

# SOFTPRO SELECT

## RELEASE NOTES



MAY, 2019

Testing Release Date: May 2, 2019

Production Release Date: May 17, 2019



# MAY RELEASE NOTES

## TABLE OF CONTENTS

<b>ALL STATES/SITES .....</b>	<b>7</b>
<b>DOCUMENTS .....</b>	<b>7</b>
Escrow.....	7
Settlement Statements CDF .....	7
WireSafe Fraud Alert (Lender Only).....	7
WireSafe Fraud Alert (Seller Only).....	8
<b>REPORTS .....</b>	<b>9</b>
Activity Report .....	9
Lookup Table Search .....	9
Marketing Source Orders .....	9
Order Count/Revenue Summary.....	10
Orders by Contact .....	10
Orders by Selection.....	11
Property Information Search .....	11
Weekly Source Of Business.....	11
<b>ARIZONA .....</b>	<b>13</b>
<b>DOCUMENTS .....</b>	<b>13</b>
Escrow.....	13
Information Form (Buyer) .....	13
Notice (Cancellation and Disposition of Earnest Money).....	13
<b>CALIFORNIA.....</b>	<b>14</b>
<b>DOCUMENTS .....</b>	<b>14</b>
Escrow.....	14
Affidavit (Transfer Tax - San Benito).....	14
Transaction Form .....	14
<b>REPORTS .....</b>	<b>15</b>
Release Tracking .....	15
<b>COLORADO .....</b>	<b>16</b>
<b>REPORTS .....</b>	<b>16</b>
Order Exceptions .....	16
<b>COMMERCIAL .....</b>	<b>17</b>
<b>DOCUMENTS .....</b>	<b>17</b>
Escrow.....	17
Escrow Trust Instructions (Strict Joint Order 1 - Earnest Money).....	17
IBA Authorization (ATL) - ATL NCS ONLY .....	17
Title.....	18
ALTA Commitment 2016 (WA - NCS).....	18
<b>REPORTS .....</b>	<b>19</b>
Comparison with Group Selection.....	19



# MAY RELEASE NOTES

<b>FLORIDA.....</b>	<b>20</b>
<b>DOCUMENTS .....</b>	<b>20</b>
Escrow.....	20
Affidavit (No Estate Taxes Due).....	20
Affidavit (Retired Mobile Home).....	20
Deed (Warranty - Multiples, Indiv. to Indiv.).....	20
Deed (Warranty - Multiples, Indiv. to Indiv.) Legal.....	20
Payoff Release Authorization.....	21
<b>GEORGIA.....</b>	<b>22</b>
<b>DOCUMENTS .....</b>	<b>22</b>
Escrow.....	22
Wire Account Notification (NCS - Commercial) .....	22
<b>HAWAII .....</b>	<b>23</b>
<b>DOCUMENTS .....</b>	<b>23</b>
Escrow.....	23
Vesting Information .....	23
<b>ILLINOIS .....</b>	<b>24</b>
<b>DOCUMENTS .....</b>	<b>24</b>
Title.....	24
ALTA Commitment 2016 with Privacy Notice (IL).....	24
<b>MY SCREENS .....</b>	<b>25</b>
CT Rates and Contracts screen.....	25
<b>MY SCREENS .....</b>	<b>26</b>
Security Instruments and Existing Liens screens .....	26
<b>INDIANA.....</b>	<b>27</b>
<b>DOCUMENTS .....</b>	<b>27</b>
Escrow.....	27
Client Care Checklist.....	27
Cover Page (FTNW) .....	27
Title.....	28
ALTA Commitment 2016 with Privacy Notice (IN) .....	28
<b>MARYLAND .....</b>	<b>29</b>
<b>DOCUMENTS .....</b>	<b>29</b>
Escrow.....	29
MD Income Tax Withholding.....	29
<b>MICHIGAN.....</b>	<b>30</b>
<b>DOCUMENTS .....</b>	<b>30</b>
Escrow.....	30
Construction Personal Undertaking FKA Construction Personal Undertaking - Contractor's .....	30
Construction Personal Undertaking - Owner's.....	30



# MAY RELEASE NOTES

Master ABA Disclosure .....	31
Principal Residence Exemption Affidavit .....	32
WireSafe Fraud Alert (eSign) - CT MI ONLY .....	33
Title.....	34
ALTA Commitment 2016 with Privacy Notice (MI).....	34
<b>MINNESOTA .....</b>	<b>35</b>
<b>DOCUMENTS .....</b>	<b>35</b>
Title.....	35
ALTA Commitment 2016 (ND) .....	35
ALTA Commitment 2016 (SD) .....	35
Recorded Documents Guarantee .....	35
<b>NEBRASKA .....</b>	<b>36</b>
<b>DOCUMENTS .....</b>	<b>36</b>
Escrow.....	36
Deed of Reconveyance.....	36
<b>NEW JERSEY .....</b>	<b>37</b>
<b>DOCUMENTS .....</b>	<b>37</b>
Escrow.....	37
Wire Information.....	37
Wire Information (International).....	37
Title.....	38
ALTA 25 Endorsements .....	38
Survey Endorsements.....	38
<b>NEW MEXICO .....</b>	<b>39</b>
<b>DOCUMENTS .....</b>	<b>39</b>
Escrow.....	39
Letter (Purchase Insured Explanation) .....	39
<b>NEW YORK.....</b>	<b>40</b>
<b>DOCUMENTS .....</b>	<b>40</b>
Escrow.....	40
Survey Order Authorization.....	40
Title.....	41
Master Commitment (NNY).....	41
<b>NORTH DAKOTA.....</b>	<b>42</b>
<b>DOCUMENTS .....</b>	<b>42</b>
Title.....	42
ALTA Commitment 2016 (ND) .....	42
<b>OHIO .....</b>	<b>43</b>
<b>DOCUMENTS .....</b>	<b>43</b>
Escrow.....	43



# MAY RELEASE NOTES

File Cover CTT .....	43
File Cover (Sheffield-Sandusky) .....	43
<b>OKLAHOMA.....</b>	<b>44</b>
<b>DOCUMENTS .....</b>	<b>44</b>
Escrow.....	44
Letter (Authorization).....	44
Limited POA - Durable Authorization .....	44
<b>OREGON.....</b>	<b>45</b>
<b>DOCUMENTS .....</b>	<b>45</b>
Escrow.....	45
Affidavit (Extended Coverage and Endorsements).....	45
Assignment (Contract) .....	46
Assignment (Contract and Deed - Vendee's) .....	46
Assignment (Contract and Deed - Vendor's) .....	46
Assignment (Contract and Warranty Deed) .....	46
Deed (Personal Representative's) .....	46
Deed (Personal Representative's) Legal .....	46
Deeds .....	46
Information Sheet (Buyer) .....	47
Information Sheet (Refinance) .....	47
Information Sheet (Seller) .....	47
Memorandum of Land Sale Contract .....	47
Preliminary Statement Regarding Seller's Exempt Status.....	48
Preliminary Statement Regarding Seller's Exempt Status (Legal) .....	48
Title.....	49
OTIRO 225.1-06 - Same as Portion of Survey (ALTA 25.1-06).....	49
<b>SOUTH CAROLINA .....</b>	<b>50</b>
<b>DOCUMENTS .....</b>	<b>50</b>
Escrow.....	50
Attorney's Certification of Title .....	50
<b>SOUTH DAKOTA.....</b>	<b>51</b>
<b>DOCUMENTS .....</b>	<b>51</b>
Title.....	51
ALTA Commitment 2016 (SD) .....	51
<b>TEXAS.....</b>	<b>52</b>
<b>DOCUMENTS .....</b>	<b>52</b>
Escrow.....	52
Request for Absentee Notary Signup .....	52
Title.....	53
Commitment for Title Insurance (T-7) - 2014 without Jacket.....	53
<b>REPORTS .....</b>	<b>54</b>



# MAY RELEASE NOTES

1099-S Exceptions .....	54
Back to Table of Contents .....	54
<b>WASHINGTON .....</b>	<b>55</b>
<b>DOCUMENTS .....</b>	<b>55</b>
Escrow .....	55
Affidavit (Owner's Extended Cvg) .....	55
Deeds .....	55
Title .....	56
ALTA Loan Policy 2006 (WA) .....	56
ALTA Loan Policy 2006 (WA) .....	56
Commitment for Endorsement Schedule A .....	56
Subsequent Improvements Endorsement .....	57
<b>PHRASES .....</b>	<b>58</b>
Escrow .....	58
Escrow Instructions .....	58
<b>WISCONSIN .....</b>	<b>59</b>
<b>DOCUMENTS .....</b>	<b>59</b>
Escrow .....	59
Escrow Disbursement Agreements .....	59
McFarland Village Assessment Form .....	60
Owner's Certificate .....	61
Prelim-Commitment Product Enclosure Letter (Title) .....	61
Title .....	62
ALTA Commitment 2016 with Privacy Notice (WI) .....	62
<b>TECHNICAL NOTES (FOR LOCAL IT/SUPPORT).....</b>	<b>63</b>
<b>DOCUMENTS .....</b>	<b>63</b>
Deed (Warranty - Multiples, Indiv. to Indiv.) .....	63
Deed (Warranty - Multiples, Indiv. to Indiv.) Legal .....	63



# MAY RELEASE NOTES

## ALL STATES/SITES

### DOCUMENTS

#### Escrow

#### Settlement Statements CDF

NEW/MOD MOD	REQUESTED BY CORP	INCIDENT No.	TFS No(s). 533526	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> <li>Approved by settlement to show line L04 in the "Financial Consideration" section of the statement if the payor is a Lender contact (L, L2, L3, etc)</li> </ul>				

[Back to Table of Contents](#)

#### WireSafe Fraud Alert (Lender Only)

NEW/MOD New	REQUESTED BY FT NM	INCIDENT No.	TFS No(s). 537261	FILE NAME (NEW ITEMS ONLY) SSCORPD5681.doc
----------------	-----------------------	--------------	----------------------	---

New document. Render to view complete document.

Phone: (831)555-5555 Fax: ■

## WIRE FRAUD ALERT

### IMPORTANT! YOUR FUNDS MAY BE AT RISK

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

**Please be advised that the wire instructions listed below are the only wire instructions we will send you. This is the only form that should be used to wire funds to us in this transaction. If you receive another email or unsolicited call purporting to alter these instructions, please immediately call us at: (831)555-5555.**

BANK NAME: First Test Trust Bank

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

ABA NO.: 123456789      ACCOUNT NO.: 098765411

ACCOUNT HOLDER: Novare Escrow      REFERENCE: JMoe CD Test / 1111 Property Avenue, Suite 100, Philadelphia

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

For more information on wire-fraud scams or to report an incident, please refer to the following links:  
**Federal Bureau of Investigation:** <http://www.fbi.gov>      **Internet Crime Complaint Center:** <http://www.ic3.gov>

[Back to Table of Contents](#)



# MAY RELEASE NOTES

## WireSafe Fraud Alert (Seller Only)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FT NM		537261	SSCORPD5680.doc

New document. Render to view complete document.

### WIRE FRAUD ALERT

#### IMPORTANT! YOUR FUNDS MAY BE AT RISK

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

Real Estate transactions are targets for wire fraud and many transaction participants have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification.

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

#### ACKNOWLEDGEMENT OF RECEIPT

Your signature below acknowledges receipt of this Wire Fraud Alert.

**Seller 1**

Signature

Samuel S. Seller

Printed Name

Address

**Seller 2**

Signature

Samantha S. Seller

Printed Name

Address

[Back to Table of Contents](#)



# MAY RELEASE NOTES

## REPORTS

### Activity Report

NEW/MOD MOD	REQUESTED BY VA	INCIDENT NO.	TFS No(s). 534454	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> <li>• On the parameter screen added a new textbox search field called "Document Name Contains:" and defaulted the field to blank. Placed the new parameter under the Order number search textbox               <ul style="list-style-type: none"> <li>○ When the new field is used it will only return orders in the date range that contain a document containing the name.</li> </ul> </li> <li>• Report Type logic:               <ul style="list-style-type: none"> <li>○ Order Only - will not use this field even if filled in</li> <li>○ Order and Document - if new field is used, will only return orders that have a document with that name in the document history in the date range (ignore the order history)</li> <li>○ Document Only - if new field is used, will only return orders that have a document with that name in the document history in the date range</li> </ul> </li> </ul>				

[Back to Table of Contents](#)

### Lookup Table Search

NEW/MOD MOD	REQUESTED BY CTNC	INCIDENT NO.	TFS No(s). 530635	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> <li>• On the Parameter Screen:               <ul style="list-style-type: none"> <li>○ Added the option in search by for "Payee Name" and when selected report will search the payee name column of the lookup table.</li> <li>○ Re-named the Company address to just "Address", but no change to logic in Search by drop down</li> <li>○ Added in Option search by for "City" and when selected report will search on the City only column</li> <li>○ Added in option in search by for "County" and when selected search on the county Softpro column as well as the FNF custom field county columns {{TitleCompany.County_FNF#}}, {{SettlementAgent.County_FNF#}}, {{SettlementAgent.County_FNFTX#}}, {{EscrowCompany.County_FNFTX#}}</li> <li>○ Added in option in search by for "State" and when selected search on the state column</li> </ul> </li> <li>• Layout update: on the excel export               <ul style="list-style-type: none"> <li>○ Added in column for "County" and will show after the zip code column</li> <li>○ Added in column for comment, placed at the end of the current columns and show the comment field from the parameter screen (this limit to only show on the first row as to avoid showing the same item in all rows)</li> </ul> </li> </ul>				

[Back to Table of Contents](#)

### Marketing Source Orders

NEW/MOD MOD	REQUESTED BY CORP	INCIDENT NO.	TFS No(s). 527968	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> <li>• Added a new option to 'Format Type' - Excel Export – Expanded               <ul style="list-style-type: none"> <li>○ When this option is selected report will show the following columns                   <ul style="list-style-type: none"> <li>▪ Order Number</li> <li>▪ Mkt So Lookup Code (Marketing Source lookup code)</li> <li>▪ Mkt So Company (name of marketing source)</li> <li>▪ Mkt So Contact First Name (main contact)</li> <li>▪ Mkt So Contact Last Name (main contact)</li> <li>▪ Sales Rep First Name (first one only)</li> <li>▪ Sales Rep Last Name (first one only)</li> <li>▪ EO First Name (escrow officer first name)</li> </ul> </li> </ul> </li> </ul>				



# MAY RELEASE NOTES

- EO Last Name (escrow officer last name)
  - Lender Lookup code (use Lender 1)
  - Lender Company Name
  - Lender Company address (Street address 1 & 2)
  - Lender Company City
  - Lender Company Contact First Name (main contact)
  - Lender Company Contact Last Name (main contact)
  - Branch
  - Order Type
  - Transaction Type
  - Product Type
  - Commercial/Residential (if {{Order.IsCommercial}} = true, then commercial, else residential)
  - Opened Date (received date)
  - Closed Date (WSOB closed date definition)
  - Settlement Date
  - Order Status
  - Escrow Status
  - Title Status
  - Liability
  - use logic of current excel export
  - Escrow Rev
  - use logic of current excel export
  - Premium
  - use logic of current excel export
  - Other Rev
  - use logic of current excel export
  - Total Revenue – sum of escrow, premium, other revenue
  - Buyer
  - use logic of current excel export
  - Seller
  - use logic of current excel export
  - Property Street (property 1 address line 1 and 2)
  - Property City
  - Property State
  - Property Zip
  - Property County
- Added a new option to "Report Type" Drop down called "All" and when selected it will include Opened, Closed and Cancelled orders in the date range

[Back to Table of Contents](#)

<b>Order Count/Revenue Summary</b>				
NEW/MOD MOD	REQUESTED BY C	INCIDENT NO.	TFS No(s). 535524	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> <li>• Updated group 2 default to just be 'Escrow Officer/Closer or Title Officer/Examiner' since the default on group 1 is already 'Branch', was redundant to have Branch, Branch/Escrow Officer and add "Title Officer/Examiner" as an option in group 2</li> </ul>				

[Back to Table of Contents](#)

<b>Orders by Contact</b>				
NEW/MOD MOD	REQUESTED BY WA	INCIDENT NO.	TFS No(s). 537479	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> <li>• Added a new text box search called "Contact SSN/TIN Contains" and placed under the contact address contains</li> </ul>				



# MAY RELEASE NOTES

field.

- When info is entered into this field, it will only return orders where the SSN or TIN is found in that order.

[Back to Table of Contents](#)

## Orders by Selection

NEW/MOD MOD	REQUESTED BY BR	INCIDENT No.	TFS No(s). 534826	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> <li>• Added the Escrow Officer Assistant {{Order.Escrow.PreCloserEscrowAssistant.Name}} as an option in both group by drop downs               <ul style="list-style-type: none"> <li>○ When either group 1 or 2 is grouped by Escrow officer change the escrow officer column to Escrow officer assistant (non-one row formats only). Each type has the same format.</li> </ul> </li> </ul>				

[Back to Table of Contents](#)

## Property Information Search

NEW/MOD MOD	REQUESTED BY WA	INCIDENT No.	TFS No(s). 537477	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> <li>• Added a new picklist called "Property Type" and placed under Property County. This will populate the values found in the property type drop down on the property screen {{Order.Property.Type}}</li> <li>• Added a new picklist called "Property Use" and placed under property type. This will populate the values found in the property use drop down on the property screen {{Order.Property.Use}}</li> </ul>				

[Back to Table of Contents](#)

## Weekly Source Of Business

NEW/MOD MOD	REQUESTED BY CORP	INCIDENT No.	TFS No(s). 536573	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> <li>• Updated the current format for Indirect Orders making the baseline indirects be based on the corporate standards, where all codes of 5, 7, 9 are indirect for everyone</li> <li>• Re-purposed "Corporate Indirect" checkbox as follows:               <ul style="list-style-type: none"> <li>○ Re-named to "Alternate Indirect"</li> <li>○ Defaulted to unchecked</li> <li>○ Logic: use the state/profile logic that was the baseline previously when box is checked.</li> <li>○ Updated the HI indirect revenue piece to only be applied when the alternate box is checked. If not checked allocate all revenue based on direct or indirect order classification:</li> <li>○ "HI indirect revenue only includes "Title Revenue" amounts; non-title revenue amounts are included in the "Revenue" line"</li> <li>○ Removed both of these items from the new alternate indirects as they only use the corporate                   <ul style="list-style-type: none"> <li>IN =                       <ul style="list-style-type: none"> <li>- Profile "Default\PCPU\Indiana\CT\FCTM" and descendants = INFO, PLTACC, CD, OTHER, TTLSEA</li> <li>- Profile "Default\PCPU\Indiana\CT\FPGM" and descendants = INFO, PLTACC, CD</li> <li>- Profile "Default\PCPU\Indiana\FT\FIDS" and descendants = INFO, PLTACC</li> <li>- All Other Profiles = PLTACC, INFO, OTHER, TTLSEA</li> </ul> </li> <li>MI = INFO, TTLSEA</li> <li>MN = INFO, OTHER, LSEHLD, PTTLR, TTLSEA, PLTACC, SEACLO</li> </ul> </li> <li>○ Removed WA CT Seattle Tacoma logic under Title &amp; Escrow Order Counts</li> </ul> </li> </ul>				



# MAY RELEASE NOTES

## Order Counts:

- "Orders Opened" = orders with a received date in the date range; includes canceled if selected
- "Orders Closed" = orders with a closed date in the date range (see closed date definition below)
- "Title Only" = order types Title Only and Title & Subescrow, not including Indirect Order product types (defined below)
  - Includes "Title & Escrow" order types if the FeeAttyOrder\_FNFTEXT custom field checkbox in the order is checked
- "Title & Escrow" = order types Title & Escrow and Title & Escrow (HDI), not including Indirect Order product types (defined below)
  - If report is generated at/under the WA "CT Seattle Tacoma" profile level AND is grouped by Branch County, then any "Title & Escrow" order types are shown in the "Escrow Only" count of the Settlement Agent Branch County and the "Title Only" count of the Title Company Branch County, only if the Settlement Agent Branch County <-> Title Company Branch County (County\_FNF# custom field); revenue is shown in the Settlement Agent Branch County group
- "Escrow Only" = order type Escrow Only, not including Indirect Order product types (defined below)
- "Refinance"/"Resale"/"Other" categories are based on Transaction Type (not Product Type) for only the order types listed above
  - "Refinance" = Refinance and Equity; "Resale" = Purchase; "Other" = Other
- "Customer Service" (and "Wild Recording" if OR) orders (product type) are not included in the order counts, but they are included in the revenue

[Back to Table of Contents](#)



# MAY RELEASE NOTES

## ARIZONA

### DOCUMENTS

#### Escrow

#### Information Form (Buyer)

NEW/MOD	REQUESTED BY	TICKET No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT AZ		537426	

Added a new label and dividing line between sections.

3. Buyer's exact vesting to be placed on Warranty Deed; please print your name exactly as you wish it to appear of record

**Please check marital status for ALL:**

- Husband and Wife
- An Unmarried Man (divorced)
- An Unmarried Woman (divorced)
- An Unmarried Man (divorced)
- A Married Man
- A Single Man (never married)
- A Married Woman
- A Single Woman (never married)
- A Married Couple

**Please choose vesting:**

- A Widow
- A Widower
- as Joint Tenants
- as Community Property
- as sole and separate property
- Community Property with Right of Survivorship
- \_\_\_\_\_

\* If married, (and your spouse WILL NOT be purchasing property with you) please provide spouse's name, a Disclaimer Deed will have to be signed\*

[Back to Table of Contents](#)

#### Notice (Cancellation and Disposition of Earnest Money)

NEW/MOD	REQUESTED BY	TICKET No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Mohave		537251	

Added "and the earnest deposit refunded to the buyer" to the 2nd paragraph.

[Back to Table of Contents](#)



# MAY RELEASE NOTES

## CALIFORNIA

### DOCUMENTS

#### Escrow

#### Affidavit (Transfer Tax - San Benito)

NEW/MOD	REQUESTED BY	TICKET No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Santa Clara		537471	

Updated signature section to pull in Buyer name(s) to "Please Print" line.

<b>I DECLARE OR AFFIRM UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.</b>	
<small>Are you the <input type="checkbox"/> Transferee, <input type="checkbox"/> Transferor, <input type="checkbox"/> both, or <input type="checkbox"/> Representative with full knowledge of foregoing. Signature still required.</small>	
<u>SIGNATURE(S) OF NAME OF BUYER/TRANSFEREE/REPRESENTATIVE</u>	<u>DATE</u>
Bryan B. Buyer and Brenda B. Buyer	
<u>NAME(S) OF BUYER/TRANSFEREE/REPRESENTATIVE (PLEASE PRINT)</u>	
<hr/> 2 of 2   This document is not subject to public inspection, but is subject to the California Public Records Act (Government Code 6250 et. seq.)	

[Back to Table of Contents](#)

#### Transaction Form

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CA		535060	

When user profile is 'Default\P\CA\SOC%' + descendants, then digital signature of user will show if it exists with the current date.

[Back to Table of Contents](#)



# MAY RELEASE NOTES

## REPORTS

<b>Release Tracking</b>				
<b>NEW/MOD</b>	<b>REQUESTED BY</b>	<b>INCIDENT NO.</b>	<b>TFS No(s).</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
MOD	CA		534450	
<ul style="list-style-type: none"><li>• Update logic to include all TO orders if the profile path contains 'Default\P\CA\SOC%'<ul style="list-style-type: none"><li>○ Currently Title Only orders are only included if there is an escrow company with a name starting Fidelity Nation, Chicago Title, Tigor Tilte, Lawyers Title, or Western Title.</li></ul></li></ul>				

[Back to Table of Contents](#)



# MAY RELEASE NOTES

## COLORADO

### REPORTS

<b>Order Exceptions</b>				
<b>NEW/MOD MOD</b>	<b>REQUESTED BY CO</b>	<b>INCIDENT NO.</b>	<b>TFS No(s). 533995</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
<ul style="list-style-type: none"> <li>• Added to the Order Exceptions report for "CO" and apply the following exceptions:               <ul style="list-style-type: none"> <li>○ Closed Order, Missing/Pending Revenue</li> <li>○ Escrow Lock Unlocked, not re-Locked</li> <li>○ FFP Exceptions</li> <li>○ Ledger Transfer/Sent Invoice, Order Status not Closed</li> <li>○ Posted Disbursement, Missing/Pending Rev</li> <li>○ Missing Branch</li> <li>○ Missing Buyer Forwarding Address</li> <li>○ Missing/Incorrect Escrow Officer/Closer</li> <li>○ Missing Order Contact Lookup Code</li> <li>○ Missing Policy Coverage</li> <li>○ Missing Policy Lookup Code</li> <li>○ Missing Property County</li> <li>○ Missing Seller Forwarding Address</li> <li>○ Missing/Incorrect Title Officer/Examiner</li> <li>○ Missing Sales Rep on Marketing Source</li> <li>○ Missing Underwriter</li> <li>○ Posted Payoff, Missing/Pending Revenue</li> <li>○ Missing Policy Transaction Code</li> <li>○ Missing Buyer Current Address</li> <li>○ Missing Title Company</li> <li>○ Missing Property Type</li> <li>○ Missing Settlement Date</li> <li>○ Missing LB/SB Person License Number</li> </ul> </li> </ul>				

[Back to Table of Contents](#)



# MAY RELEASE NOTES

## COMMERCIAL

### DOCUMENTS

#### Escrow

#### Escrow Trust Instructions (Strict Joint Order 1 - Earnest Money)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT Chicago NCS		540553	

Replaced instance of hardcoded title office under BILLING INSTRUCTIONS with logic to pull the office name from the file.

[Back to Table of Contents](#)

#### IBA Authorization (ATL) - ATL NCS ONLY

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	ATL NCS		539198	

Revised the bps from 40 to 75 and new approval person.

[Back to Table of Contents](#)

# MAY RELEASE NOTES

**Title**

**ALTA Commitment 2016 (WA - NCS)**

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	NCS Seattle		540499	COMD1138.doc

New document. Render to view complete document.

**ALTA COMMITMENT FOR TITLE INSURANCE**

Issued By agent:



**Fidelity National Title**

COMPANY OF WASHINGTON, INC.

Commitment Number:

**X20365533**

**NOTICE**

**IMPORTANT - READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

[Back to Table of Contents](#)



# MAY RELEASE NOTES

## REPORTS

<b>Comparison with Group Selection</b>				
<b>NEW/MOD</b> MOD	<b>REQUESTED BY</b> NCS	<b>INCIDENT No.</b>	<b>TFS No(s).</b> 515891	<b>FILE NAME (NEW ITEMS ONLY)</b>
<ul style="list-style-type: none"> <li>• On the commercial format added two new comparisons per group:               <ul style="list-style-type: none"> <li>○ 'Ave. Prem. per \$1,000' - highest coverage amounts (owner or lenders) and if either is NULL pull the higher of the sales price and loan amount. Pull all premium for the highest coverage amount (all TP and END bill codes)</li> <li>○ sum of all the coverage amounts for the order found in the date range</li> <li>○ sum of all the premium (TP and END and CRRAR Rev.) found in the date range                   <ul style="list-style-type: none"> <li>▪ as (Coverage amounts sum / premium amounts sum) * 1,000</li> </ul> </li> </ul> </li> <li>• Revenue - added CRRAR Revenue field {{Order.CRRARRev_FNF#}} for total rev and also breakdowns per closer order, per day and for premium per closed order, per day</li> </ul>				

[Back to Table of Contents](#)



# MAY RELEASE NOTES

## FLORIDA

### DOCUMENTS

#### Escrow

#### Affidavit (No Estate Taxes Due)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Professional Title/ LCT		538306	

Removed extra signature line next to the date line.

[Back to Table of Contents](#)

#### Affidavit (Retired Mobile Home)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Wollinka Wikle Title		539419	FLD1344.doc

New document. Render to view complete document.

#### AFFIDAVIT (RETIRED MOBILE HOME)

Before me, this 1st day of May, 2019, personally appeared [Samuel S. Seller](#) (whether one or more, hereinafter referred to as "Affiant"), who, being duly sworn according to law, deposes and says:

1. Affiant, by virtue of that certain deed recorded in Official Records Book 12, Page 3 (or Instrument Number 132) in [Orange County, Colorado](#), is the owner of the real property described as:

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

2. Affiant, by virtue of that certain ([May 21, 2018](#)), is the owner of that certain mobile home described as: [Make00099, Model Name, 2010, Ser0101024801](#).

3. Affiant verifies that the mobile home is permanently affixed to the real property described above in accordance with state law.

[Back to Table of Contents](#)

#### Deed (Warranty - Multiples, Indiv. to Indiv.)

#### Deed (Warranty - Multiples, Indiv. to Indiv.) Legal

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Wollinka Wikle Title		538309	

Deed has been adjusted to account for when there are 2 or more sellers in the file, will now print each seller contact's signature and acknowledgment on separate pages.

[Back to Table of Contents](#)

# MAY RELEASE NOTES

<b>Payoff Release Authorization</b>				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Wollinka Wikle Title		539417	FLD1343.doc

New document. Render to view complete document.

**PAYOFF RELEASE AUTHORIZATION**

**TEST  
COMPANY  
LOGO**

Borrower Name: [Bryan B. Buyer and Brenda B. Buyer](#)

Lender: [Lender/Mortgagee EL Screen, extra text to test wrapping](#)

Account No.: [919191](#)

Phone No.: [111-222-3333](#)

Borrower SSN: \_\_\_\_\_

We/I hereby authorize the release of payoff figures to Wollinka Wikle Title Insurance Agency to facilitate the closing of my property.

[Back to Table of Contents](#)



# MAY RELEASE NOTES

## GEORGIA

### DOCUMENTS

#### Escrow

#### Wire Account Notification (NCS - Commercial)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	ATL NCS		537890	

Revised header and logo to always reflect the Title Office contact in the order instead of the Underwriter contact for Commercial orders.


Inquire before you wire!


---



**Company Name**

Title Office Name  
1000 Title Avenue, TO City, GA 12345  
Phone: (800)111-2222 Fax: (800)222-1111

WIRE ACCOUNT NOTIFICATION

[Back to Table of Contents](#)



# MAY RELEASE NOTES

## HAWAII

### *DOCUMENTS*

#### Escrow

#### Vesting Information

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT HI		538304	

Revised document so that names pull from the name field so that extra-long names will pull to the document.

[Back to Table of Contents](#)



# MAY RELEASE NOTES

## ILLINOIS

### *DOCUMENTS*

#### Title

#### **ALTA Commitment 2016 with Privacy Notice (IL)**

<b>NEW/MOD</b>	<b>REQUESTED BY</b>	<b>INCIDENT No.</b>	<b>TFS No(s).</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
New		IN19000859359	538304	ILD0521.doc

New document to include the Wire Fraud Alert and the Privacy Statement.

[Back to Table of Contents](#)

# MAY RELEASE NOTES

## MY SCREENS

### CT Rates and Contracts screen

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

The **CT Rates and Contracts** screen is available when the **IL-CT Home Equity** My Screens is selected.



The screenshot shows the 'CT Rates and Contracts' screen. On the left is a navigation menu with the following items: Open Order General, Search Products, Jr. Loan, Commitment, Policy, Billing, CT Rates and Contracts (highlighted with a red circle), Title Insurance Premiums, Additional Title Charges, Endorsements, and Invoice Summary. The main content area is titled 'CT Rates and Contracts' and contains the following fields and options:

- Type of Order: [Text Input Field]
- Customer Name: [Text Input Field]
- Contract Number: [Text Input Field]
- Do Not Apply Contract To This Order
- ALERTS!: [Large Empty Text Area]
- Owner's Premium: [Text Input Field]

# MAY RELEASE NOTES

## MY SCREENS

### Security Instruments and Existing Liens screens

<b>NEW/MOD</b> Mod	<b>REQUESTED BY</b> Kim Stone	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s).</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
-----------------------	----------------------------------	--------------------------	-------------------	-----------------------------------

The following screens are available when the **EPU Screens** My Screens is selected.





# MAY RELEASE NOTES

## INDIANA

### DOCUMENTS

#### Escrow

##### Client Care Checklist

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT IN		537173	

Added cell phone number for Listing and Selling agents (between Phone and Email).

[Back to Table of Contents](#)

##### Cover Page (FTNW)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	MWIT		537030	

Changed Valparaiso Telephone number to: 219-462-4188. Changed Valparaiso Fax Number to: 219-464-2494.

[Back to Table of Contents](#)



# MAY RELEASE NOTES

## Title

### ALTA Commitment 2016 with Privacy Notice (IN)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New		IN19000859359	534377	IND1309.doc
New document to include the Wire Fraud Alert and the Privacy Statement.				

[Back to Table of Contents](#)



# MAY RELEASE NOTES

## MARYLAND

### *DOCUMENTS*

#### Escrow

#### MD Income Tax Withholding

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT DC NCS		537887	
Updated to most recent version.				

[Back to Table of Contents](#)



# MAY RELEASE NOTES

## MICHIGAN

### DOCUMENTS

#### Escrow

#### Construction Personal Undertaking FKA Construction Personal Undertaking - Contractor's Construction Personal Undertaking - Owner's

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	MI State Counsel		537920	

The "Construction Personal Undertaking - Contractor's" has been renamed to "Construction Personal Undertaking" and has been revised to match version approved by State Counsel. The "Construction Personal Undertaking - Owner's" has been disabled.

 <b>Company Name</b>		<b>PERSONAL UNDERTAKING</b>	
STATE OF _____		<b>Order No.:</b>	JM CD Test-JDK
COUNTY OF _____		<b>Indemnity No.:</b>	4879
<p>WHEREAS, the <b>Underwriter Name</b>, either directly or through its agent, <b>Escrow Office Name</b>, hereinafter referred to as "the Company," is about to issue its title insurance policy or policies or commitments therefor, all hereinafter referred to as "the Title Insurance Policy," in respect to the land therein described as follows:</p> <p>SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF</p> <p>AND WHEREAS, the Company in its search and examination preparatory to fulfilling said request has determined that title to said real property appears to be subject to the following items:</p>			

[Back to Table of Contents](#)



# MAY RELEASE NOTES

<b>Master ABA Disclosure</b>				
<b>NEW/MOD</b>	<b>REQUESTED BY</b>	<b>INCIDENT NO.</b>	<b>TFS No(s).</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
Mod	CT MI		538360, 538578, 538579	
<p><u>For Beacon Title:</u>            ABAs for the following lookup codes have been revised:            REMN603            COLN10            COLS455            ATTS3665            REMS449            COLS2409            INTN1501            EVEB201            REAS815            NEWS2874</p> <p>New ABAs have been added for the following look up codes:            KELS1111            CORS5750            ATWS3399</p> <p><u>For Endeavor Title:</u>            ABAs for the following lookup codes have been revised:            KELP653            BELP7097            BERK6312            BERP5839            REMB317</p> <p>New ABAs have been added for the following look up codes:            EXPT101            REMP7127</p> <p><u>For Reliance Title:</u>            ABAs for the following lookup codes have been revised:            KELG630            BEAH29            KEYG5211</p> <p>New ABAs have been added for the following look up codes:            FIVC71            FIVG300            JBSD1674            TARG2180            WEIG3061</p>				

[Back to Table of Contents](#)



# MAY RELEASE NOTES

## Principal Residence Exemption Affidavit

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	MI		537893	

Document has been updated to reflect the most recent version.

[Back to Table of Contents](#)



# MAY RELEASE NOTES

## WireSafe Fraud Alert (eSign) - CT MI ONLY

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT MI		537889	

The prompt for the "Use buyer must call version?" has been suppressed for this version only.

[Back to Table of Contents](#)



# MAY RELEASE NOTES

## Title

### ALTA Commitment 2016 with Privacy Notice (MI)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	MID1292.doc	IN19000859359	534406	
New document to include the Wire Fraud Alert and the Privacy Statement.				

[Back to Table of Contents](#)



# MAY RELEASE NOTES

## MINNESOTA

### DOCUMENTS

#### Title

#### ALTA Commitment 2016 (ND)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New			526501	NDD1001.doc

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

[Back to Table of Contents](#)

#### ALTA Commitment 2016 (SD)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New			526504	SDD1001.doc

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

[Back to Table of Contents](#)

#### Recorded Documents Guarantee

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	State Counsel		537650	

Per State Counsel, revised to enable a numbered listing of individual recorded documents.

**Designated Documents:**

- Deeds
- Leases and Subleases
- Mortgages/Deeds of Trust
- Environmental Protection Liens recorded pursuant to CERCLA
- All documents

1. enter test here
2. additional text here

Field Prompt

**Master Guarantee**  
Loan Policy (\$0.00)

Loan Policy (\$0.00)

List the requested designated document

enter test here  
additional text here

Skip remaining prompts

OK

[Back to Table of Contents](#)



# MAY RELEASE NOTES

## NEBRASKA

### DOCUMENTS

#### Escrow

#### Deed of Reconveyance

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT Kansas City		537171	NED1006.doc

New document. Render to view complete document.

#### DEED OF RECONVEYANCE

The indebtedness secured by the Deed of Trust executed by [Stephen T. Seller and Stephanie T. Seller, husband and wife](#), as Trustor, to [John Doe, Title](#), as Trustee, for the benefit of [Lender/Mortgagee Name](#), as Beneficiary, dated [May 1, 2019](#), and recorded in the office of the Register of Deeds of [Lancaster County, Nebraska](#) in Book [234](#) at page [897](#), has been paid, and the Beneficiary has requested in writing that this Deed of Reconveyance be executed and delivered as confirmed by its endorsement below.

In consideration of such payment and in accordance with the request of the Beneficiary, the Trustee reconveys to the person or persons entitled thereto all the right, title, interest and claim acquired by the Trustee pursuant to the Deed of Trust in the following real property:

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

[Back to Table of Contents](#)



# MAY RELEASE NOTES

## NEW JERSEY

### DOCUMENTS

#### Escrow

#### Wire Information

#### Wire Information (International)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT NJ		537459	

See screenshots for updated wire information form approved by corporate.



## Company Name

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

### WIRING INFORMATION

Our wiring instructions for the transaction referenced herein are as follows:

FRAUD ALERT! PLEASE READ

THESE WIRE INSTRUCTIONS WILL NOT CHANGE

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

**To:** Escrow Office Name

**Bank:** First Test Trust Bank  
101 Banking Ave.  
Suite 2  
New York, New York 00000

**ABA/Routing No.:** 123456789

**Account Name:** Escrow Office Name

**Account No.:** 098765411

**Please refer to our Escrow No.:** JM CD Test-JDK

**For Reference Purposes:**

**Borrower(s):** Bryan B. Buyer and Brenda B. Buyer

**Property:** 1111 Property Avenue  
Prop City, NJ 55555

Funds to close must be in the form of a Cashier's Check or Wire Transfer. ACH Transfers are NOT accepted. Your funds to close must be wire transferred to Escrow Office Name. Please check with your Escrow Officer prior to obtaining funds.

Please take this form with you to your bank.

[Back to Table of Contents](#)



# MAY RELEASE NOTES

## Title

### ALTA 25 Endorsements Survey Endorsements

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT NJ		538606	

Replaced "Last Revised" date type custom field with text type custom field, which allows for a date or a blank line to be entered, or if left unanswered, will not show "Last revised" text on endorsement document. This change applies to the Survey Endorsement (NJR 5-01), ALTA 25-06 - Same as Survey (NJR 5-125), and ALTA 25.1-06 - Same as Portion of Survey (NJR 5-126).

[Back to Table of Contents](#)



# MAY RELEASE NOTES

## NEW MEXICO

### DOCUMENTS

#### Escrow

#### Letter (Purchase Insured Explanation)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT NM		537255	

Revised the fee for deleting the Standard Exception 4 from \$25 to \$50.

[Back to Table of Contents](#)



# MAY RELEASE NOTES

## NEW YORK

### DOCUMENTS

#### Escrow

#### Survey Order Authorization

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Riverhead		536185	

Removed Service Fee and Total amount lines.

<b>BEFORE</b>		
<u>SURVEY QUOTES</u>		
<b>Surveyor</b>	<b>Price</b>	<b>Time Frame</b>
Surveyor1 Name	\$150.00	1 week
Title Office Name	Service Fee: \$50.00	
	Total: \$200.00	
Surveyor2 Name	\$175.00	10 days
Title Office Name	Service Fee: \$50.00	
	Total: \$225.00	
<b>AFTER</b>		
<u>SURVEY QUOTES</u>		
<b>Surveyor</b>	<b>Price</b>	<b>Time Frame</b>
Surveyor1 Name	\$150.00	1 week
Surveyor2 Name	\$175.00	10 days

[Back to Table of Contents](#)



# MAY RELEASE NOTES

## Title

### Master Commitment (NNY)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CTI N. NY		536182	

ROCHESTER OFFICE ONLY: Updated Schedule A, item 5 to pull in tax account number.

**5. The land referred to in this certificate is described as follows:**

Address: 1111 Property Avenue  
City: Prop City  
County: Orange  
State: New York  
Zip: 55555  
Lot: 3333  
Tax Acct. No.: 121212TM

*(Legal Description Continued on Attached Page)*

[Back to Table of Contents](#)



# MAY RELEASE NOTES

## NORTH DAKOTA

### DOCUMENTS

#### Title

#### ALTA Commitment 2016 (ND)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New			526501	NDD1001.doc
New document to offer a faster version of the ALTA 2016 Commitment.				

[Back to Table of Contents](#)



# MAY RELEASE NOTES

## OHIO

### DOCUMENTS

#### Escrow

##### File Cover CTT

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT N. Ohio		504060	

Corrected so that the POA information pulls to the form.

[Back to Table of Contents](#)

##### File Cover (Sheffield-Sandusky)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT Sheffield-Sandusky		539819	

Replaced the following text as noted:

- "Legal Checked on Deed" with "Seller Concession"
- "Primary Residence" with "Water Status", and
- "Wire: Buyer/Lender" with "Verify Rates"
- 

Condo Letter/HOA			<b>LH: \$</b>		
Rents/Security Deposit			Seller Concession		
POS			Water Status		
Home Warranty			Verify Rates		
<b>Listing Agent:</b> Better Homes and Garden, ID: BETR4800 4800 Garden Drive, City, CA 99999 Phone: (800)333-2222 Fax: (800)222-3333 <input checked="" type="checkbox"/> ALTA SS/HUD to Agent			<b>Selling Agent:</b> ReMax United, ID: SAB Attn: Sally Smith 123 Sell Homes Blvd., Irvine, CA 00123 Phone: 111-222-3333 Fax: 444-555-6666 <input type="checkbox"/> ALTA SS/HUD to Agent		
Seller's Attorney			Buyer's Attorney		

[Back to Table of Contents](#)



# MAY RELEASE NOTES

## OKLAHOMA

### DOCUMENTS

#### Escrow

**Letter (Authorization)**

**Limited POA - Durable Authorization**

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT OK		539953	

Forms revised to pull from the Jurat field instead of Buyer/Seller Notary Acknowledgments.

[Back to Table of Contents](#)

# MAY RELEASE NOTES

## OREGON

### DOCUMENTS

#### Escrow

#### Affidavit (Extended Coverage and Endorsements)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	LT Portland		537797	

Updated Affidavit Order No. to show the Second Title Company contact reference number as the order number (see image 1). If the Second Title Company reference number is empty (or if there is no Second Title Company in the order), the First Title Company contact reference number will show (see image 2), otherwise the order number will show (see image 3).

**AFFIDAVIT FOR EXTENDED COVERAGE  
ALTA TITLE INSURANCE POLICY  
AND ENDORSEMENTS**

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

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

Title Co.: Outside Title Co.

Title No.: T22222

Title Co.: Title Company One

Title No.: T111111

Title Co.: Title Company One

Title No.: JMoe CD Test-MGS



Type	Name	Code	Reference #
Lender	Lender Two	L2	
Lender	Lender Three	L3	
Listing Agent/Broker	Better Homes and Garden	LB	
Loan Servicer	Loan Servicer here	LS	
Mortgage Broker	Mtg Broker Name	M	
Other	Other Contact Name	O	
Payoff Lender	1st Capital Bank	P	
Seller	Samuel S. Seller and Samantha L.	S	
Seller	Selling Trust	S2	
Selling Agent/Broker	ReMax United	SB	
Settlement Agent	Novare Escrow	A	
Title Company	Title Company One	T	<input type="text" value="T111111"/>
Title Company	Outside Title Co.	T2	<input type="text" value="T22222"/>
Underwriter	Chicago Title Insurance Company	U	

[Back to Table of Contents](#)

# MAY RELEASE NOTES

**Assignment (Contract)**  
**Assignment (Contract and Deed - Vendee's)**  
**Assignment (Contract and Deed - Vendor's)**  
**Assignment (Contract and Warranty Deed)**

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	WT Bend		538296	

Updated bolded paragraph to match most recent language provided.

[Back to Table of Contents](#)

**Deed (Personal Representative's)**  
**Deed (Personal Representative's) Legal**

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	TT Astoria		538215	

Added title to signature.

[Back to Table of Contents](#)

## Deeds

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	OR		538051	

When multiple legals appear on the deed screen and only one box is checked, users will receive a warning to go back to the deed screen and double check that the legal(s) they have selected is/are correct.

Example:



[Back to Table of Contents](#)



# MAY RELEASE NOTES

[Information Sheet \(Buyer\)](#)

[Information Sheet \(Refinance\)](#)

[Information Sheet \(Seller\)](#)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Field Compliance		541180	

Hid the question about armed forces for organizations but kept vertical spacing the same.

[Back to Table of Contents](#)

## Memorandum of Land Sale Contract

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	WT Bend		538293	

If the acknowledgment is not entered in the file, a warning will now appear in place of the document. The second paragraph has been revised to show "(See ORS 93.030)" and removed language and corresponding prompts. Lastly, updated bolded paragraph to most recently approved language.

NOTE: "Land Sale Contract Memorandum" has been disabled in favor of this version.

**THIS DOCUMENT IS NOT COMPLETE.  
PLEASE COMPLETE  
ACKNOWLEDGMENT.**

HOTSPOT HERE ⇨ ■ ⇩ HOTSPOT HERE

### MEMORANDUM OF LAND SALE CONTRACT

KNOW ALL MEN BY THESE PRESENTS that on **April 1, 2019**, **Vendor's Name**, as vendor(s), and **Vendee's Name**, as the vendee(s), made and entered into a certain land sale contract, wherein the vendor(s) agreed to sell to the vendee(s), and vendee(s) agreed to purchase from vendor(s), the **Fee Simple** title in and to the following described real property in **Orange County**, State of **Oregon**, to wit:

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

The true and actual consideration paid for this transfer, set forth in the contract, is One Hundred Fifty Thousand And No/100 Dollars (**\$150,000.00**) **(See ORS 93.030)**.

[Back to Table of Contents](#)



# MAY RELEASE NOTES

## Preliminary Statement Regarding Seller's Exempt Status Preliminary Statement Regarding Seller's Exempt Status (Legal)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT Salem		537265	

Switched order of the transferor's address and address of the property sold. Added a new custom field dropdown asking address type. Bolded "as of the date of closing" in the second paragraph. Lastly, changed "referenced" to "filled in" in the first checkbox item.

Escrow No.:	JM CD Test-JDK
Date of Closing:	February 25, 2019
Name of Transferor (Seller):	Samuel S. Seller and Samantha S. Seller
Address or Short Description of Property Sold:	1111 Property Avenue, Prop City, OR 55555
Address of Transferor's Residence:	123 Seller Fwd Street, Fwd City, OR 55555

The undersigned Transferor hereby affirms that, **as of the date of closing** with respect to the sale of the above described property closed through the above referenced escrow, the undersigned Transferor is *(check the box that applies)*:

An individual and an Oregon resident, residing at the address **filled in** above.
  A C-corporation formed in the State of Oregon.

Address of Transferor's Residence

Forwarding Address

Address of Property Being Sold

Fill In

Forwarding Address

[Back to Table of Contents](#)



# MAY RELEASE NOTES

## Title

### OTIRO 225.1-06 - Same as Portion of Survey (ALTA 25.1-06)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Western Title	n/a	540564	

A custom field has been added on the Endorsements screen for the OTIRO 225.1-06 endorsement to enable a "last revised" date to be entered, if applicable.

[Back to Table of Contents](#)

# MAY RELEASE NOTES

## SOUTH CAROLINA

### DOCUMENTS

#### Escrow

#### Attorney's Certification of Title

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT SC Agency		536956	SCD1062.doc

New document. Render to view complete document.



### ATTORNEY'S CERTIFICATION OF TITLE

## Company Name

THE FOLLOWING IS THE TITLE OPINION OF THE UNDERSIGNED ATTORNEY RENDERED TO **TITLE OFFICE NAME** FOR ITS ADVICE IN ITS CONSIDERATION OF AN APPLICATION FOR TITLE INSURANCE AND DOES NOT CONSTITUTE AN OBLIGATION FOR THE COMPANY.

The undersigned hereby certifies to **Title Office Name** that he/she has conducted the examination of record title in the **Orange** County records (and municipal tax and assessment records if within a municipality) for the period shown below relative to title to the real property described in Exhibit "A" hereto, and in his/her opinion, fee simple title, subject only to the defects, liens, encumbrances, and requirements referenced below, is vested in **Samuel S. Seller and Samantha S. Seller** on the last mentioned date and hour.

[Back to Table of Contents](#)



# MAY RELEASE NOTES

## SOUTH DAKOTA

### *DOCUMENTS*

#### Title

#### ALTA Commitment 2016 (SD)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New			526504	SDD1001.doc

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

[Back to Table of Contents](#)



# MAY RELEASE NOTES

## TEXAS

### DOCUMENTS

#### Escrow

#### Request for Absentee Notary Signup

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	TX		538421	

Revised two instances of "Closer" to "Company" in the following paragraph:

The absentee notary you requested that will conduct the signing is from Bancserv, an affiliate under common control of the same corporate parent as this company that is closing your escrow transaction (your "Escrow **Company**"). Because of this relationship, your Escrow **Company** may derive a financial or other benefit by your use of Bancserv.

[Back to Table of Contents](#)



# MAY RELEASE NOTES

## Title

### Commitment for Title Insurance (T-7) - 2014 without Jacket

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New			530785	SSTXD00285.doc
New document to offer a faster version of the current "Master Commitment without Jacket".				

[Back to Table of Contents](#)



# MAY RELEASE NOTES

## REPORTS

1099-S Exceptions				
NEW/MOD MOD	REQUESTED BY TX	INCIDENT No.	TFS No(s). 538032	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"><li>• Updated logic to apply based on ownership profile vs current profile.<ul style="list-style-type: none"><li>○ If order ownership contains '%\FEE\%' and order type = 'Title Only', then report will suppress the exception "Exclude order from IRS submission is not checked (title only order) from the report.</li></ul></li></ul>				

[Back to Table of Contents](#)

# MAY RELEASE NOTES

## WASHINGTON

### DOCUMENTS

#### Escrow

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

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Portland CPF		540229	

Revised to hardcode the Jurat direction onto the form to enable use for Title Only orders.

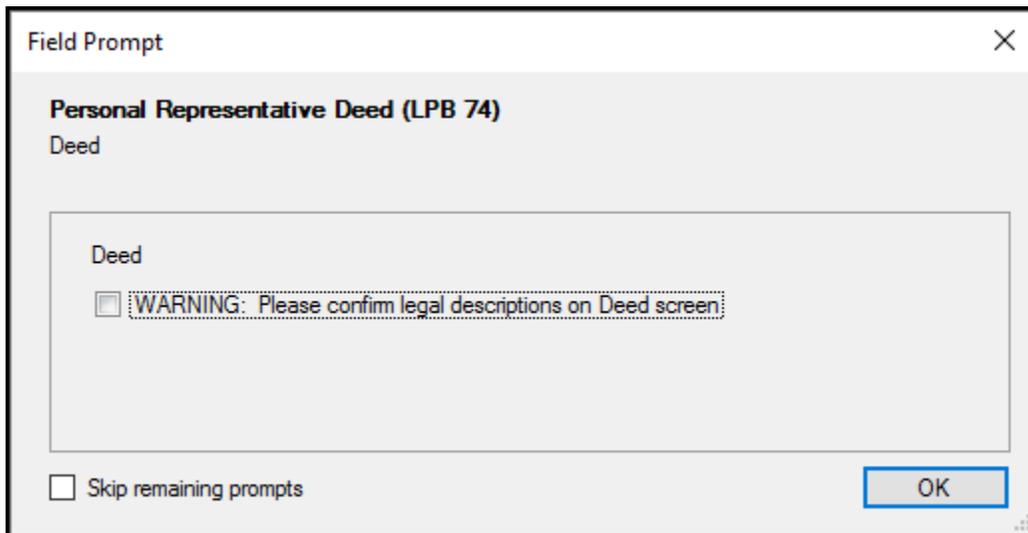
[Back to Table of Contents](#)

#### Deeds

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	WA		538468	

When multiple legals appear on the deed screen and only one box is checked, users will receive a warning to go back to the deed screen and double check that the legal(s) they have selected is/are correct.

Example:



[Back to Table of Contents](#)



# MAY RELEASE NOTES

## Title

**ALTA Loan Policy 2006 (WA)**  
**ALTA Loan Policy 2006 (WA)**

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	WA NCS		539422	WA00001062.doc WA00001061.doc

New state-specific documents to offer faster versions of the ALTA 2006 Policies.

[Back to Table of Contents](#)

## Commitment for Endorsement Schedule A

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Seattle		540617	

Replaced the commitment current owner fieldcode with the loan policy title vesting fieldcode.

[Back to Table of Contents](#)



# MAY RELEASE NOTES

## Subsequent Improvements Endorsement

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	WA NCS	n/a	539029	E06W035_00_FNF

A new endorsement "Subsequent Improvements" is now available (WA 35).

ENDORSEMENT	SUBSEQUENT IMPROVEMENTS
<p>Issued By:</p>  <p><b>CHICAGO TITLE INSURANCE COMPANY</b></p> <p>Charge: \$0.00</p> <p>The Company does hereby amend said policy as follows:</p> <p>The actual loss of the insured claimant, for the purpose of determining maximum policy liability as provided in the Conditions of the policy, shall include the following:</p> <ol style="list-style-type: none"> <li>(1) the full consideration paid for the land and improvements located on the land at Date of Policy, and</li> <li>(2) the full consideration paid for improvements erected on the land subsequent to the date of policy but before the insured claimant is required to provide a notice of a claim to the Company.</li> </ol> <p>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.</p> <p><b>Chicago Title Insurance Company</b></p> <p>Dated: May 14, 2019</p> <p>Countersigned By:</p> <p style="text-align: center;">AUTHORIZED SIGNATURE HERE</p> <hr style="width: 20%; margin: auto;"/> <p style="text-align: center;">Authorized Officer or Agent</p>	<p>Attached to Policy Number:</p> <div style="border: 1px solid black; padding: 10px; text-align: center; width: fit-content; margin: 0 auto;"> <p><b>OwnPolNum-123</b></p> </div>
<p style="font-size: small;">Subsequent Improvements-ALTA Owner's Policy 2006 <span style="float: right;">Printed: 05.14.19 @ 08:05 PM WA---SPS-1--2019050007 - CP Test WA</span></p>	

[Back to Table of Contents](#)



# MAY RELEASE NOTES

## PHRASES

### Escrow

#### Escrow Instructions

<b>NEW/MOD</b> Mod	<b>REQUESTED BY</b> WA	<b>INCIDENT No.</b>	<b>TFS No(s).</b> 539361	<b>FILE NAME (NEW ITEMS ONLY)</b>
-----------------------	---------------------------	---------------------	-----------------------------	-----------------------------------

Updated condo01 phrase

**BEFORE**

Code	Name
condo01	CONDOMINIUM (RESALE CERT/POS)

**CONDOMINIUM (RESALE CERT/POS):** Under Chapter 64.34 or 64.90 of the Revised Code of Washington, the Seller may be required to provide the Purchaser with a Resale Certificate or a Public Offering Statement (POS) before closing the sale of this condominium unit. Escrow Closer has not advised either party as to the scope of such rights or duties and has advised both parties to review these matters with an attorney of their choice.

Purchaser hereby confirms to Escrow Closer that any Resale Certificate or POS required by RCW 64.34 or 64.90 has been received by Purchaser at least five (5) days (for a Resale Certificate) or seven (7) days (for a POS) prior to the closing date. Escrow Closer has no duty to independently confirm such receipt by Purchaser.

Escrow Holder is advised that Purchaser has received and read a copy of the Declaration of Condominium and By-Laws and any amendments thereto and is aware of the conditions and obligations thereof.

**AFTER**

Code	Name
condo01	CONDOMINIUM and/or COMMON INTEREST OWNERSHIP PROPERTIES (RESALE CERT/POS)

**CONDOMINIUM and/or COMMON INTEREST OWNERSHIP PROPERTIES (RESALE CERT/POS):** Under Chapter 64.34 or 64.90 of the Revised Code of Washington, the Seller may be required to provide the Purchaser with a Resale Certificate or a Public Offering Statement (POS) before closing the sale of this unit. Escrow Closer has not advised either party as to the scope of such rights or duties and has advised both parties to review these matters with an attorney of their choice.

Purchaser hereby confirms to Escrow Closer that any Resale Certificate or POS required by RCW 64.34 or 64.90 has been received by Purchaser at least five (5) days (for a Resale Certificate) or seven (7) days (for a POS) prior to the closing date. Escrow Closer has no duty to independently confirm such receipt by Purchaser.

**Last sentence removed**

[Back to Table of Contents](#)

# MAY RELEASE NOTES

## WISCONSIN

### DOCUMENTS

#### Escrow

#### Escrow Disbursement Agreements

NEW/MOD New	REQUESTED BY CT WI	INCIDENT NO.	TFS No(s). 537722	FILE NAME (NEW ITEMS ONLY) See below
----------------	-----------------------	--------------	----------------------	---

New documents. Render to view complete document.

- WID0278.doc - Escrow Disbursement Agreement (Commercial, Generic)
- WID0276.doc - Escrow Disbursement Agreement (Commercial, Ltd Coverage)
- WID0277.doc - Escrow Disbursement Agreement (Commercial, No Coverage)
- WID0275.doc - Escrow Disbursement Agreement (Loan, Commercial, Non-Priority Lender)
- WID0279.doc - Escrow Disbursement Agreement (Loan, Commercial, Priority Lender)
- WID0280.doc - Escrow Disbursement Agreement (Loan, Commercial, Priority Lender, with Inspections)
- WID0271.doc - Escrow Disbursement Agreement (Residential - Cash, No Title)
- WID0274.doc - Escrow Disbursement Agreement (Residential - Cash, No Title, EO Holding Funds)
- WID0273.doc - Escrow Disbursement Agreement (Residential - Cash, OP)
- WID0272.doc - Escrow Disbursement Agreement (Residential - Cash, OP, Partial Funds)

Example of one of them:

**TEST  
COMPANY  
LOGO**

**RESIDENTIAL CONSTRUCTION  
ESCROW DISBURSEMENT AGREEMENT**

**Escrow No.:** JMoe CD Test-JDK  
**Borrower(s):** Bryan B. Buyer and Brenda B. Buyer  
 Buying Limited Partnership

This agreement sets forth the instructions from Owner to Escrowee for the disbursement of construction funds for the construction of improvements on the property described as [1111 Property Avenue, Suite 100, Philadelphia, CO 55555](#). The Owner will, from time to time, deposit a total of Two Thousand Five Hundred And No/100 Dollars (\$2,500.00) (the Funds) with [Test Escrow Co](#) (Escrowee). Owner(s) have paid or will pay the General Contractor the sum of Twenty Thousand And No/100 Dollars (\$20,000.00) as a down payment. Owner(s) may deliver to Escrowee funds, which represent the cost of additions to the Project or cost overruns.

[Back to Table of Contents](#)

# MAY RELEASE NOTES

## McFarland Village Assessment Form

<b>NEW/MOD</b> Mod	<b>REQUESTED BY</b> Dane County Title Co.	<b>INCIDENT NO.</b>	<b>TFS No(s).</b> 536575	<b>FILE NAME (NEW ITEMS ONLY)</b>
-----------------------	--	---------------------	-----------------------------	-----------------------------------

Updated form to match new 2019 version.

ORDER NO.: [JM CD Test](#)



### Special Assessment Letter Request

Fees:  
 \$35 - Approximately 5 Business Days  
 \$55 - Rush - Approximately 1 Business Day

This form provides information available at the Village of McFarland Municipal Center, concerning the property listed below as of the date noted, and is supplied at your request. It is understood that this form is issued subject to error and omissions and shall not be binding upon the Village of McFarland. In accordance with §19.35, Wisconsin Statutes, you are entitled to examine the public records in the following offices and verify the information listed herein.

Requestor Information	
Name of Company: <a href="#">Escrow Office Name</a>	Contact Name: <a href="#">Joseph D Kirby</a>
Phone Number: <a href="#">(888)111-1234</a>	E-mail address: <a href="mailto:joe.kirby@email.com">joe.kirby@email.com</a>
Return Letter Delivery Method: <input checked="" type="checkbox"/> - Mail (Include Self-Addressed, Stamped Envelope) <input type="checkbox"/> - E-mail (provide address): _____	

[Back to Table of Contents](#)



# MAY RELEASE NOTES

Owner's Certificate																								
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)																				
Mod	CT WI		537719																					
Added new language provided by State Counsel.																								
<div style="border: 1px solid black; padding: 10px;"> <p>THIS IS TO CERTIFY, that <b>Alex Cruz</b>, contractor for <b>A.C.E. Remodel</b> is entitled to a payment of Two Thousand Five Hundred And No/100 Dollars (\$2,500.00) by the terms of contract dated March 25, 2019.</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Amount of Contract:</td> <td style="width: 20%;">\$ _____</td> <td rowspan="8" style="width: 20%; text-align: center; vertical-align: middle;"> <div style="border: 1px solid gray; padding: 5px; display: inline-block;">           Contract date  <span style="color: red;">03/25/2019</span> </div> </td> </tr> <tr> <td>Addition to Contract:</td> <td>\$ _____</td> </tr> <tr> <td>Total:</td> <td>\$ _____</td> </tr> <tr> <td>Deduction from Contract:</td> <td>\$ _____</td> </tr> <tr> <td>    Balance:</td> <td>\$ _____</td> </tr> <tr> <td>Total Paid to Date:</td> <td>\$ _____</td> </tr> <tr> <td>    Balance:</td> <td>\$ _____</td> </tr> <tr> <td>Amount of this Certificate:</td> <td>\$ _____</td> </tr> <tr> <td>    Balance:</td> <td>\$ _____</td> <td></td> </tr> </table> <p style="background-color: yellow; padding: 5px; margin-top: 10px;">The undersigned hereby acknowledge that Escrow Office Name (Company) has no responsibility that the work or materials paid for with this draw are in place and that the Company has no liability for any alleged defects in the quality of workmanship or materials or for any failure to complete the project in accordance with the plans and specifications.</p> <p>IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.</p> </div>					Amount of Contract:	\$ _____	<div style="border: 1px solid gray; padding: 5px; display: inline-block;">           Contract date  <span style="color: red;">03/25/2019</span> </div>	Addition to Contract:	\$ _____	Total:	\$ _____	Deduction from Contract:	\$ _____	Balance:	\$ _____	Total Paid to Date:	\$ _____	Balance:	\$ _____	Amount of this Certificate:	\$ _____	Balance:	\$ _____	
Amount of Contract:	\$ _____	<div style="border: 1px solid gray; padding: 5px; display: inline-block;">           Contract date  <span style="color: red;">03/25/2019</span> </div>																						
Addition to Contract:	\$ _____																							
Total:	\$ _____																							
Deduction from Contract:	\$ _____																							
Balance:	\$ _____																							
Total Paid to Date:	\$ _____																							
Balance:	\$ _____																							
Amount of this Certificate:	\$ _____																							
Balance:	\$ _____																							

[Back to Table of Contents](#)

Prelim-Commitment Product Enclosure Letter (Title)				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT WI		540327	
Moved contacts to body of letter and added new sentence referencing the contacts for WI\FDLC and WI\FTMS profiles.				

[Back to Table of Contents](#)



# MAY RELEASE NOTES

## Title

### ALTA Commitment 2016 with Privacy Notice (WI)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	MWIT	IN19000859359	534397	WID0262.doc
New document to include the Wire Fraud Alert and the Privacy Statement.				

[Back to Table of Contents](#)



# MAY 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.

#### Deed (Warranty - Multiples, Indiv. to Indiv.) Deed (Warranty - Multiples, Indiv. to Indiv.) Legal

NEW/MOD New	ACTION REQUIRED Add to tree	APPLICABLE STATES/SITES Wollinka Wikle	FILE NAME (NEW ITEMS ONLY)
----------------	--------------------------------	---	----------------------------

DOC\_FLD1341 (Deed (Warranty - Multiples, Indiv. to Indiv.)) and DOC\_FLD1342 (Deed (Warranty - Multiples, Indiv. to Indiv.) Legal) will need to be added to Wollinka Wikle's tree in the same locations as DOC\_FLD1121 (Deed (Warranty - Indiv. to Indiv.)) and DOC\_FLD1231 (Deed (Warranty - Indiv. to Indiv.) Legal).

[Back to Table of Contents](#)