Verification by Attorney in Fact)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT Portland	IN16000163616	321251	ORD1395.doc

New document. Render to view complete document.

AFFIDAVIT (Verification by Attorney In Fact)
<p>STATE OF _____ Escrow No.: AMGCDFID-WRB</p> <p>COUNTY OF _____</p> <p>I, Mandy Everette, being first duly sworn, depose and say:</p>

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APRIL RELEASE NOTES

Certification (Trust)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Clackamas	n/a	318783	

Revised document to pull the general acknowledgment.

State of Oregon

County of Portland

This instrument was acknowledged before me on April 20, 2015 by _____
_____ as _____ of _____.

(Personalized Seal)

DJ Riedel, Notary Public for the State of Oregon
My Commission Expires: November 17, 2012

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APRIL RELEASE NOTES

Deed (Statutory Warranty)

Deed (Statutory Warranty), Legal

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Portland	n/a	321329	

Custom field has been added to the Deed screen asking if deed requires the 1031 language. When checked the language will pull to the deed.

Prompt at rendering of document confirming the 1031 language is necessary when the box is checked on the Deed screen (request from State Counsel to add another layer of confirmation).

Include VA Assumption clause

Grantor Label for

Grantee Label for Deed:

Does this deed require the 1031 exchange language?

QuickPrompt

Deed (Statutory Warranty)
Statutory Warranty Deed

Confirm this deed requires the 1031 Exchange language

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

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED THOUSAND AND NO/100 DOLLARS (\$300,000.00). (See ORS 93.030), which is paid to or by a qualified intermediary pursuant to an IRC 1031 Tax Deferred Exchange.

Subject to:

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

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APRIL RELEASE NOTES

Deeds (all)				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Portland	n/a	319438	
<p>Added a custom field to the deed screen for the Grantor/Grantee labels on the top left section for Deeds that have those fields. Lastly, revised logic so that if the buyer is chosen to return tax statements to, the forwarding address will print.</p>				

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EI - Interest Bearing Accounts				
EI - Interest Bearing Accounts (Legal)				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Portland	n/a	321885	
<p>Revised documents to pull both buyer and seller signatures.</p>				

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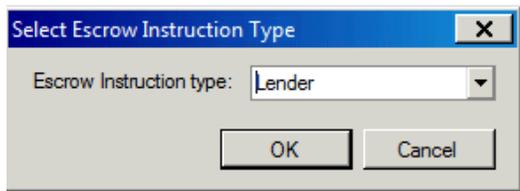
APRIL RELEASE NOTES

EI - Lender's (EIS)

NEW/MOD Mod	REQUESTED BY CT Portland	FOOTPRINTS No(s). N/A	TFS No(s). 318638	FILE NAME (NEW ITEMS ONLY)
----------------	-----------------------------	--------------------------	----------------------	----------------------------

Revised to look to the Escrow Instruction screen so Additional Instruction Phrases can be pulled in, if needed. Render to see full version.

NOTE: Prompts that were previously on the document are now in the new 'Lender' more/less bar on the screen. See My Screens changes.



The undersigned, acting as lender to the borrower in the above referenced escrow, hands you herewith the sum of Three Hundred Thousand And No/100 Dollars (\$300,000.00).

You are hereby authorized to use the deposited sums upon receipt and when you comply with the instructions dated April 1, 2016 for the benefit of the borrower and when you hold for the account of the undersigned.

Documents go here

AND when you hold an insurance binder naming the undersigned as first loss payee or mortgagee showing guaranteed replacement value coverage on the subject security property.

AND further when you can cause to be issued a/an ALTA Loan Policy 2006 form Mortgagee's insurance policy insuring the undersigned that fee title of the security property as listed in said documents is vested in the borrower as named in said loan documents. Said trust deed in favor of the undersigned is a First lien upon the property, subject only to the standard printed exceptions and exceptions numbered 1 and 3 of that certain Preliminary Title Report No. PR123, dated March 28, 2016, which report the undersigned has read and does hereby approve.

Borrower and the undersigned hereby instruct escrow holder that they do wish to establish a collection escrow account for the handling of payments between themselves as a result of this escrow closing. Borrower and the undersigned lender acknowledge that they are solely responsible for any calculation of payments, interest and the final delivery of the fulfillment legal documents to remove any liens from the property which is the subject of this escrow. Borrower and Lender hereby hold harmless Fidelity National Title Company of Oregon, from liability or responsibility with regard to the above instructions.

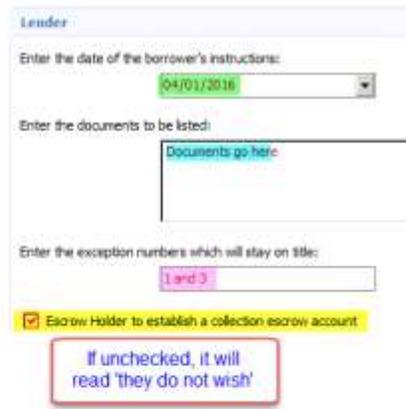
These instructions shall be binding on the undersigned until the close of business thirty (30) days from the date hereof and shall be performed within said period or thereafter until written demand by the undersigned is made upon you for the revocation hereof; providing however, that your agency as escrow holder will not extend beyond six (6) months from the date set forth above. Any such written notice shall be effective upon receipt of such notice. This escrow may be terminated and all papers and monies returned to the parties only upon written direction to Escrow Agent.

Mail all funds and instruments deliverable to the parties in favor of them as the addresses on their respective instructions indicate.

Funds are maintained in a Federally insured trust account and escrow related services provided to Escrow Agent by any depository bank or savings and loan association are hereby consented to and approved. The undersigned acknowledges receipt of certain accounting services and waiver of certain fees; these benefits are estimated to be of approximate value of Twenty-Four And 12/100 Dollars (\$24.12) per escrow.

ADDITIONAL INSTRUCTIONS

Additional instruction phrases will pull here if entered.



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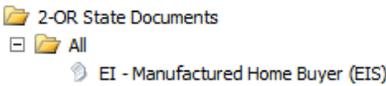


APRIL RELEASE NOTES

EI - Manufactured Home Buyer (EIS)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT Portland	N/A	320487	ORD1387.doc

Render to see full version. There is a new 'MH Buyer' more/less that goes along with this document. See My Screens changes.



GENERAL INSTRUCTIONS

MANUFACTURED HOME LOCATED AT:

5716 Ablette Road, Salem, OR 97301
 MAKE: MH Make
 PLATE NO: MH Decal No
 DATE MANUFACTURED: February 1, 2016
 SPACE/LOT NO: MH Space/Lot No
 SERIAL NO: MH Serial No
 MODEL: MH Model
 HOME ID NO: MH DOH No
 MANUFACTURER NAME: MH Manufacturer Name

BUYER deposits with Escrow Agent under these instructions the following:

- Buyer documents go here.

and amounts as shown on the attached Estimated Settlement Statement which reflects a sales price in the sum of **Four Hundred Thousand And No/100 Dollars (\$400,000.00)**, plus and minus credits and deductions authorized herein, and will deposit with you such other sums and items as may be required to enable you to comply with these instructions, and authorizes delivery, release, recording and payout when you hold for the account of the Buyer sufficient documents to transfer ownership of the mobile home described above.

HAZARD INSURANCE: Buyer may obtain insurance outside this escrow. Escrow Agent is hereby authorized to provide a copy of an Insurance Binder to Lender, if required for closing.

PAYMENTS: Buyer agrees to pay and authorizes payments and deductions from the gross sum set forth above, specified in accordance with the Buyer's Estimated Settlement Statement attached hereto and made a part hereof. Items shown on the Estimated Settlement Statement may be adjusted to accommodate exact amounts required at the time of disbursement.

PRORATE: It is understood that water, sewer, waste collection, electricity and other utility charges and inventory for fuel including any final billings, will be adjusted between Seller and Buyer outside of this escrow. Escrow Agent shall prorate as of **Close of Escrow** the following items: County Taxes, Space Rent and charge or credit Buyer's account accordingly. Assume a three hundred sixty-five (365) day year in any proration herein provided and unless the parties otherwise instruct, use the amount contained in the last available tax statement (which may include reductions based on any deferral or exemption), rental statement as provided by the seller, lender's statement, and fire insurance policies delivered into escrow for the proration provided above. In the event any lender's statement reveals a deposit, account or funds for a future payment obligation of the loan, adjust accordingly.

SEARCH: The Seller represents to Escrow Agent and to Buyer that there are no encumbrances, including tax liens, of any kind affecting the property subject to this transaction. Escrow Agent has searched the manufactured structure in the records of the Building Codes Division, State of Oregon, and escrow agent has examined the following names in the General Index for the county where the structure is located only:

Sam Seller
 Will only put a Name if entered.

This examination and report do not constitute any assurance or warranty by Escrow Agent that there are no other liens or encumbrances of, or off, record. Escrow Agent does not insure, nor will it accept instructions, nor any responsibility relating to the priority of any lien as to the personal property subject to this transaction.

CLOSING: For purposes of this agreement, Escrow Agent shall have completed the closing at such time as documents necessary to transfer title and/or create the security interest required for funding have been accomplished.

Immediately following closing, as defined herein, Escrow Agent shall be entitled to payment of all fees charged for services provided. Any funds held for satisfaction/release of liens and encumbrances which have been paid through this escrow may be transferred from the account herein to the appropriate department for processing.

ACCOUNTING: Escrow Agent will retain any excess funds after disbursement of the closing of escrow and will make all reasonable effort to forward those funds to person(s) entitled thereto. Escrow Agent will charge an accounting fee of **Fifty And No/100 Dollars (\$50.00)** and will charge an additional fee of **Fifteen And No/100 Dollars (\$15.00)** for each **additional month the funds are held** in the event the person(s) entitled to such funds cannot, after reasonable diligent effort, be located.

DISBURSEMENT: Proceeds/Refunds of this escrow will be disbursed by check payable to the parties as their names are signed hereon, and checks and documents shall be mailed to the addresses set forth in these instructions.

Disbursement of any funds due Buyer is to be done as follows:

- Mail Hold for Pick Up Deposit to Account.

Bank: _____
 Account No: _____
 Account Name: _____
 ABA Routing No: _____

Put in Additional Phrases here if entered:

IT IS HEREBY CERTAIN BY THE PARTIES SIGNING THE ABOVE INSTRUCTIONS TO HAVE FORGONE



APRIL RELEASE NOTES

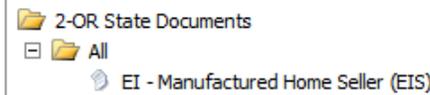
EI - Manufactured Home Seller (EIS)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT Portland	N/A	320487	ORD1388.doc

Render to see full version. There is a new 'MH Seller' more/less that goes along with this document. See My Screens changes.

Select Escrow Instruction Type X

Escrow Instruction type: MH Seller



GENERAL INSTRUCTIONS

MANUFACTURED HOME LOCATED AT:

5716 Abdene Road, Salem, OR 97301

MAKE: MH Make
 PLATE NO: MH Decal No
 DATE MANUFACTURED: February 1, 2016
 SPACE/LOT NO: MH Space/Lot No
 SERIAL NO: MH Serial No
 MODEL: MH Model
 HOME ID NO: MH ID# No
 MANUFACTURER NAME: MH Manufacturer Name

SELLER deposits with Escrow Agent under these instructions the following:

- Documents from Seller go here

and authorizes delivery, release, recording and payout when you hold for the account of the Seller the sum of Four Hundred Thousand And No/100 Dollars (\$400,000.00), plus and minus credits and deductions authorized herein.

HAZARD INSURANCE: Buyer may obtain insurance outside this escrow. Escrow Agent is hereby authorized to provide a copy of an insurance Binder to Lender, if required for closing.

PAYMENTS: Seller authorizes payments and deductions from the gross sum set forth above specified in accordance with the Seller's Estimated Settlement Statement attached hereto and made a part hereof. Items shown on the Estimated Settlement Statement may be adjusted to accommodate exact amounts required at the time of disbursement.

PRORATE: It is understood that water, sewer, waste collection, electricity and other utility charges and inventory for fuel including any final billings, will be adjusted between Seller and Buyer outside of this escrow. Escrow Agent shall prorate as of Close Of Escrow the following items: County Taxes, Space Rent and charge or credit. Seller's account accordingly. Assume a three hundred sixty-five (365) year in any proration herein provided and unless the parties otherwise instruct, use the amount contained in the last available tax statement (which may include reductions based on any deferral or exemption), rental statement as provided by the seller, lender's statement, and fire insurance policies delivered into escrow for the proration provided above. In the event any lender's statement reveals a deposit, account or funds for a future payment obligation of the loan, adjust accordingly.

SEARCH: The Seller represents to Escrow Agent and to Buyer that there are no encumbrances, including tax liens, of any kind affecting the property subject to this transaction. Escrow Agent has searched the manufactured structure in the records of the Building Codes Division, State of Oregon, and escrow agent has examined the following names in the General Index for the county where the structure is located only:

Sam Seller
 WE Only Pull a Name if Entered

This examination and report do not constitute any assurance or warranty by Escrow Agent that there are no other liens or encumbrances of, or off, record. Escrow Agent does not insure, nor will it accept instructions, nor any responsibility relating to the priority of any lien as to the personal property subject to this transaction.

CLOSING: For purposes of this agreement, Escrow Agent shall have completed the closing at such time as documents necessary to transfer title and/or create the security interest required for funding have been accomplished.

Immediately following closing, as defined herein, Escrow Agent shall be entitled to payment of all fees charged for services provided. Any funds held for satisfaction/release of liens and encumbrances which have been paid through this escrow may be transferred from the account herein to the appropriate department for processing.

ACCOUNTING: Escrow Agent will retain any excess funds after disbursement of the closing of escrow and will make all reasonable effort to forward those funds to person(s) entitled thereto. Escrow Agent will charge an accounting fee of Seventy-Five And No/100 Dollars (\$75.00) and will charge an additional fee of Twenty And No/100 Dollars (\$20.00) for each additional month the funds are held in the event the person(s) entitled to such funds cannot, after reasonable effort, be located.

DISBURSEMENT: Proceeds of this escrow will be disbursed by check payable to the parties as their names are signed hereon, and checks and documents shall be mailed to the addresses set forth in these instructions.

Disbursement of any funds due Seller is to be done as follows:

Mail Hold for Pick Up Deposit to Account

Bank: _____
 Account No.: _____
 Account Name: _____
 ABA Routing No: _____

Additional instruction phrases will pull here if entered

IT IS UNDERSTOOD BY THE PARTIES SIGNING THE ABOVE INSTRUCTIONS OR THOSE ESCROW

MH Seller

Enter any additional documents provided by the Seller:

Documents from Seller go here

Enter the basis of the proration:

Close Of Escrow

Enter additional names to be searched:

WE Only Pull a Name if Entered

Enter the amount of the accounting fee:

\$75.00

Enter the additional fee for each additional month the funds are held:

\$20.00



APRIL RELEASE NOTES

Escrow Reference Sheet

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	TT Portland	n/a	318836	

Added addresses for when individuals are rendered.

BORROWER:

Name: E. Matthew Robidoux
 AKA: Matthew Robidoux
 55 Current Address
 Portland, OR 97211
 Home: (757)485-9653 Work: (785)485-9415 Ext.: 1454
 Cell: (484)562-3589 Fax: (451)002-5632
 Email: matt123@gmail.com

Name: Carly L. Robidoux
 AKA: ■
 55 Current Address
 Portland, OR 97211
 Home: (147)856-9512 Work: (458)654-1215 Ext.: 45412
 Cell: (185)456-4652 Fax: (145)588-6984
 Email: carly334@yahoo.com

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General Provisions, documents containing

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	n/a	320736	

Documents affected:

- EI - Borrower's
- EI - Buyer's
- EI - Lender's
- EI - Master
- EI - Sale
- EI - Seller's
- Instructions (Support Satisfaction)

Corrected typo.

17. NON-RESIDENT ALIEN

The Foreign Investment in Real Property Tax Act (FIRPTA), Title 26 U.S.C., Section 1445, and the regulations there under, provide in part, that a transferee (buyer) of a U.S. real property interest from a foreign person must withhold a statutory percentage of the amount realized on the disposition, report the transaction and remit the withholding to the Internal Revenue Service (IRS) within twenty (20) days after the transfer. The Escrow Company will not determine nor aid in the determination of whether the FIRPTA withholding provisions are applicable to the subject transaction, nor act as a Qualified Substitute under state or federal law, nor furnish tax advice to any party to the transaction. The Escrow Company will not determine nor aid in the determination of whether the transaction will qualify for an exception or an exemption and is not responsible for the filing of any tax forms with the IRS as they relate to FIRPTA, nor responsible for collecting and holding of any documentation from the buyer or seller on the buyer's behalf for the purpose of supporting a claim of an exception or exemption. The Escrow Company is not an agent for the buyer for the purposes of receiving and analyzing any evidence or documentation that the seller in the subject transaction is a U.S. citizen or resident alien. The Escrow Company is not responsible for the payment of this tax and/or penalty and/or interest incurred in connection therewith and such taxes are not a matter covered by the Owner's Policy of Title Insurance to be issued to the buyer. The Escrow Company is not responsible for the completion of any IRS documents or related forms related to the referenced statute. The buyer is advised: they must independently make a determination of whether the contemplated transaction is subject to the withholding requirement; bear full responsibility for compliance with the withholding requirement if applicable and/or for payment of any tax, interest, penalties and/or other expenses that may be due on the subject transaction; and they are responsible for the completion of any and all forms, including but not limited to applicable IRS documentation, and the mailing of those forms. The Buyer is advised any forms, documents, or information received from The Escrow Company is not tax or legal advice and should not be construed as such nor treated as a complete representation of FIRPTA requirements. Buyer should seek outside counsel from a qualified individual to determine any and all implications of the referenced statute.

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APRIL RELEASE NOTES

IBA Account Request

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	TT Portland	n/a	319341	

New document. Render to view complete document.

FAX FROM: Wayne Buehrer		Branch: The Escrow Company	
ACCOUNT INSTRUCTIONS			
TO: US BANK - CORP		DATE: <u>April 19, 2016</u>	
Phone: (503) 401-7087 (877) 225-1915		CUSTOMER: Alyssa Harrison	
Fax: (503) 401-8343 (877) 324-1680		ESCROW NO.: AMGCFID	
<small>Fax this form to Area Accounting Services along with the Escrow Instructions and the W9 after the account has been opened with the bank.</small>		TAX ID NO.: <u>23131</u>	
		ACCOUNT NO.: _____	
<input checked="" type="checkbox"/> NEW ACCT		<input type="checkbox"/> ADD'L DEPOSIT	

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Information Sheet (Buyer)

Information Sheet (Refinance)

Information Sheet (Seller)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	TT Coos Bay	n/a	319302	

Document revised for TT Coos Bay operations to remove "Are you or were you a member of the U.S. Armed Forces?"

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APRIL RELEASE NOTES

Instructions (Recording)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	TT Portland	n/a	318840	

Added prompt asking if order is a REAL EC ORDER and if this box is checked it will pull to the document.

Not checked:

Field Prompt

Instructions (Recording)
Underwriter Fidelity National (U)

Order AMGHUDCA

Is this a REAL EC Order?

4. Deliver Owner's Policy to:

E. Matthew Robidoux and Carly L. Robidoux
17 Knickerbocker Street
Portland, OR 97211

5. Deliver Loan Policy to:

Bank of America, NA
123 Bank Street
Detroit, MI 48219
Attn: Reference No.: 5464545546

Checked:

Field Prompt

Instructions (Recording)
Underwriter Fidelity National (U)

Order AMGHUDCA

Is this a REAL EC Order?

4. Deliver Owner's Policy to:

E. Matthew Robidoux and Carly L. Robidoux
17 Knickerbocker Street
Portland, OR 97211

5. Deliver Loan Policy to:

REAL EC ORDER

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Instructions (Scrivener)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Portland	n/a	319420	

Revised to allow user to have all buyer, seller and other contacts pull to the signature section.

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APRIL RELEASE NOTES

Letter (City Lien)				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Portland	n/a	320480	
Modified to pull in seller names for purchase transactions, else it will pull in buyer/borrower names.				

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Letter (Payoff Enclosure)				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	TT Salem	n/a	320687	
Revised document to look to the Other contact set to "Recon Dept" for the recon information and address.				

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APRIL RELEASE NOTES

Letter (Statement of Information)

NEW/MOD Mod	REQUESTED BY CT Portland	FOOTPRINTS No(s). n/a	TFS No(s). 319839	FILE NAME (NEW ITEMS ONLY)
-----------------------	------------------------------------	---------------------------------	-----------------------------	-----------------------------------

Revised document to look to the buyer's current address rather than the property address.

Buyer/Borrower

Individual Organization Type:

Name(s):	First	Middle	Last	Suffix	Relationship	SSN
	<input type="text" value="E."/>	<input type="text" value="Matthew"/>	<input type="text" value="Robidoux"/>	<input type="text"/>	<input type="text" value="and"/>	<input type="text" value="--"/>
	<input type="text" value="Carly"/>	<input type="text" value="L."/>	<input type="text" value="Robidoux"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="--"/>

Name:

Payee name: Confidential

Vesting:

Interest language: Interest: %

Current address: Same as property address

Street:

City/State/Zip: Foreign

E. Matthew Robidoux and Carly L. Robidoux 55 Current Address Portland, OR 97211	Date: April 4, 2016 Title No.: TitleCoRefNo2 Escrow No.: AMGHUDCAMS Property: 17 Knickerbocker Street Portland, OR 97211
--	--

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APRIL RELEASE NOTES

Power of Attorney Approval Request

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT Portland	IN16000163616	321251	ORD1391.doc

New document. Render to view complete document.

POWER OF ATTORNEY APPROVAL REQUEST
For Completion by Escrow Officer

Title Company: Fidelity National Title Insurance Company, Inc.	Order No.: AMGCDFID
Principal's Name: Brenda Buyer	Principal's Address: 200 Buyer Current Street, Buyer2 Current City, OR 99999
Name of Attorney In Fact: Kaitlyn Corra	Address of Atty In Fact: 233 Penny Ln

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Power of Attorney Instructions to Escrow Agent

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT Portland	IN16000163616	321251	ORD1390.doc

New document. Render to view complete document.



**POWER OF ATTORNEY INSTRUCTIONS
TO ESCROW AGENT**

<p>Wayne Buehrer, Configuration Analyst The Escrow Company 1001 Escrow Way Albany, OR 97322 Phone: (999)999-9999 Fax: (777)777-7777</p>	<p>Date: April 19, 2016 Escrow No.: AMGCDFID-WRB Property: 100 Property Street Portland, OR 97230</p>
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APRIL RELEASE NOTES

Power of Attorney (MH - Buyer)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT Portland	n/a	322721	ORD1401.doc

New document. Render to view complete document.



POWER OF ATTORNEY

I authorize the attorney named below to act as my representative and to sign my name to any forms necessary for a transfer of my right, title, and interest in the vehicle described below:

Attorney's Name: [The Escrow Company](#)

Vehicle Description:

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Request for Special Risk Approval

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT Portland	n/a	319364	ORD1386.doc

New document. Render to view complete document.

**REQUEST FOR SPECIAL RISK APPROVAL - 1 TO 4 FAMILY CONSTRUCTION LIEN COVERAGE
FIDELITY NATIONAL TITLE GROUP - OREGON**

*** USE THIS FORM ONLY FOR EARLY ISSUE APPROVAL FOR A 1 TO 4 FAMILY DWELLING ***

For other than 1 to 4 family dwelling, use Request for Special Approval - Construction Lien Coverage

Submitted to: [Carly L Robidoux](#)

Branch/Agent Order No.: [AMGCDFID](#)

Transaction Reference: [Buyer](#)

Builder Name (if applicable): _____

Branch/Agent Name: [The Escrow Company](#)

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APRIL RELEASE NOTES

Settlement Statements

NEW/MOD MOD	REQUESTED BY OR/WA	FOOTPRINTS No(s).	TFS No(s). 318809	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Updated header to show only lenders on a CDF/HUD. If there is only one CDF/HUD only that lender would appear even if there were multiple lender contacts on the order. 				

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Special Power of Attorney (Purchase)

NEW/MOD New	REQUESTED BY CT Portland	FOOTPRINTS No(s). IN16000163616	TFS No(s). 321251	FILE NAME (NEW ITEMS ONLY) ORD1393.doc
----------------	-----------------------------	------------------------------------	----------------------	---

New document. Render to view complete document.

RECORDING REQUESTED BY:



Fidelity National Title
Insurance Company

5000 Title Way, Suite 200
Portland, OR 97217

PRINCIPAL:

Brian Buyer

ATTORNEY IN FACT:

Mandy Everette

AFTER RECORDING RETURN TO:

Brian Buyer and Brenda Buyer
200 Buyer Forward Street
Portland, OR 97214

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL POWER OF ATTORNEY
(PURCHASE OF SPECIFIC REAL PROPERTY)**

I, [Brian Buyer](#), the undersigned principal, hereby constitute and appoint [Mandy Everette](#), as my Attorney in Fact to

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APRIL RELEASE NOTES

Special Power of Attorney (Refinance)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT Portland	IN16000163616	321251	ORD1394.doc

New document. Render to view complete document.

RECORDING REQUESTED BY:



Fidelity National Title
Insurance Company

5000 Title Way, Suite 200
Portland, OR 97217

PRINCIPAL:

Brenda Buyer

ATTORNEY IN FACT:

Kaitlyn Corra

AFTER RECORDING RETURN TO:

Brian Buyer and Brenda Buyer
200 Buyer Forward Street
Portland, OR 97214

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL POWER OF ATTORNEY
(REFINANCE OF SPECIFIC REAL PROPERTY)

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APRIL RELEASE NOTES

Special Power of Attorney (Sale)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT Portland	IN16000163616	321251	ORD1392.doc

New document. Render to view complete document.

RECORDING REQUESTED BY:



Fidelity National Title
Insurance Company

5000 Title Way, Suite 200
Portland, OR 97217

PRINCIPAL:
Samantha Seller

ATTORNEY IN FACT:
Brittany Ferguson

AFTER RECORDING RETURN TO:
Samuel Seller and Samantha Seller
100 Seller Forward Street
Forward City, OR 99999

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL POWER OF ATTORNEY
(SALE AND CONVEYANCE OF SPECIFIC REAL PROPERTY)

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Status of Record Title Report

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Title	n/a	319372	

Revised document so that everything pulls from Prelim schedule A and exceptions rather than Preliminary Title search and Opinion screen.

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APRIL RELEASE NOTES

Trust Deed

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Portland / TT Portland	n/a	321219 / 319801	

Revised document to look to the "Dated" field for the Trust Deed date rather than the "Date/Time recorded" field.

Recording Information				
Dated:	07/01/2015	Date/Time recorded:	03/30/2016 12:00 AM	
Recorded at/in:	Book	1	Liber	456
			Reel	2314
Place recorded:	Book 1, Liber 456, Reel 2314			

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRUST DEED

THIS TRUST DEED, made on the July 1, 2015 between Brian Buyer and Brenda Buyer, husband and wife, as Grantor, The Loan Servicer, as Trustee and Lender Bank & Trust, as Beneficiary,

WITNESSETH:

Revised document so that the Trustee listed underneath the REQUEST FOR FULL RECONVEYANCE matches the trustee listed on the first page.

TRUST DEED

THIS TRUST DEED, made on the March 28, 2016 between E. Matthew Robidoux and Carly L. Robidoux and Buyer Organization, LLC, as Grantor, Quick Mortgage Company, as Trustee and Bank of America, NA, as Beneficiary,

REQUEST FOR FULL RECONVEYANCE

QUICK MORTGAGE COMPANY, A OREGON CORPORATION, TRUSTEE:

The undersigned is the legal owner and holder of all indebtedness secured by the within Deed of Trust. All sums secured by the Deed of Trust have been fully paid and satisfied; and you are requested and directed, on payment to you of any sums owing you under the terms of the Deed of Trust, to cancel all evidences of indebtedness, secured by the Deed of Trust, delivered to you, together with the Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of the Deed of Trust, all the estate now held by you under the same.

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APRIL RELEASE NOTES

Title

ALTA Loan Policy 2006

ALTA Owner's Policy 2006

ALTA Short Form Residential Loan Policy 2006

Mortgage Modification Limited Policy

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Underwriting	n/a	323274	

At the direction of state underwriting counsel, the label on Schedule A that reads "Name and Address of Title Insurance Company" will remain as such (as provided on the filed form), but will now also specify the Underwriter name above the title company name and address, which is already shown.

BEFORE

CHICAGO TITLE INSURANCE COMPANY	POLICY NO. OwnPolNum-123
SCHEDULE A	
Name and Address of Title Insurance Company: Ticor Title Company of Oregon 111 SW Columbia, Suite 1000 Portland, OR 97201	
Address Reference: 12345 Property Street, Anywhere, OR 97078	

AFTER

CHICAGO TITLE INSURANCE COMPANY	POLICY NO. OwnPolNum-123
SCHEDULE A	
Name and Address of Title Insurance Company: Chicago Title Insurance Company c/o Ticor Title Company of Oregon 111 SW Columbia, Suite 1000 Portland, OR 97201	
Address Reference: 12345 Property Street, Anywhere, OR 97078	

(The title officer, if specified on the order, will also continue to pull in after c/o above the title company name.)

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APRIL RELEASE NOTES

Endorsements

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Portland	IN16000123987	322803	

At the direction of state underwriting counsel, customer reference information will now be shown after the incorporation clause (last paragraph) of endorsements. After a label of "Order Reference:" (as provided on the filed form) the Loan number (if a loan policy endorsement) and the Buyer/Borrower's last name will be pulled in automatically from the order.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Order Reference: Loan No. 1234567, Smith

Chicago Title Insurance Company

Countersigned By:

AUTHORIZED
SIGNATURE HERE

Authorized Officer or Agent

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APRIL RELEASE NOTES

OTIRO 235.3-06 - Minerals and Other Subsurface Substances - Land Under Development (ALTA 35.3-06)

NEW/MOD Mod	REQUESTED BY OR	FOOTPRINTS No(s). IN16000158553	TFS No(s). 319999	FILE NAME (NEW ITEMS ONLY)
-----------------------	---------------------------	---	-----------------------------	-----------------------------------

The previously missing field "Enter the Project name" now appears on the Endorsements screen for this endorsement and when filled in, along with the other fields, will allow the endorsement to be rendered.

Endorsements

Title product: Loan Policy Coverage amount: \$0.00

+ - Default Splits...		
Description	Issued Date	Effective Date
OTIRO 235.3-06 - Minerals and Other Subsurface Substances - Land Under Development (ALTA 35.3-06)		

Custom Fields

Search <input style="width: 150px;" type="text"/>	
Label	Value
Enter name of architect/engineer for development plans	FILL IN
Enter date of development plans	01/05/2016
▶ Enter last revised date of development plans	
Enter the Project name	FILL IN
Enter no. of sheets the development plans consist of	353
Enter paragraph or section in Schedule A or B describing the mineral rights excepted from coverage	FILL IN

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APRIL RELEASE NOTES

REPORTS

Open/Closed Orders				
NEW/MOD MOD	REQUESTED BY OR	FOOTPRINTS No(s).	TFS No(s). 321138	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">Updated revenue column bill codes to always be "TP+END+ESC"				

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APRIL RELEASE NOTES

MY SCREENS

Escrow

Escrow Instructions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).
Mod	CT Portland	N/A	318641

New more/less bar added for the 'Lender' Escrow Instruction:

NOTE: These were previously prompted on the document

Seller

Lender

Enter the date of the borrower's instructions:

Enter the documents to be listed:

Enter the exception numbers which will stay on title:

Escrow Holder to establish a collection escrow account

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APRIL RELEASE NOTES

Escrow Instructions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).
Mod	CT Portland	N/A	320807

New more/less bars added for 'MH Buyer' and 'MH Seller' to go along with the new MH Escrow Instructions:

Lender

MH Buyer

Enter any additional documents provided by the Buyer:

Enter the basis of the proration:

Enter additional names to be searched:

Enter the amount of the accounting fee:

Enter the additional fee for each additional month the funds are held:

MH Seller

Enter any additional documents provided by the Seller:

Enter the basis of the proration:

Enter additional names to be searched:

Enter the amount of the accounting fee:

Enter the additional fee for each additional month the funds are held:

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APRIL RELEASE NOTES

LOOKUP TABLES

Escrow Instruction Phrases

NEW/MOD Mod	REQUESTED BY Settlement	FOOTPRINTS No(s). N/A	TFS No(s). 321596
----------------	----------------------------	--------------------------	----------------------

Phrases updated to match the new FIRPTA verbiage from Settlement:

firpta01

FIRPTA: Buyer and Seller hand you herewith IRS Form Numbers 8288 and 8288-A. You are instructed to debit the Seller's account in the amount of **Fifteen Percent (15%)** of the total consideration and forward those funds at close of escrow to the Internal Revenue Service Center, Philadelphia, PA 19255 along with the above referenced IRS forms.

firpta02

NON-RESIDENT ALIEN - FIRPTA: The Foreign Investment in Real Property Tax Act (FIRPTA), Title 26 U.S.C., Section 1445, and the regulations there under, provide in part, that a transferee (buyer) of a U.S. real property interest from a foreign person must withhold a statutory percentage of the amount realized on the disposition, report the transaction and remit the withholding to the Internal Revenue Service (IRS) within twenty (20) days after the transfer. Fidelity National Title Company of Oregon will not determine nor aid in the determination of whether the FIRPTA withholding provisions are applicable to the subject transaction, nor act as a Qualified Substitute under state or federal law, nor furnish tax advice to any party to the transaction. Fidelity National Title Company of Oregon will not determine nor aid in the determination of whether the transaction will qualify for an exception or an exemption and is not responsible for the filing of any tax forms with the IRS as they relate to FIRPTA, nor responsible for collecting and holding of any documentation from the buyer or seller on the buyer's behalf for the purpose of supporting a claim of an exception or exemption. Fidelity National Title Company of Oregon is not an agent for the buyer for the purposes of receiving and analyzing any evidence or documentation that the seller in the subject transaction is a U.S. citizen or resident alien. Fidelity National Title Company of Oregon is not responsible for the payment of this tax and/or penalty and/or interest incurred in connection therewith and such taxes are not a matter covered by the Owner's Policy of Title Insurance to be issued to the buyer. Fidelity National Title Company of Oregon is not responsible for the completion of any IRS documents or related forms related to the referenced statute. The buyer is advised: they must independently make a determination of whether the contemplated transaction is subject to the withholding requirement; bear full responsibility for compliance with the withholding requirement if applicable and/or for payment of any tax, interest, penalties and/or other expenses that may be due on the subject transaction; and they are responsible for the completion of any and all forms, including but not limited to applicable IRS documentation, and the mailing of those forms. The Buyer is advised any forms, documents, or information received from Fidelity National Title Company of Oregon is not tax or legal advice and should not be construed as such nor treated as a complete representation of FIRPTA requirements. Buyer should seek outside counsel from a qualified individual to determine any and all implications of the referenced statute.

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APRIL RELEASE NOTES

Escrow Instruction Phrases (continued)

NEW/MOD Mod	REQUESTED BY Settlement	FOOTPRINTS No(s). N/A	TFS No(s). 321596
-----------------------	-----------------------------------	---------------------------------	-----------------------------

Prompt added for codes discl01 and relcl01:

Is the employee a corporate officer?

If prompt unchecked will read 'is not'. If prompt check will read 'is'

DISCLOSURE - PARTIES RELATED TO ESCROW HOLDER/TITLE INSURER: The parties to this transaction are hereby notified that the Buyer is related to an employee of Test Escrow Office who **is not** a corporate officer and may be a shareholder of the parent corporation.

New phrase added per Settlement:

Code	Name
discl02	DISCLOSURE - PARTY IS A PRINCIPAL AND EMPLOYEE

A reference to a single Contact was encountered, but more than one was found. Please choose from the qualifying Contacts below.

- Buyer/Borrower **Bob Buyer (B)**
- Seller Sam Seller (S)

Is the principal a corporate officer?

DISCLOSURE: **Bob Buyer** is a principal to this transaction, is also an employee of Test Escrow Office, who **is not** a corporate officer and may be a shareholder of the parent corporation.

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APRIL RELEASE NOTES

SERVICELINK

DOCUMENTS

Escrow

Notice of Settlement

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	SL - Tori Jones	n/a	318799	

Revised document to pull the Escrow Officer signature.

Escrow Status

Escrow office:	<input type="text" value="A"/> ▼	Chicago Title In...	Escrow officer/Closer:	<input type="text" value="Wayne Buehrer"/> ▼
			Pre-closer/Escrow assistant:	<input type="text" value="Jennifer McLaughlin"/> ▼
Date/time escrow opened:	<input type="text" value="03/29/2016 12:00 AM"/> ▼		Opened by:	<input type="text" value="Blair Conley"/> ▼
Escrow status:	<input type="text" value="In process"/> ▼			
Date/time escrow closed:	<input type="text" value="(None)"/> ▼		Closed by:	<input type="text" value=""/> ▼
Escrow lock status:	<input type="text" value="Unlocked"/> ▼			
Comments:	<input type="text"/>			

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

Wayne Buehrer
 Configuration Analyst
 wayne.buehrer@SoftProCorp.com

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APRIL RELEASE NOTES

TEXAS

DOCUMENTS

Escrow

1099-S Substitute Form

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	n/a	319934	

Removed logic pulling amounts for Total Consideration and Tax Credit in the TOTAL CONSIDERATION section

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Buyer and Seller Information Sheet

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	AT Houston	n/a	322705	

Removed TITLE INSURANCE POLICY TO BE EMAILED and corresponding checkbox

BUYER AND SELLER INFORMATION SHEET	
BUYER NAME(S):	<u>Brian Buyer and Brenda Buyer</u>
BUYER'S ADDRESS:	_____

WORK PHONE NO. (1):	_____
WORK PHONE NO. (2):	_____
HOME PHONE NO.:	_____
EMAIL ADDRESS (1):	_____
EMAIL ADDRESS (2):	_____
<input type="checkbox"/> CLOSING DOCUMENTS TO BE EMAILED	
Your Closing Documents and/or Title Insurance Policy will be emailed to the email address provided; unless otherwise instructed.	

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FIRPTA - Holdback Instructions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	n/a	321319	

Additional revisions made per Settlement.

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APRIL RELEASE NOTES

FIRPTA - No T.I.N. Instructions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	n/a	321319	

Additional revisions made per Settlement.

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FIRPTA - Notice of Settlement Agent Responsibility (TX)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	n/a	319810	SSTXD00237.doc

New document (was made available shortly after March build. Typos corrected in April build. See TFS 319808). Render to view complete document.

NOTICE OF SETTLEMENT AGENT RESPONSIBILITY

Michele Scarbrough, Documents Specialist
 Chicago Title Company
 316 West Mission Avenue, Suite 121
 Escondido, TX 92025
 Phone: (650)620-3400 Fax: (650)413-5510

Date: April 5, 2016
Title No.: TitleCoRefNo2
Escrow No.: AMGHUDCAMS
Seller(s): Eden L. Monroe and Acsher M. Monroe
 Betty White Inc.
Borrower(s): E. Matthew Robidoux and Carly L.
 Robidoux
 Buyer Organization, LLC
Property: 17 Knickerbocker Street
 San Antonio, TX 78285
 6 Birchtree Lane
 Dallas, TX 75207, etc.

The Foreign Investment in Real Property Tax Act (FIRPTA), Title 26 U.S.C., Section 1445, and the regulations

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APRIL RELEASE NOTES

WASHINGTON

DOCUMENTS

Escrow

City of Blaine Utility Request

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	EPU	IN16000155860	321229	

Updated document to reflect most recent version provided.

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Closing Order and Recording Instructions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Tacoma	IN16000170005	321246	

Revised to include electronic signatures.

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Declaration of Payment of Deed of Trust

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FNT and TT Salem	n/a	320685	

New document. Render to view complete document.

When recorded return to:
 Attorney for Lender
 1001 Legal Eagle Way
 Albion, WA 99102

Filed for record at the request of:



Fidelity National Title
Insurance Company

5000 Title Way, Suite 200
 Seattle, WA 98118

File No.: AMGCDFID

DECLARATION OF PAYMENT OF DEED OF TRUST

Deed of Trust Recording No.: [Book 12345, Page 678, Instrument 987654](#)

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APRIL RELEASE NOTES

El - Lender's Private Loan (EIS)

El-Sale (EIS) Part 1 of 1

El-Sale (EIS) Part 1 of 1, Letter

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	n/a	319810	

Corrected typos in FIRPTA provision

The Foreign Investment in Real Property Tax Act (FIRPTA), Title 26 U.S.C., Section 1445, and the regulations there under, provide in part, that a transferee (buyer) of a U.S. real property interest from a foreign person must withhold a statutory percentage of the amount realized on the disposition, report the transaction and remit the withholding to the Internal Revenue Service (IRS) within twenty (20) days after the transfer. Settlement Agent, LLC will not determine nor aid in the determination of whether the FIRPTA withholding provisions are applicable to the subject transaction, nor act as a Qualified Substitute under state or federal law, nor furnish tax advice to any party to the transaction. Settlement Agent, LLC will not determine nor aid in the determination of whether the transaction will qualify for an exception or an exemption and is not responsible for the filing of any tax forms with the IRS as they relate to FIRPTA, nor responsible for collecting and holding of any documentation from the buyer or seller on the buyer's behalf for the purpose of supporting a claim of an exception or exemption. Settlement Agent, LLC is not an agent for the buyer for the purposes of receiving and analyzing any evidence or documentation that the seller in the subject transaction is a U.S. citizen or resident alien. Settlement Agent, LLC is not responsible for the payment of this tax and/or penalty and/or interest incurred in connection therewith and such taxes are not a matter covered by the Owner's Policy of Title Insurance to be issued to the buyer. Settlement Agent, LLC is not responsible for the completion of any IRS documents or related forms related to the referenced statute. The buyer is advised: they must independently make a determination of whether the contemplated transaction is subject to the withholding requirement; bear full responsibility for compliance with the withholding requirement if applicable and/or for payment of any tax, interest, penalties and/or other expenses that may be due on the subject transaction; and they are responsible for the completion of any and all forms, including but not limited to applicable IRS documentation, and the mailing of those forms. The Buyer is advised any forms, documents, or information received from Settlement Agent, LLC is not tax or legal advice and should not be construed as such nor treated as a complete representation of FIRPTA requirements. Buyer should seek outside counsel from a qualified individual to determine any and all implications of the referenced statute.

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Notice of Compliance with APR 12

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Tacoma	IN16000170005	321246	

Revised to include electronic signatures.

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Real Estate Contract-Short Form (LPB 44)

Real Estate Contract-Short Form (LPB 44), Letter

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Vancouver	n/a	320674	

Revised document to look to the payment frequency field, if it is set to "Monthly" document will read "month". If this is not set to month, it will look to the "First payment date:" field for the day and month.

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APRIL RELEASE NOTES

Settlement Statements				
NEW/MOD MOD	REQUESTED BY OR/WA	FOOTPRINTS No(s).	TFS No(s). 318809	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">Updated header to show only lenders on a CDF/HUD. If there is only one CDF/HUD only that lender would appear even if there were multiple lender contacts on the order.				

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APRIL RELEASE NOTES

REPORTS

Open/Closed Orders				
NEW/MOD MOD	REQUESTED BY WA	FOOTPRINTS No(s).	TFS No(s). 321142	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">Corrected the bill codes listed in the footer for the Revenue column When group by = "No Group" or "Sales Rep" the footer should be "Revenue = TP+ESC", all other group by options the footer should be "Revenue = TP+END+ESC"				

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APRIL RELEASE NOTES

LOOKUP TABLES

Escrow Instruction Phrases

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).
Mod	Penny Hoskins	IN16000153541	320793

Phrases revised for verbiage changes:

BEFORE

sewer01

SEWER CAPACITY/TAP AND CONNECTION BUYER TO ASSUME: Per the Purchase and Sale Agreement dated _____ between the principals signing below buyer(s) will be assuming all charges for the sewer capacity and/or tap and connection charges from the date of closing forward. At closing, any existing amounts due for the Sewer/Tap Connection will be paid current and prorated by Escrow Agent to the date of closing. Escrow Agent WILL NOT be responsible for any assessments NOT listed on the Purchase and Sale Agreement or Title Report. In the event any additional assessment bills are received by Escrow Agent after closing, Escrow Agent is instructed to forward said bills to the Buyer. Buyer and Seller further agree to handle the payment outside of escrow and to hold Test Escrow Office and its agents and/or employees harmless and will agree to defend as to the same.

Buyer Buyer Seller Seller

sewer02

SEWER CAPACITY CHARGE: If the property is subject to a sewer capacity charge, Buyer agrees to assume the remaining balance unless instructed otherwise in the Purchase and Sale agreement.

AFTER

sewer01

SEWER CAPACITY/TAP AND CONNECTION BUYER TO ASSUME: According to the Purchase and Sale Agreement dated _____ between the principals, the Purchaser will be assuming all charges for sewer capacity and any tap and connection charges from the date of closing.

If such charges are paid in monthly installments, at closing existing amounts due for sewer capacity, tap and/or connection will be paid current and prorated by Escrow Holder to the closing date. If there are tap or connection charges due then these charges will be paid as instructed by both parties in the Purchase and Sale Agreement. Future assessments and payments are assumed by the Purchaser.

Purchaser and Seller agree to hold EO Name and its agents and/or employees harmless from any charges for sewer capacity, tap and/or connection and any assessments not disclosed in writing in the Purchase and Sale Agreement and/or the Commitment for Title Insurance. Purchaser understands that public agencies providing sewer, water and other services may in the future charge for services provided, which are not yet due and payable at closing. In the event any additional assessment bills are received by Escrow Holder after closing, Escrow Holder is instructed to forward said bills to Purchaser. Purchaser and Seller further agree to hold EO Name and its agents and/or employees harmless from such future charges and assessments and agree to defend as to the same.

Buyer Buyer Seller Seller

sewer02

SEWER CAPACITY/TAP/CONNECTION CHARGES: If the property is subject to any future sewer capacity, tap and/or connection charges, or future assessment charges, which are not due and payable at the time of closing these charges will be assumed by Purchaser, unless otherwise stated in the Purchase and Sale Agreement.

Purchaser and Seller agree EO Name and its agents and/or employees assume no liability or responsibility for future charges and agree to hold EO Name and its agents and/or employees harmless should any such future charges arise.

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APRIL RELEASE NOTES

Escrow Instruction Phrases (continued)

NEW/MOD Mod	REQUESTED BY Settlement	FOOTPRINTS No(s). N/A	TFS No(s). 320793
----------------	----------------------------	--------------------------	----------------------

Prompt added for codes discl03 and discl04 per Settlement:

If prompt unchecked will read 'is not'. If prompt check will read 'is'

 Is the employee a corporate officer?

discl03

DISCLOSURE: The parties to this transaction are hereby notified the Seller is related to an employee of Test Escrow Office who **is not** a corporate officer and may be a shareholder of the parent corporation.

 Is the principal a corporate officer?

discl04

DISCLOSURE: Bob Buyer is a principal to this transaction, is also an employee of Test Escrow Office, who **is not** a corporate officer and may be a shareholder of the parent corporation.

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APRIL RELEASE NOTES

WISCONSIN

DOCUMENTS

Escrow

HUD Page 1 Attachment

NEW/MOD MOD	REQUESTED BY IL/WI	FOOTPRINTS No(s). n/a	TFS No(s). 320583	FILE NAME (NEW ITEMS ONLY)

- When the settlement agent state is IL or WI:
Page 1 Box G - always pull property 1 address
Attachment heading "Property:" - always pull property 1 address

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Letter (Authorization)

NEW/MOD Mod	REQUESTED BY WI	FOOTPRINTS No(s). IN16000153796	TFS No(s). 319816	FILE NAME (NEW ITEMS ONLY)

Added appropriate language for CDF files.

With respect to the sale of my property situated at [100 Property Street, Madison, WI 53783, Village of Boise Village](#), I authorize [Marie Corra](#) to sign all closing documents on my behalf, except the deed conveying the property. He/She is specifically authorized to sign the **Closing Disclosure** on my behalf. I understand that I will be bound by his/her signature.

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

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APRIL RELEASE NOTES

Second Review Form

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT Wisconsin	n/a	320498	WID0124.doc

New document. Render to view complete document.



Fidelity National Title
Insurance Company

**CORPORATE TITLE FILE REVIEW
COMPLIANCE SIGNATURE FORM**

Date of Review: _____

Project Name: _____

Local File No.: **AMGCD FID**

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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.

Closing Letter			
NEW/MOD	ACTION REQUIRED	APPLICABLE STATES/SITES	FILE NAME (NEW ITEMS ONLY)
Mod	Replace	CA	SCA0002797.doc
Replace all versions of SSCORPD1343.doc with all versions of SCA0002797.doc			

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Short Sale Acknowledgment - Buyer			
NEW/MOD	ACTION REQUIRED	APPLICABLE STATES/SITES	FILE NAME (NEW ITEMS ONLY)
Mod	Replace	CA	SSCORPD5505.doc
Replace SCA0002353.doc - Short Sale Acknowledgment - Buyer with SSCORPD5505.doc - Short Sale Acknowledgment - Buyer			

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Short Sale Acknowledgment - Buyer			
NEW/MOD	ACTION REQUIRED	APPLICABLE STATES/SITES	FILE NAME (NEW ITEMS ONLY)
Mod	Replace	WA	SSCORPD5505.doc
Replace WA00000884.doc - Short Sale Acknowledgment with SSCORPD5505.doc - Short Sale Acknowledgment - Buyer			

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