

# SOFTPRO SELECT

## RELEASE NOTES



MAY, 2018

Testing Release Date: May 3, 2018

Production Release Date: May 18, 2018



# MAY RELEASE NOTES

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# MAY RELEASE NOTES

## ALL STATES/SITES

### DOCUMENTS

#### Escrow

<b>CSS Property Statement</b>				
<b>NEW/MOD MOD</b>	<b>REQUESTED BY</b>	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s).</b> 442809	<b>FILE NAME (NEW ITEMS ONLY)</b>
<ul style="list-style-type: none"> <li>• Added new format option for               <ul style="list-style-type: none"> <li>○ Buyer Only</li> <li>○ Seller Only</li> </ul> </li> <li>• Show only the charges for buyer/seller based on the new formats for the property</li> </ul>				

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<b>EI - Disbursement</b>				
<b>EI - Disbursement (Legal)</b>				
<b>NEW/MOD Mod</b>	<b>REQUESTED BY</b> TT Salem	<b>FOOTPRINTS No(s).</b> N/A	<b>TFS No(s).</b> 459206	<b>FILE NAME (NEW ITEMS ONLY)</b>
Reduced vertical space to keep to one page.				

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# MAY RELEASE NOTES

## Information Collection Form

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Settlement	N/A	460170	SSCORPD5619.doc

New document. Render to view complete document.



### Fidelity National Title\*

Insurance Company

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

## INFORMATION COLLECTION FORM

**GF No.:** MS Test NM 1

**Escrow Officer:** Joseph D. Kirby (joe.kirby@email.com)

**Buyer/Borrower:** Brian T. Buyer and Brenda T. Buyer

**Purchase Price:** \$300,000.00

**Property:** 100 Property Street, Albuquerque, NM 87105

**Est. Close Date:** February 28, 2018

In order to complete the processing of this transaction we need additional information. This form must be completed in its entirety and returned prior to closing.

Name of Purchasing Entity:		
Employer Identification No.:	Check here if none: <input type="checkbox"/>	
Address:		
City:	State:	Zip:

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## Letter (Intro to WireSafe Fraud Alert)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT San Mateo	N/A	458829	

The document can now be sent to the Seller.

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## Privacy Statement

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Corporate	N/A	458155	

Updated Privacy Statement to most recent version (2018) provided by Corporate.



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<b>Wire Information</b>				
<b>NEW/MOD</b>	<b>REQUESTED BY</b>	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s).</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
Mod	Corporate	N/A	462662	
Added the WIRE FRAUD ALERT box.				

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# MAY RELEASE NOTES

## Title

### ALTA Endorsements 12 and 12.1

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Kansas City Commercial	N/A	460047	

For ALTA 12-06 and ALTA 12.1-06, revised so that users can type "See Attached Schedule A" in the first policy number Custom Field and the form will render without the warning that Custom Fields are incomplete.

### ENDORSEMENT - ALTA 12.1-06

### AGGREGATION - STATE LIMITS

Issued By:

**CHICAGO TITLE  
INSURANCE COMPANY**

Charge: \$0.00

1. The following policies are issued in conjunction with one another:

Policy Number: See Attached Schedule A

State: \_\_\_\_\_

Amount of Insurance: \$ \_\_\_\_\_

2. The amount of insurance available to cover the Company's liability for loss or damage under this policy at the time of payment of loss shall be the Aggregate Amount of Insurance defined in Section 3 of this endorsement.

3. The Aggregate Amount of Insurance under this policy is either:

- One Hundred Twenty-Three And No/100 Dollars (\$123.00); or
- If the Land is located in one of the states identified in this subsection, then the Aggregate Amount of Insurance is restricted to the amount shown below:

State: \_\_\_\_\_

Aggregate Amount of Insurance: \_\_\_\_\_

4. Section 7(a)(i) of the Contract is amended to read:

**7. OPTIONS TO PAY OR TENDER**

In case of a claim under this policy, the Insured may:

- to pay or tender the full amount of the claim, including the cost of defense, at the option of the Insured.
- To pay or tender the full amount of the claim, including the cost of defense, at the option of the Insured, or

5. Section 8(a) and 8(b) of the Contract are amended to read:

**8. DETERMINATION AND EXTENT OF LIABILITY**

Attached to Policy Number:

Custom Fields

Label	Value
Enter the Aggregate Amount of Insurance for all policies (OR enter state restricted amounts below)	\$123.00
Enter the restricted state	
Enter the restricted aggregate amount of insurance	
Enter the restricted state 2	
Enter the restricted aggregate amount of insurance 2	
Enter the policy number issued 1	See Attached Schedule A
Enter the state 1	
Enter the amount insured 1	
Enter the policy number issued 2	
Enter the state 2	
Enter the amount insured 2	
Enter the policy number issued 3	



# MAY RELEASE NOTES

## Loan Policies Owner's Policies

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Metro	N/A	462207	

Revised to add "Loan" or "Owner's" to the Loan or Owner's Policy headers following the cover page.

<b>FIDELITY NATIONAL TITLE INSURANCE COMPANY</b>	<b>OWNER'S POLICY NO. OPNum11111</b>
<p>7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.</p> <p>8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.</p> <p>9. Title being vested other than as stated in Schedule A or being defective</p> <p>(a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or</p>	

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# MAY RELEASE NOTES

## REPORTS

### 1099 Misc. Exceptions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	ILWA		455797	
<ul style="list-style-type: none"> <li>Added an "*" next to the payee name when it has the duplicate tax id/ssn exception</li> </ul>				

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### Lookup Table Export

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CORP		455116	
<ul style="list-style-type: none"> <li>Updated report to support lookup tables with up to 75 columns in the output <ul style="list-style-type: none"> <li>Current was 50</li> </ul> </li> </ul>				

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### WSOB Portal

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	CORP		453793	SSCORP5352.rpt - WSOB Portal

#### General:

Title – WSOB Portal

Tree location – Revenue Reports

#### Parameters:

- date from
  - default to 1<sup>st</sup> day of prior month
- date through
  - default to last day of prior month
- Excel Export checkbox
  - Default to unchecked
- Summary Only checkbox (see logic below)
  - Default to un-checked, unless profile state = NY)
- Group by 1 dropdown
  - Branch (Default for all states except NY)
  - Sales Rep
  - Marketing Source (Default for NY)
- Group by 2 dropdown
  - None (default)
  - Escrow Officer
  - Sales Rep
  - Marketing Source
- Branch Picklist
- Sales Rep Picklist
- Escrow Officer Picklist
- Show report programming notes
- Report comments

#### Groups:

- Based on Drop down



# MAY RELEASE NOTES

## Columns:

- Order Number = {{Order.Number}}
- Closer = {{Order.EsrowOfficer.Name}}
- Closing Date = {{Order.SettlementDate}}
- Customer (SOB) Company = name of marketing source
  - If more than one, show both names comma separated
- Customer (SOB) Contact = main contact of marketing source
  - If two marketing sources exist and both have main contact show comma separated
- Revenue (All) = sum of all revenue based on *cfn\_BillCode\_FNF.func.sql*
  - **For NY use alternate bill codes**
- *Single column below one for NY and one for all others. Don't do two separate as it will show gaps, but do a replace:*
  - Premium = Sum of all TP and END Bill codes
    - Suppress this column for NY
  - Revenue (Special) = only show this column if profile state = NY and pull revenue from *cfn\_BillCode\_FNF.func.sql*
    - **Add back in SFA bill code to revenue column**

## Totals:

- Per group selected on drop down
- Report totals

## Sorting:

- Alphabetically by group
- Order number

## Logic:

- Show all orders that are:
  - Closed = Revenue posted (sent invoice or posted revenue ledger, don't look at order status) or
  - Revenue was posted (if the revenue posting is 2<sup>nd</sup> or greater just show revenue amounts and don't count toward order counts. Show \* next items that are revenue only)
- Summary Only logic
  - Only show total order counts and revenue column per group
  - Columns
    - Group name
    - Closed = number of orders closed
    - Revenue (All) = all revenue based on group, use same column rules for NY above
    - Premium = sum of all premium (END and TP bill codes) per group
      - Suppress for NY
    - Revenue (Special) = sum of revenue per group, use same column rules for NY Above
      - Only show column for NY

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# MAY RELEASE NOTES

## ARIZONA

### DOCUMENTS

#### Escrow

Terms and Conditions				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	AZ	N/A	462442	
Typo in paragraph 25 (1) fixed from "and" to "an".				

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# MAY RELEASE NOTES

## CALIFORNIA

### DOCUMENTS

#### Escrow

#### Address Memo

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Fresno	N/A	458373	

Added prompts for the checkboxes. Added functionality to pull in the address and APN for the property and Seller's signatures.

With regard to the above referenced foreclosure file, the undersigned do(es) hereby state as follows:

CHECK ONE:

- The last known address of the trustor is that address as shown on the Deed of Trust.
- The current address of the trustor is unknown.
- The last known address of the trustor is different than that shown on the Deed of Trust, said address being: \_\_\_\_\_

THE ADDRESS OF THE PROPERTY UNDER FORECLOSURE IS:

100 Property Street, Northridge, CA 91324; 11111111APN  
(If vacant land or land with no address assigned please indicate)

PLEASE COMPLETE THE FOLLOWING IF THE PROPERTY IS NO LONGER OWNED BY THE TRUST OR:

Name of the Current Owner: \_\_\_\_\_

Address of the Current Owner: \_\_\_\_\_

**BENEFICIARIES:**

Stephen T. Seller	Date
Stephanie T. Seller	Date

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# MAY RELEASE NOTES

Cover Page (Owner's Affidavit)				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FNT Alameda Contra Costa	N/A	458084	SCA0002840.doc
<p>New document.</p> <div style="border: 1px solid black; padding: 20px; margin: 10px auto; width: 80%;"> <div style="display: flex; justify-content: space-between; align-items: center;">  <div style="text-align: right;"> <p><b>OWNER'S AFFIDAVIT</b></p> </div> </div> <p style="text-align: center; margin: 10px 0;"><b>SELLER MUST COMPLETE NO(S). 3 AND 5</b></p> <p style="text-align: center; margin: 5px 0;">Escrow will not close without this document being completed in full. Title Insurance will be written upon the basis of this affidavit, and if not completed in full will hold up the funding and closing of your transaction.</p> <p style="text-align: center; margin: 5px 0;"><b>**SELLER(S) MUST COMPLETE THIS DOCUMENT**</b></p> <p style="text-align: center; margin: 5px 0;"><b>**FAILURE TO DO SO WILL DELAY CLOSING**</b></p> <p style="text-align: center; margin: 10px 0;"><b>**ATTN: NOTARY**</b></p> <p style="text-align: center; margin: 5px 0;"><b>**YOU MUST NOTARIZE THIS DOCUMENT AFTER SIGNATURE AND COMPLETION**</b></p> <p style="text-align: center; margin: 5px 0;"><b>**FAILURE TO DO SO WILL DELAY CLOSING**</b></p> </div>				

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Declaration of Non-Military Service				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Fresno	N/A	458371	
<p>Revised to pull for Seller(s). Modified so that Ref. field on Settlement Agent pulls as T.S. No. and Ref # from T2 pulls for Order No. Added logo top left. Updated to pull the Seller/Beneficiary to first paragraph and Trustor/Buyers to second paragraph.</p>				

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# MAY RELEASE NOTES

## EI Dealer Sale of a New Manufactured Home (EIS)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Tulare Kings	N/A	459198	

Added functionality to look to additional four "other" fields.

<table style="width: 100%;"> <tr><td>Fire Insurance:</td><td style="text-align: right;">\$1,200.00</td></tr> <tr><td>Other:</td><td>Test1</td></tr> <tr><td>Other Amount:</td><td style="text-align: right;">\$10.00</td></tr> <tr><td>Other:</td><td>Test2</td></tr> <tr><td>Other Amount:</td><td style="text-align: right;">\$20.00</td></tr> <tr><td>Other:</td><td>Test3</td></tr> <tr><td>Other Amount:</td><td style="text-align: right;">\$30.00</td></tr> <tr><td>Other:</td><td>Test4</td></tr> <tr><td>Other Amount:</td><td style="text-align: right;">\$40.00</td></tr> <tr><td>Other:</td><td>Test5</td></tr> <tr><td>Other Amount:</td><td style="text-align: right;">\$50.00</td></tr> <tr><td>Other:</td><td>Test6</td></tr> <tr><td>Other Amount:</td><td style="text-align: right;">\$60.00</td></tr> </table>	Fire Insurance:	\$1,200.00	Other:	Test1	Other Amount:	\$10.00	Other:	Test2	Other Amount:	\$20.00	Other:	Test3	Other Amount:	\$30.00	Other:	Test4	Other Amount:	\$40.00	Other:	Test5	Other Amount:	\$50.00	Other:	Test6	Other Amount:	\$60.00	<p><b>COSTS AND CHARGES</b> - Breakdown of costs and purchase prices are as follows:</p> <table style="width: 100%;"> <tr><td>Purchase Price</td><td style="text-align: right;">\$ 150,000.00</td></tr> <tr><td>Sales Tax</td><td style="text-align: right;">\$ 2,150.00</td></tr> <tr><td>HCD Transfer/Title Fees</td><td style="text-align: right;">\$ 75.00</td></tr> <tr><td>HCD "Notice of Escrow Opening" Fee(s)</td><td style="text-align: right;">\$ 15.00</td></tr> <tr><td>Installation Fee(s)</td><td style="text-align: right;">\$ 1,500.00</td></tr> <tr><td>Escrow Fee</td><td style="text-align: right;">\$ 525.00</td></tr> <tr><td>Fire Insurance</td><td style="text-align: right;">\$ 1,200.00</td></tr> <tr><td>Test1</td><td style="text-align: right;">\$ 10.00</td></tr> <tr><td>Test2</td><td style="text-align: right;">\$ 20.00</td></tr> <tr><td>Test3</td><td style="text-align: right;">\$ 30.00</td></tr> <tr><td>Test4</td><td style="text-align: right;">\$ 40.00</td></tr> <tr><td>Test5</td><td style="text-align: right;">\$ 50.00</td></tr> <tr><td>Test6</td><td style="text-align: right;">\$ 60.00</td></tr> <tr><td><b>TOTAL</b></td><td style="text-align: right;"><b>\$ 155,675.00</b></td></tr> </table>	Purchase Price	\$ 150,000.00	Sales Tax	\$ 2,150.00	HCD Transfer/Title Fees	\$ 75.00	HCD "Notice of Escrow Opening" Fee(s)	\$ 15.00	Installation Fee(s)	\$ 1,500.00	Escrow Fee	\$ 525.00	Fire Insurance	\$ 1,200.00	Test1	\$ 10.00	Test2	\$ 20.00	Test3	\$ 30.00	Test4	\$ 40.00	Test5	\$ 50.00	Test6	\$ 60.00	<b>TOTAL</b>	<b>\$ 155,675.00</b>
Fire Insurance:	\$1,200.00																																																						
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<b>TOTAL</b>	<b>\$ 155,675.00</b>																																																						

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## Entity Requirements (Checklist)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CPF CA	N/A	462430	

Added 'By-Laws' checkbox under the section for Corporations and just below the Articles of Incorporation.

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## Foreclosure Acknowledgment

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Fresno	N/A	458369	

Removed the date and added logic to pull the Escrow Office information to the top right.

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# MAY RELEASE NOTES

## Foreclosure Title Instructions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Fresno	N/A	458376	

### FORECLOSURE TITLE INSTRUCTIONS

**If the Transaction Type is Title only or Escrow only, this will pull in the TitleCompany (T2) information**

Joseph D. Kirby  
Title Office Name  
1 Title Office Street  
City, CA 70808

Date: April 25, 2018  
Order No.: TO12345  
New:  Yes  No  
Foreclosure No.: 1803014

Please furnish Trustee's Sale Guarantee with liability of One Hundred Twenty-Five Thousand And No/100 Dollars (\$125,000.00), three (3) copies of T.S.G. and record the Notice of Default.

The Subject Deed of Trust recorded on April 2, 2006 in Book 1, Page 3, Instrument No. 4547 in the County of Adams.

Property Description:

1 Property Address, City, CA 49503  
11-123

**If there is no legal, it will now pull in the Property Address and APN**

We enclose the following:

Enclosed docs go here

Other Instructions:

Other instructions go here

**There is now a prompt to omit this text.**

**Original has been scanned into Simplifile for Adams County. Please release to record.**

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

Escrow Office Name

Signature

Date

By: Melissa G. Smith  
Print Name

**Pulls in the Escrow Office Name and Escrow Officer's Name/Title**

Its: Closing Specialist  
Print Title

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# MAY RELEASE NOTES

## HOA Demand Request

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	N/A	458035	

Added "Document Fee" to the document.

3. Late charge, if any, are: \$ _____ per: _____ after payment is: _____ days late.
4. Transfer fee, if any, is: \$ _____.
<b>Document fee, if any, is: \$ _____.</b>
5. Blanket hazard insurance on the building, is with: _____ Insurance Company, Policy No.: _____ expiring: _____ and agent is: _____ whose address is: _____

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## Letter (Beneficiary Transmittal)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Fresno	N/A	458363	

Revised document to pull the Escrow Office address and logo into the header.

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# MAY RELEASE NOTES

## Mechanic's Lien Coverage Request Form

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FNT Alameda Contra Costa	N/A	458667	SCA0002842.doc

New document. Render to view complete document.

	<b>CHICAGO TITLE COMPANY</b>	<b>MECHANICS' LIEN COVERAGE REQUEST FORM</b>
<b>GENERAL INFORMATION</b>		
Deal Name: <a href="#">Deal Name</a>	Submitted By: <a href="#">Carly L. Robidoux</a>	Date Submitted: <a href="#">May 8, 2018</a>
PAS No.: <a href="#">123456789</a>	Issuing Office/Agent: <a href="#">Chicago Title Insurance Company</a>	Closing Date: <a href="#">August 31, 2018</a>
<b>POLICY INFORMATION</b>		
Proposed policy or policies to be issued: <input type="checkbox"/> ALTA Owners Policy <input checked="" type="checkbox"/> ALTA Loan Policy <a href="#">\$250,000.00 / ALTA Loan Policy 2006</a> <input type="checkbox"/> Leasehold Owners Policy <input type="checkbox"/> Leasehold Loan Policy <input type="checkbox"/> Investor Policy <input type="checkbox"/> Investor Policy	Property: <a href="#">100 Property Street, Northridge, CA 91324</a> Lender ML Coverage Requested: <a href="#">ALTA 32</a> Owner ML Coverage Requested: <a href="#">Yes</a> Coinsurance: <a href="#">No</a>	

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## Owner Info Request (2)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT SoCal	N/A	458076	

Revised page break for authorization page to only occur for NoCal operations.

Added Solar Lease Program and Water Stock sections for SoCal operations.

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## Recording and Policy Instructions (w/ Notes)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Bakersfield	N/A	460182	

Removed the aggregate recording fees from the document for commercial transactions.

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# MAY RELEASE NOTES

## Recording Document Cover Page

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT NoCal	N/A	458109	

Revised to allow users to choose between people from a contact or choose no person for the "When Recorded Mail..." section.

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## Subcontractor's Representation (Owner-Builder)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FNT Alameda Contra Costa	N/A	458665	SCA0002481.doc

New document. Render to view complete document.



**CHICAGO TITLE  
COMPANY**

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

Sandy L. Moore  
Fidelity National Title Insurance Company  
1001 Title Way  
Anywhere, CA 99999

**Date:** May 2, 2018  
**Order No.:** JJ CA test-JDK  
**Property:** 100 Property Street  
Northridge, CA 91324  
200 Test Avenue  
San Francisco, CA 94101

The undersigned Owner/Builder hereby states as true and correct that all contractors, material suppliers, equipment providers and other service providers engaged for the construction of the subject work of improvement have been paid in full, that there are no known assertions that full payment has not been made and that there are no known disputes between Owner/Builder and any subcontractor or supplier regarding the quality of the work performed.

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# MAY RELEASE NOTES

## Title

### CLTA Interim Binder (2016)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Underwriting		460758	

The CLTA Binder has been updated to always reflect "730 days" as the term/period on the cover/jacket.

### CLTA INTERIM BINDER

---

Issued By:



**Fidelity National Title\***  
Insurance Company

Interim Binder Number:

2ndOwnPolNum-234

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

- Upon request, it will issue, as of the date shown in Schedule A, its policy of title insurance in the form and with a liability not exceeding the amount shown in Schedule A, insuring title to the estate or interest described to be vested in the vestee named in Schedule A subject only to the exceptions shown in Schedule B and to all of the provisions of said policy; or
- Alternatively, if a valid and sufficient instrument from the vestee named in Schedule A, creating an insurable estate, interest or lien in favor of a grantee or lender is executed, delivered and recorded within a binder period of **730 days** from the date shown in Schedule A, and on request, the Company will issue its policy in favor of the grantee or lender as of the date of recording the instrument, insuring the estate, interest or lien subject only to the aforesaid exceptions and provisions of the policy and to any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the date shown in Schedule A and the date of recording the instrument, including those matters affecting title which may attach as a result of the recording.

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

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

If needed, the term/period can be modified under Custom Fields on the Policy Schedule A screen.

**Custom Fields**

Enter any additional Proforma language, if applicable:

State LP Code:

Enter the Binder term if other than "730 days":

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# MAY RELEASE NOTES

<b>CLTA Litigation</b>				
<b>NEW/MOD</b>	<b>REQUESTED BY</b>	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s).</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
New	Underwriting		460760	G01C_Litig14
The CLTA Litigation Guarantee form has been updated to the 2014 version (replacing the previous 1992 version).				

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# MAY RELEASE NOTES

## FEE SCHEDULE

### Rate Changes

#### Fee Information

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).
---------	--------------	-------------------	------------

### California Rate Changes – May 2018

As you are aware, California has filed new residential rates for May 23, 2018.

With that filing, the rates policy codes are changing to make multiple loans easier.

The “40” series number, to choose a second or third loan are gone. In their place, you simply need to pull the appropriate policy code you are looking for, no matter what is the position the loan. It works like the NRC.

Select will now rate up to three loans for either Residential or Commercial (Non-residential) rates. In addition, you can mix and match the types for both Residential and Commercial.

Therefore, for the residential you can pull any combination of:

- 01C-Res Std Construction
- 01-Res Std Loan
- 02C-Res Ext Construction
- 02-Res Ext Loan
- 04-Res Mobil Home
- 06-Res Centralized

For Commercial (non-residential)

- 21C- Com Ext Construction Loan
- 21-Com Ext Loan
- 22-Com Std Loan
- 23C-Com Std Construction Loan

I have attached screen shots from both the NRC and Select below so you may see how the NRC and Select will look for three Residential Extended Loans and compare to the same three from the NRC. The rates have been tested against the NRC for all of the above loan types.

Sale Transactions will work the same way for the second or third loan. Just choose a standard, extended or limited product for the second and/or third loan. As usual, they will recalculate if any combination of the loans exceed the sales price.



# MAY RELEASE NOTES

+ - Default Splits				
Loan	Underwriter	Commitment	Policy	Title Insurance Premium
1	Chicago Title Insurance Company	TEST May 2018 jdg 1	LP: TEST May 2018 jdg 1	LP: \$625.00
2	Chicago Title Insurance Company	TEST May 2018 jdg 1	LP:	LP: \$375.00
3	Chicago Title Insurance Company	TEST May 2018 jdg 1	LP:	LP: \$100.00

### Title Insurance Premium Selection

State:

Zone / Area:

Underwriter:  [Chicago Title Insurance Company](#)

Policy type:

Policy code:

Description:

+ - Default Splits				
Loan	Underwriter	Commitment	Policy	Title Insurance Premium
1	Chicago Title Insurance Company	TEST May 2018 jdg 1	LP: TEST May 2018 jdg 1	LP: \$625.00
2	Chicago Title Insurance Company	TEST May 2018 jdg 1	LP:	LP: \$375.00
3	Chicago Title Insurance Company	TEST May 2018 jdg 1	LP:	LP: \$100.00

### Title Insurance Premium Selection

State:

Zone / Area:

Underwriter:  [Chicago Title Insurance Company](#)

Policy type:

Policy code:

Description:

### Title Insurance Premiums (3)

+ - Default Splits				
Loan	Underwriter	Commitment	Policy	Title Insurance Premium
1	Chicago Title Insurance Company	TEST May 2018 jdg 1	LP: TEST May 2018 jdg 1	LP: \$625.00
2	Chicago Title Insurance Company	TEST May 2018 jdg 1	LP:	LP: \$375.00
3	Chicago Title Insurance Company	TEST May 2018 jdg 1	LP:	LP: \$100.00

### Title Insurance Premium Selection

State:

Zone / Area:

Underwriter:  [Chicago Title Insurance Company](#)

Policy type:

Policy code:

Description:



# MAY RELEASE NOTES

Transaction Type?	<input type="text" value="New Loan(s) Only (does not replace existing finan..."/>	
Does coinsurance apply to this transaction?	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Amount of Loan #1	<input type="text" value="\$300,000.00"/>	
Amount of Loan #2	<input type="text" value="\$175,000.00"/>	
Amount of Loan #3	<input type="text" value="\$60,000.00"/>	
Amount of Loan #4	<input type="text"/>	
Amount of Loan #5	<input type="text"/>	
Property Type	<input type="text" value="Residential"/>	
If the property being insured consists of multiple parcels, how many ADDITIONAL parcels (after the first) are being insured?	<input type="text" value="0"/> <i>Qualifying Criteria</i>	
Is this transaction eligible for the Simultaneous Loans rate?	<input checked="" type="radio"/> Yes <input type="radio"/> No <i>Qualifying Criteria</i>	
<b>Loan 1 Questions</b>		
Which Policy Form are you using?	<input type="text" value="ALTA Extended Coverage Loan Policy"/>	
Is this policy insuring a construction loan?	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Does this policy qualify for a Reissue rate as part of Combination Loan Package LP-10?	<input type="radio"/> Yes <input checked="" type="radio"/> No <i>Qualifying Criteria</i>	
<b>Loan 2 Questions</b>		
Which Policy Form are you using?	<input type="text" value="ALTA Extended Coverage Loan Policy"/>	
Is this policy insuring a construction loan?	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Does this policy qualify for a Reissue rate as part of Combination Loan Package LP-10?	<input type="radio"/> Yes <input checked="" type="radio"/> No <i>Qualifying Criteria</i>	
<b>Loan 3 Questions</b>		
Which Policy Form are you using?	<input type="text" value="ALTA Extended Coverage Loan Policy"/>	
Is this policy insuring a construction loan?	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Does this policy qualify for a Reissue rate as part of Combination Loan Package LP-10?	<input type="radio"/> Yes <input checked="" type="radio"/> No <i>Qualifying Criteria</i>	
<input type="button" value="Endorsements"/>	<input type="button" value="Finish"/>	<input type="button" value="Finish and Print"/>



# MAY RELEASE NOTES

<b>Q. Does this policy qualify for a Reissue rate as part of Combination Loan Package LP-10?</b>	
- No	
<b>Liability Amount:</b>	\$300,000.00
<b>Policy Premium:</b>	\$625.00
<b>Endorsements</b>	
No endorsements were selected.	--
<b>Endorsement Total:</b>	\$0.00
<b>Total Charges for the Policy:</b>	\$625.00
<b>Loan 2 Information</b>	
<b>Policy Question(s):</b>	
<b>Q. Which Policy Form are you using?</b>	
- ALTA Extended Coverage Loan Policy	
<b>Q. Is this policy insuring a construction loan?</b>	
- No	
<b>Q. Does this policy qualify for a Reissue rate as part of Combination Loan Package LP-10?</b>	
- No	
<b>Liability Amount:</b>	\$175,000.00
<b>Policy Premium:</b>	\$375.00
<b>Endorsements</b>	
No endorsements were selected.	--
<b>Endorsement Total:</b>	\$0.00
<b>Total Charges for the Policy:</b>	\$375.00
<b>Loan 3 Information</b>	
<b>Policy Question(s):</b>	
<b>Q. Which Policy Form are you using?</b>	
- ALTA Extended Coverage Loan Policy	
<b>Q. Is this policy insuring a construction loan?</b>	
- No	
<b>Q. Does this policy qualify for a Reissue rate as part of Combination Loan Package LP-10?</b>	
- No	
<b>Liability Amount:</b>	\$60,000.00
<b>Policy Premium:</b>	\$100.00
<b>Endorsements</b>	
No endorsements were selected.	--
<b>Endorsement Total:</b>	\$0.00
<b>Total Charges for the Policy:</b>	\$100.00
<b>Grand Total:</b>	
\$1,100.00	

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# MAY RELEASE NOTES

## FIRST TITLE

### DOCUMENTS

#### Escrow

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

#### Deed (Quitclaim - MS)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	First Title	N/A	457209	

Revised documents to hardcode the consideration to "Ten and no/100 Dollars (\$10.00)." Also removed "we" before "the undersigned" in same paragraph and fixed the homestead prompt.

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#### Power of Attorney (Specific)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	First Title	N/A	457222	

Revised document to pull the name in the first paragraph the same as the signature section. Removed the date line and the POA validity language will now pull for both buyer/borrowers and sellers and now reflects ninety (90) days.

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# MAY RELEASE NOTES

## FLORIDA

### DOCUMENTS

#### Escrow

#### Letter (Monthly Payment)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Winthrop	N/A	457784	

Total Payment Beginning revised to pull in the Estimated Total First Payment amount

Payment Information Letter 33

Include	Description	Amount	In Escrow
<input checked="" type="checkbox"/>	Property Taxes	\$75.00	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Homeowner's Insurance		<input type="checkbox"/>
<input checked="" type="checkbox"/>	HOA	\$149.00	<input checked="" type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>

Principal & interest:

Mortgage insurance:

Estimated escrow:

Estimated total monthly payment:

Estimated total first payment:

Principal and Interest:	\$729.47
Property Taxes	\$75.00
Homeowner's Insurance	\$0.00
HOA	\$149.00
<b>TOTAL PAYMENT BEGINNING MAY 1, 2018:</b>	<b>\$953.47</b>

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# MAY RELEASE NOTES

## HAWAII

### REPORTS

Notary- Internal				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	FT HI		456616	SSCORP5353.rpt - Notary - Internal
<p><b>General:</b>            Title – Notary - Internal            Tree location – HW Order Reports</p> <p><b>Parameters:</b></p> <ul style="list-style-type: none"> <li>• Run by date drop down               <ul style="list-style-type: none"> <li>◦ Options: Closed Date and Settlement Date</li> </ul> </li> <li>• date from</li> <li>• date through</li> <li>• Include Cancelled orders Checkbox, default to unchecked</li> <li>• Branch Picklist</li> <li>• Order Type Pick List</li> <li>• Product Type Pick List</li> <li>• Order Status Pick List</li> <li>• Transaction Type Pick List</li> <li>• Show report programming notes</li> <li>• Report comments</li> </ul> <p><b>Groups:</b></p> <ul style="list-style-type: none"> <li>• Contact Name</li> </ul> <p><b>Columns:</b></p> <ul style="list-style-type: none"> <li>• Order Number {{Order.Number}}</li> <li>• Escrow Officer/Closer {{Order.Escrow.Officer.Name}}</li> <li>• Title Officer/Examiner {{Order.Title.Officer.Name}}</li> <li>• Order Date = WSOB Received Date</li> <li>• Closed Date = WSOB Closed Date</li> <li>• For = {{Order.Others.ContractOwner}}</li> </ul> <p><b>Totals:</b></p> <ul style="list-style-type: none"> <li>• Contact Name</li> <li>• Report Total</li> </ul> <p><b>Sorting:</b></p> <ul style="list-style-type: none"> <li>• Contact Name</li> </ul> <p><b>Logic:</b></p> <ul style="list-style-type: none"> <li>• All orders within the date range (closed or settlement date) that have an Other contact where the contact type = 'Notary – Internal'</li> </ul>				



# MAY RELEASE NOTES

## ILLINOIS

### REPORTS

<b>iMan Import</b>				
<b>NEW/MOD</b>	<b>REQUESTED BY</b>	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s).</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
MOD	FT IL		457182,457862	
<ul style="list-style-type: none"> <li>Added two new columns to the report at the end:               <ul style="list-style-type: none"> <li>Payment Date = {{Order.Invoices.Payments.DatePaid}}</li> <li>Payment Amount = {{Order.Invoices.Payments.Amount}}                   <ul style="list-style-type: none"> <li>Showing each line item from each invoice as a separate row on the excel sheet. These fields will show for all rows. User is aware that this column will duplicate for invoices with multiple charges.</li> </ul> </li> </ul> </li> <li>Updated Order Type Code column to include "Other" as OT</li> </ul>				

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<b>Marketing Source Orders</b>				
<b>NEW/MOD</b>	<b>REQUESTED BY</b>	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s).</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
MOD	IL NBU		458420	
<p>If profile =            Default\PNCS\Chicago FT, or            Default\PNCS\Chicago CT, or            Default\TNCS\IL + decendents, then pull revenue from new custom field:</p> <p><b>GrossRevenue_FNF#</b> for all revenue amounts in revenue column</p>				

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<b>Order Tasks</b>				
<b>NEW/MOD</b>	<b>REQUESTED BY</b>	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s).</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
MOD	CT IL		458865	
<ul style="list-style-type: none"> <li>On excel export add lookup code for settlement agent between Title Office/Examiner and Escrow Company. This will pull from the same contact as when the report is grouped by settlement agent            {{Order.SettlementAgents[1].LookupCode}}</li> </ul>				

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# MAY RELEASE NOTES

## INDIANA

### DOCUMENTS

#### Escrow

#### Construction Disbursement

NEW/MOD MOD	REQUESTED BY FT IN	FOOTPRINTS No(s).	TFS No(s). 458001	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> <li>Added a prompt to parameter screen "Loan Amount" and defaulted to the first loan amount {{Order.Loans[1].Amount}}, however lets users override the amount. Input this field in the header and footer sections.</li> <li>If profile = Default\P\CPU\Indiana\FT\FIDS + descendants, then suppress first contractor signature</li> <li>Added prompt to parameter screen for "Total Expended including this draw" and defaults to how the document currently generates this value, but allow users to override</li> <li>Added a picklist to parameter screen to pull all all pending and posted receipts to allow users to pull when multiple receipts in order. Populate on the receipts section of the document. Default to select the receipt(s) that are associated with the draw being selected.</li> <li>Added "Disbursement Date" to parameter screen. defaulted to the current value {{Order.DisbursementDate}}, but allow users to change</li> </ul>				

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#### Payoff-HOA Authorization - CT IN ONLY

NEW/MOD Mod	REQUESTED BY CT IN	FOOTPRINTS No(s). N/A	TFS No(s). 458025	FILE NAME (NEW ITEMS ONLY)
<p>Added H&amp;H Management to the document for CT files.</p>				

Account No.: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Septic **YES** or **NO** if no your Sewer Provider/Service is: \_\_\_\_\_

Homeowner's Association Contact: \_\_\_\_\_

Phone No.: \_\_\_\_\_

**\*\*If your subdivision is managed by Sentry, Kirkpatrick Management, H&H Management or Elite Property Management – Please note these firms require an upfront payment to process a request for an association dues letter. We will contact you with additional instructions or you may contact your management company directly for further instructions.**

I (We), the owners of the above mentioned property, authorize you to release all mortgage and payoff information to **Chicago Escrow.**

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# MAY RELEASE NOTES

## Personal Information Affidavit

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CTNW IN	N/A	458818	IND1302.doc

New document. Render to view complete document.

 <b>CHICAGO TITLE COMPANY</b>	<b>PERSONAL INFORMATION AFFIDAVIT</b>
<b>Escrow No.:</b> 08251982	
<p>This affidavit for the confidential use of the <a href="#">Chicago Title Company</a> will assist in determining whether certain matters of record affect the title under consideration, or whether they relate to other persons whose names are similar to those of the owner or former owners. Please draw a line through alternate statements which do not apply.</p>	
<p>_____ certifies, avows and affirmatively represents that _____  is the _____ of the premises described in the above order.  <small>(Owner, former owner, contract purchaser, etc.)</small></p>	
<p>The affiant's social security no. is: xxx-xx- _____</p>	<p>1. <input type="checkbox"/> has never been married</p>
<p>The affiant's Date of Birth is: _____</p>	<p>2. <input type="checkbox"/> the widow of _____</p>
	<p>3. <input type="checkbox"/> married to _____</p>
<p>The affiant's Place of Birth is:  (City) _____  (State) _____  (Country) _____</p>	<p>said marriage having taken place in _____ and _____  year  whose maiden name was _____  See No. 1 below</p>

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## RREAL IN DB worksheet-V2

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT IN	N/A	457595	

Revised document to look to the CDF Page 5 selected Lender contact. Loan Originator's Name and License Number will pull to document rather than prompting. If none, N/A will pull.

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# MAY RELEASE NOTES

## Sales Disclosure - Multi-Parcel Attachment

<b>NEW/MOD</b> New	<b>REQUESTED BY</b> CT NW Indiana	<b>FOOTPRINTS No(s).</b> N/A	<b>TFS No(s).</b> 458205	<b>FILE NAME (NEW ITEMS ONLY)</b> IND1301.doc
-----------------------	--------------------------------------	---------------------------------	-----------------------------	--

New document. Render to view complete document.



**SALES DISCLOSURE FORM**  
State Form 46021 (R11/12-11)

Prescribed by Department of Local Government Finance  
Pursuant to IC 6-1.1-5.5

PRIVACY NOTICE: The telephone numbers and Social Security numbers of the parties on this form are confidential according to IC 6-1.1-5.5-3(d).

**SDF ID**

Adams		
County	Year	Unique ID

SDF Date: \_\_\_\_\_

**PART 1 - To be completed by BUYER/GRANTEE and SELLER/GRANTOR**

**A. PROPERTY TRANSFERRED - MUST BE CONVEYED ON A SINGLE CONVEYANCE DOCUMENT**

1. Property Number	Check box if applicable to parcel	5. Complete Address of Property	6. Complete Tax Billing Address (if different from property address)
A.)	<input type="checkbox"/> 2. Split <input type="checkbox"/> 3. Land <input type="checkbox"/> 4. Improvement		
7. Legal Description of Parcel A:			
B.)	<input type="checkbox"/> 2. Split <input type="checkbox"/> 3. Land <input type="checkbox"/> 4. Improvement		
7. Legal Description of Parcel B:			

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## Wire Information

<b>NEW/MOD</b> Mod	<b>REQUESTED BY</b> CT IN	<b>FOOTPRINTS No(s).</b> N/A	<b>TFS No(s).</b> 458022	<b>FILE NAME (NEW ITEMS ONLY)</b>
-----------------------	------------------------------	---------------------------------	-----------------------------	-----------------------------------

Revised "Funds over \$10,000.00 must be in the form of a Wire Transfer." to "Funds over \$10,000.00 (in the aggregate) must be in the form of a Wire Transfer."

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# MAY RELEASE NOTES

## Title

### Exhibit A Header update - CT IN ONLY

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT IN	N/A	461115	

Update Exhibit A pages to pull in Policy Number at top for FCTM and FGPM profiles.

<b>EXHIBIT "A"</b> Legal Description	<b>LOAN POLICY NO. LP12345</b>
---	--------------------------------

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# MAY RELEASE NOTES

## REPORTS

<b>1099 Reports</b>				
<b>NEW/MOD MOD</b>	<b>REQUESTED BY FT/CT IN</b>	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s). 157206</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
On 1099-Misc Exceptions and 1099-S Exceptions by Branch, Escrow Officer/Closer if the profile state = IN, suppress "Duplicate TIN/SSN" exception				

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

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# MAY RELEASE NOTES

## KANSAS/MISSOURI

### DOCUMENTS

#### Title

#### Commitment Schedule A

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Kansas City	N/A	461567	

For KS/NE/MO properties, added Project Name and revised to pull in all addresses.

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#### Proforma Policy Effective date/time revision

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Kansas City	N/A	461981	

For Kansas City Commercial Proforma Policies, added an option to note the effective date as DATE AND TIME OF RECORDING or DATE AND TIME OF CLOSING.

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# MAY RELEASE NOTES

## LANDCASTLE

### DOCUMENTS

#### Escrow

#### Shellpoint (Cover Sheet - Deed Package FL)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	LandCastle	N/A	457169	

New text/prompt added for E-recordings, additional text added and "Recording information for the POA" prompt has been moved up.

**POA submission requirements**

**You are required to provide POA recording information to our office after closing. If buyer attorney is closing, please ensure they are aware of this requirement.**

<p>Do you need a POA returned with this package?</p> <p style="text-align: center;"><input type="checkbox"/> Yes   <input checked="" type="checkbox"/> No</p> <div style="border: 1px solid red; padding: 5px; margin-top: 5px;"> <p>Can docs be E-recorded in this county? (answer required)</p> <p style="text-align: center;"><input type="checkbox"/> Yes   <input checked="" type="checkbox"/> No</p> </div> <p>We do not provide original/certified copy in FL, IL, IN, OR WI.</p>	<p>Is there a POA already recorded? <b>If so, we will not be providing a POA.</b></p> <p style="text-align: center;"><input type="checkbox"/> Yes   <input checked="" type="checkbox"/> No</p> <div style="border: 1px solid red; padding: 5px; margin-top: 5px;"> <p><a href="#">POA Recording info goes here</a></p> </div> <p>We record the POA as an exhibit to Deed.</p>
--	---

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# MAY RELEASE NOTES

## MICHIGAN

### DOCUMENTS

#### Escrow

##### Bill of Sale

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT MI	N/A	459694	

Letter size version of document is now available.

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##### Disclosure and Acknowledgment (2)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT MI	N/A	459698	

Document is now available in letter size. The legal version's footer has been updated to reflect "Legal".

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##### Standard Conditions of Acceptance of Escrow

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT OH North	N/A	460637	

Greater Metro Title will now get a prompt asking if they'd like JP Morgan Chase or Wells Fargo named in the Escrow Funds paragraph.

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## MONTANA

### DOCUMENTS

#### Escrow

##### Affidavit and Indemnity by Owner

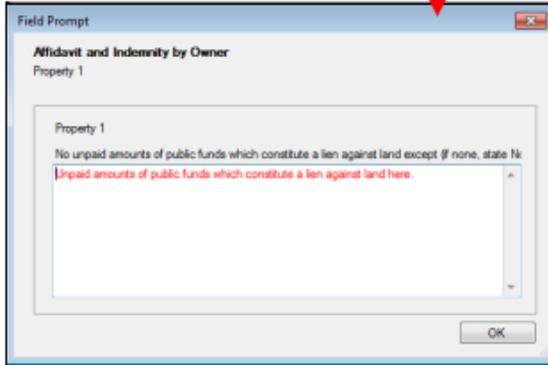
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Billings	N/A	459247	

Updated item 7.

# MAY RELEASE NOTES

7. There are no unpaid amounts of public funds advanced under the provisions of one or more various federal acts relating to health care or facilities construction and improvement (including, but not limited to, the Hill-Burton Act (Title 42 USCA, §291, et seq.) or under any state statutes enacted pursuant thereto, which would constitute a lien against the Land, except (if none, state "NONE");

Unpaid amounts of public funds which constitute a lien against land here.



The screenshot shows a dialog box titled "Field Prompt" with a red arrow pointing to its title bar. The dialog box contains the following text:

**Affidavit and Indemnity by Owner**  
Property 1

Property 1

No unpaid amounts of public funds which constitute a lien against land except if none, state N

Unpaid amounts of public funds which constitute a lien against land here.

OK



# MAY RELEASE NOTES

## LOOKUP TABLES

Escrow Instruction Phrases				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	N/A	461070	
Updated credit01 to match the phrase sent by Settlement				
<p><b>CREDIT CARD PAYMENTS:</b> As a condition of funding, the new lender requires certain credit card and installment accounts be paid through escrow. Borrower hereby agrees, prior to close of escrow, to provide actual statements of accounts required by lender to be paid.</p> <p>In the event accounts have been paid in full or the balances reduced outside of this escrow written evidence of payment will be provided to escrow before close. A _____ Dollar (\$ _____) fee will be charged for each disbursement of an unsecured credit payoff. Borrower understands the payments will be sent via regular first class mail.</p> <p>Test Escrow Office shall not be responsible and/or liable for any balances paid on the above accounts in excess or less than amounts currently owed, or for any late charge accruals. Borrower will hold Test Escrow Office harmless and indemnify such against any losses or damages by reason of compliance with these instructions.</p>				



# MAY RELEASE NOTES

## NEW JERSEY

### DOCUMENTS

#### Escrow

#### Agreement (Indemnify and Hold Harmless Lien of Estate Debts)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT NJ	N/A	457172	NJD1107.doc

New document. Render to view complete document.



Company Name

**AGREEMENT TO INDEMNIFY AND  
HOLD HARMLESS LIEN OF  
ESTATE DEBTS**

**Date:** → May 2, 2018¶

**Order No.:** → JJ-NJ-Test-JDK

**Borrower(s):** Benji Buyer and Buyer Corp

**Seller(s):** Selling Organization

**Property:** 100 Property Address Ln., Bloomfield, NJ-07003¶  
200 Property Trl, Avenel, NJ-07001¶

¶ WHEREAS, Fidelity Title Insurance Company, hereinafter referred to as "the Company," is about to issue or has issued its title insurance commitment No. °CommitmentNum11111 and its policy or policies in connection therewith, all hereinafter referred to as the "Title Insurance Policy" in respect to the land known as, 100 Property Address Ln., Bloomfield, NJ-07003 and 200 Property Trl, Avenel, NJ-07001 and described in Schedule "A" therein, ¶

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#### Wire Information

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CLT Lyndhurst NJ	N/A	461899	

The document has been updated to prompt users in the Lyndhurst office to choose between the Lyndhurst or Mercerville address

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# MAY RELEASE NOTES

## Title

**ALTA 29-06 - Interest Rate Swap - Direct Obligation (NJR 5-129)**  
**ALTA 29.1-06 - Interest Rate Swap - Additional Interest (NJR 5-130)**

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT NJ	IN18000237625	459335	

Item 1.a. showing "Date of Endorsement" now pulls in the Effective Date of the endorsement if the Issued Date field is not filled in.

ALTA 29-06 - Interest Rate Swap - Direct Obligation (NJR 5-129)	02/01/2018
ALTA 29.1-06 - Interest Rate Swap - Additional Interest (NJR 5-130)	02/01/2018

**Custom Fields**

Lookup Code:

Code:

Description:

Transaction code:  New liability amount:

Issued date:  Effective date:

**INTEREST RATE SWAP  
DIRECT OBLIGATION**

Attached to Loan Policy Number:

LoanPoINum-456

Issued By:



**Fidelity National Title**  
Insurance Company

- The insurance provided by this endorsement is subject to the exclusions in Section 3 of this endorsement, the Exclusions from Coverage in the policy, the Exceptions from Coverage contained in Schedule B, and the Conditions. As used in this endorsement:
  - "Date of Endorsement" is **February 1, 2018**.
  - "Swap Obligation" means a monetary obligation under the interest rate exchange agreement dated **January 1, 2018**, between **FILL IN** and the Insured existing at Date of Endorsement and secured by the Insured Mortgage. The Swap Obligation is included as a part of the Indebtedness.
- The Company insures against loss or damage sustained by the Insured by reason of the invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as security for the payment of the Swap Obligation at Date of Endorsement.
- This endorsement does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses in connection with the defense of any claim.

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# MAY RELEASE NOTES

## NEW MEXICO

### DOCUMENTS

#### Escrow

##### EI - Disbursement

##### EI - Disbursement (Legal)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT NM	N/A	459171	
Added the stamp information to the document.				

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##### Wire Transfer Authorization

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT NM	N/A	459175	
Added the stamp information to the document.				

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## NORTH CAROLINA

### REPORTS

#### Invoice Aging

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	FT NC		458722	
Invoice Aging, Report Type = Customer Facing Statement <ul style="list-style-type: none"> <li>• If profile = Default\P\NC\FT + descendants, then</li> <li>• replace reference number column with "Product Type" and pull {{Order.ProductType}}</li> <li>• replace Property Brief Legal column with "Property Use" and pull {{Order.Properties[1].Use}}, from first property</li> <li>• suppress balance column</li> </ul>				

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#### Orders by Selection

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	FT NC		457162	
<ul style="list-style-type: none"> <li>• Added two new columns to the report "Pending Title Premium" and "Pending Endorsement Premium". These will pull TP and END bill codes from any pending invoice or ledger in an order.</li> <li>• Added text search for other contact "Other Contact code or name contains" between "Title Co code or name contains" and "Agent/Broker filter"</li> <li>• Added new Excel export option: "Excel-NC" columns:               <ul style="list-style-type: none"> <li>○ Order Number {{Order.Number}}</li> </ul> </li> </ul>				



## MAY RELEASE NOTES

- Other Contact {{Order.Others.Name}} - pull name of contact code from parameter screen. if that search field is NULL do not print any values in this column
- Buyer Name {{Order.Buyers.Name}}
- Attorney = pull name of marketing source
- Lender = name of lender 1 {{Order.Lenders[1].Name}}
- Owner's Coverage Amount = sum of all owners policies coverage amount  
{{Order.Title.TitleInsuranceCalculations.OwnersPolicy.PremiumCalculation.CoverageAmount}}
- Loan Policy Coverage Amount = sum of all loan policies in the order  
{{Order.Title.TitleInsuranceCalculations.LoanPolicy.PremiumCalculation.CoverageAmount}}
- Title Premium = sum of all TP bill code
- End. Premium = sum of all END bill code



# MAY RELEASE NOTES

## OHIO

### DOCUMENTS

#### Escrow

#### Agreement (Tax Proration)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT OH (Greater Metro)	N/A	460763	

For Greater Metro only, document will not prompt, but will default to have 'Prorated on last tax duplicate' checked.

- The undersigned acknowledges that there are currently no split tax figures available for captioned premises. Full year taxes on captioned premises and more land have been paid. The undersigned agrees that per the terms of the purchase agreement, if any adjustments are necessary for taxes from thru the date of title transfer it will be handled directly between the Buyer and Seller when split figures become available.
  - The undersigned acknowledge and agree that a tax proration will be done outside of closing once a tax bill has been established for the above mentioned property.
  - The undersigned acknowledge and agree that the Escrow Agent is prorating the real estate taxes on the above captioned property based on the last available Treasurer's tax duplicate. We are aware that these taxes are being prorated on vacant land only.
  - The undersigned acknowledge and agree that the Escrow Agent is prorating the real estate taxes on the above captioned property based on the last available Treasurer's tax duplicate.

The parties further acknowledge and agree that any future dispute regarding the tax proration shall be between the parties and that they shall hold **Escrow Office Name** harmless from any loss, damage or cause of action resulting from the same. **Escrow Office Name** shall have no liability in the event that the taxes are later determined to be higher or lower.

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#### Letter (Introduction - Buyer)

#### Letter (Introduction - Seller)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT OH	N/A	459152	

Revised the "Items to Bring to the Closing" paragraph as follows:

Should you have to bring money in for the closing (in the event that your purchase price does not cover payoffs and closing costs), funds that exceed ~~\$1,000~~ **\$10,000** need to be in the form of a wire transfer (in which your bank may charge a service fee). Pursuant to the "Good Funds Law" in the State of Ohio, personal checks over ~~\$1,000~~ **\$500** cannot be accepted (effective ~~April 6,~~ **September 29,** 2017). **All funds between \$1,000 and \$10,000 must be deposited via cashier's check or wire transfer.** It is always our goal to give you as much advance notice as possible with the exact dollar amount needed to close. Once all payoffs are received, as well as instructions and approval from the buyer's Lender, we will be able to provide your final amount.

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# MAY RELEASE NOTES

Water Status Request - FT OH only				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT OH	N/A	458089	
Revised document for FT operations to pull in the current user's email address for City of Cleveland Water only.				

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## Title

Preliminary Information				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT OH	N/A	458823	OHD1415.doc

New document. Render to view complete document.



## Company Name

PRELIMINARY INFORMATION

We are pleased to provide you with this Preliminary Information.

<b>REQUESTED BY:</b>	Bank of America
<b>CASE NO.:</b>	JJ CD Test
<b>PROPERTY:</b>	1001 Property Address, City, OH 49503
<b>LAST GRANTEE OF RECORD:</b>	Buying Limited CORP and Buying Limited Partnership and Benji Abe Eyer and Beatrice Eyer
<b>DEED REFERENCES:</b>	Property Der Place Recorded
<b>DATE OF TRANSFER:</b>	March 3, 2017
<b>TRANSFER FEE VALUES:</b>	\$50,000.00
<b>TAX BILL NO.:</b>	TM00001: Tax information from the popup window goes here

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# MAY RELEASE NOTES

## OKLAHOMA

### DOCUMENTS

#### Escrow

- [Abstract Information](#)
- [Abstract Information - New Build](#)
- [Abstractor's Federal Court Cert](#)
- [Abstractor's Special Certificate](#)
- [Buyers Check](#)
- [Caption Sheet](#)
- [Closing Gap Check](#)
- [Court Check](#)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT OK	N/A	462596	

Documents now look to the abstractor contact for information and/or logo.

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#### Deeds

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Cleveland County Abstract	N/A	458801	

Removed the lender representative from the Mail Tax Statement To section.

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- [Gap Check Report](#)
- [Limited New Construction Abstract Certificate](#)
- [Ownership List Certificate](#)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT OK	N/A	462596	

Documents now look to the abstractor contact for information and/or logo.

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# MAY RELEASE NOTES

## Payoff Enclosure Letter

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Cleveland County Abstract	N/A	458797	

Document revised to add in blank lines for various scenarios. Also, removed "Mortgage dated and recorded" verbiage.

Dear Bank of America:

Enclosed please find check no. [REDACTED] in the amount of Ten Thousand And No/100 Dollars (\$10,000.00) representing payment in full of your demand:

[Enclosures go here](#)

Please forward your Full Reconveyance to the appropriate county recorder.

Please send the original release along with recording fees of Thirteen And No/100 Dollars (\$13.00) for the first page and Two And No/100 Dollars (\$2.00) for each additional page, OR you may send us a copy of the recorded release as soon as possible.

Any refund due the Borrower(s), should be sent directly to:

[Sam E. Seller](#) and [Sally A. Seller](#)

[REDACTED]

Should you have any questions, or if we may be of further service, please don't hesitate to contact the undersigned.

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## Receipt of Documents

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Cleveland County Abstract	N/A	458795	

Removed the "With Lien Coverage" verbiage.

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# MAY RELEASE NOTES

## Remove Caption (4)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Cleveland County Abstract	N/A	458812	

Removed the STATE OF / COUNTY OF from top right of the following documents.

- Affidavit (HOA)
- Affidavit (Lien - Refinance)
- Affidavit (No HOA)
- Limited POA - Durable Authorization

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## UCC and Federal Lien Certificate

### UCC Certificate

### Uniform Abstract Certificate (CCA)

### Uniform Abstract Certificate (CTI)

### Written Gap

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT OK	N/A	462596	

Documents now look to the abstractor contact for information and/or logo.

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# MAY RELEASE NOTES

## Title

### Abstract Receipt - Closed Files

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Cleveland County Abstract	N/A	458676	

Document now includes the closing date on the date line in the signature section.

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### Caption Sheet (CCA)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Cleveland County Abstract	N/A	460184	

Removed the initials from the abstract number.

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### Final Title Insurance Report Interim Title Report

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT OK	N/A	461883	

These documents have been removed from production.

- Final Title Insurance Report
- Interim Title Report

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# MAY RELEASE NOTES

## OREGON

### DOCUMENTS

#### Escrow

#### Deeds (3)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	WT Bend & State Counsel	N/A	460172	

Deed (Statutory Quitclaim), Deed (Statutory Quitclaim) Legal, and Quitclaim Deed

Added a checkbox prompt which allows users to choose to show the "Assessor's Property Tax/Parcel/Account No.:" after the legal description (or mention thereof). Removed the APN/Parcel and Tax/Map IDs from the top left area and removed the property address below that except for Clatsop County where the property will remain reflected.

Anywhere, OR 99999

SEND TAX STATEMENTS TO:  
The Seller Law Firm  
2000 Legal Eagle Way, Suite 200  
Anywhere, OR 99999

100 Property Street, Eugene, OR 97401  
200 Test Avenue, Portland, OR 97201

**STATUTORY QUITCLAIM**

Stephen T. Seller and Stephanie T. Seller, husband and wife and quitclaims to Brian T. Buyer and Brenda T. Buyer, husband and Buyer Family Trust dated December 15, 1999, Grantee, all right, described real property situated in the County of Clatsop, State of Oregon

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

Assessor's Property Tax/Parcel/Account No.: 11111111APN and 22222222APN

THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED TWENTY-THREE THOUSAND FOUR HUNDRED FIFTY-FIVE AND NO/100 DOLLARS (\$123,455.00) (See ORS 93.030)

1	100 Property Street	Eugene, OR 97401	101	Sunny Meadows	This is t...
2	200 Test Avenue	Portland, OR 97201			This is t...

Property address: 200 Test Avenue

City: Portland State: OR Zip Code: 97201- Foreign

In the: County of Clatsop County GLC:

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# MAY RELEASE NOTES

- [EI - Manufactured Home Buyer \(EIS\)](#)
- [EI - Manufactured Home Buyer \(EIS - Legal\)](#)
- [EI - Manufactured Home Seller \(EIS\)](#)
- [EI - Manufactured Home Seller \(EIS - Legal\)](#)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	WT Bend and TT Coos	N/A	458003	

Revised the Date Manufactured to only reflect the year.

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## Inactivated Docs

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	State Counsel	N/A	459968	

Documents below have been removed per State Counsel. Please use "Instructions (Cancellation - Buyer Demand for Deposited Funds)" in their place.

- Buyer Revocation (Release and Indemnification Agreement)
- Notice (To Escrow of Revocation of Purchase Offer)

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## Notice (To Escrow of Revocation of Purchase Offer)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	State Counsel	N/A	457994	

Removed duplicate item #3.

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# MAY RELEASE NOTES

**Title**

**ALTA Commitment 2016**

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Admin	n/a	462675	C16A_Commitm_OR_[x]_FNF

The 2016 ALTA Commitment is now available.

**ALTA COMMITMENT FOR TITLE INSURANCE**

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Issued By:



**Fidelity National Title**  
Insurance Company

Commitment Number:

**CommitNum-12345**

**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 EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

**COMMITMENT TO ISSUE POLICY**

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Fidelity National Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within ninety (90) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Countersigned By:

AUTHORIZED

Fidelity National Title Insurance Company

By: 

**REMINDER:** Per Corporate Counsel, there are to be no "to be determined" references for proposed insured names or amounts, as these fields should be filled in with more specific information.

**Note:** At the direction of counsel, the existing 2006 ALTA Commitment will remain available for a short time, after which it will be removed from availability as it is being decertified. Estimated time of removal of the 2006 form is August time frame.

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# MAY RELEASE NOTES

## ALTA Residential Limited Coverage Mortgage Modification Policy 2014

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Admin		462675	G01C_Litig14

The ALTA Residential Limited Coverage Mortgage Modification Policy 2014 (PLO-03) has been added. (This replaces the previous Mortgage Modification Limited Policy (PLO-02).)

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# MAY RELEASE NOTES

## SERVICELINK

### DOCUMENTS

#### Escrow

#### Notice of Impending Escheat of Funds

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	ServiceLink	N/A	459165	

Hardcoded the 1200 Cherrington Pkwy address to document.

Title/Relationship: \_\_\_\_\_

**Note:** If you are signing on behalf of (e.g., as a Trustee, etc.). If you are signing on behalf of a Representative, Spouse, heir, or other representative, power of attorney holder, please select the appropriate option below.

Escrow office:	A	▼	ServiceLink	Escrow officer/Closer:	[?]
Title office:	T	▼	Title Office Name	Title officer/Examiner:	[?]
Borrower signing date:	(None)	▼			

**Regardless of Response, please return this entire Notice to:**

ServiceLink  
 Attn: Post Funding Treasury  
 1200 Cherrington Pkwy  
 Moon Township, PA 15108

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# MAY RELEASE NOTES

## TEXAS

### DOCUMENTS

#### Escrow

<b>Affidavit (AKA) Affidavit (Identity)</b>				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Charter Title	N/A	457885	
Revised documents to pull the seller's signature block and name long fields.				

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<b>Closing Disclosure Forms</b>				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	TX		457441	
<ul style="list-style-type: none"> <li>If settlement agent state = TX then do not print settlement agent electronic signature on any CDF</li> </ul>				

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<b>Settlement Statements</b>				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD			455303,455305	
<ul style="list-style-type: none"> <li>When settlement agent state = TX do not print digital signatures</li> </ul>				

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<b>T-00s (7)</b>				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Escrow Admin	N/A	457913	
All electronic signatures have been removed.				

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# MAY RELEASE NOTES

## Title

### Commitment for Title Insurance (T-7) - 2014

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	TX Admin		459966	

The Proposed Borrower for the loan policy listed on Schedule A of the Commitment will now pull based on the checkboxes on the Loan Information & Funding screen.

◀ ▶ Loan Information & Funding

Loans (1)

	Lender	Principal Amount	Loan Number
1	Bank	\$150,000.00	

Page 1 of 1
◀ ▶
⊕ Distribute

**Loan Contacts**

Lender: L ▼ [Bank](#)

Title company: T ▼ [Chicago Title of Texas...](#)

Mortgage broker:  ▼

Loan servicer:  ▼

**Borrowers:**

Code	Name
<input type="checkbox"/>	B Bob Buyer
<input checked="" type="checkbox"/>	B Sarah Buyer

COMMITMENT NO.: xttestrv

GF No.: CTH-IL-xttestrv  
Issued:

1. The policy or policies to be issued are:
  - (a) OWNER'S POLICY OF TITLE INSURANCE (Form T-1)  
(Not applicable for improved one-to-four family residential real estate)  
 Policy Amount: \$200,000.00  
 Proposed Insured: Bob Buyer and Sarah Buyer
  - (b) TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE  
-- ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)  
 Policy Amount:  
 Proposed Insured:
  - (c) LOAN POLICY OF TITLE INSURANCE (Form T-2)  
 Policy Amount: TBD  
 Proposed Insured: Bank, and each successor in ownership of the indebtedness secured by the in mortgage, except a successor who is an obligor under the provisions of Sectic the Conditions  
 Proposed Borrower: Sarah Buyer
  - (d) TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)  
 Policy Amount:

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# MAY RELEASE NOTES

Commitment (Privacy Statement)				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Corporate	N/A	459664	
The privacy statement has been updated.				

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Endorsements				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	TX Admin	IN18000270404	458291	

The Title Office name now appears above the countersignature on Endorsements.

Office File Number	Policy Jacket Number	Date of Endorsement	Amount of Insurance	Type	Premium	Code	Rule
1 X1800972 - Connie Test TX	2 LoanPolNum-456	3 April 1, 2018	4 \$0.00	5 EN	6 \$25.00	9 8021	

**ENDORSEMENT - T-3**

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Issued By:



**Alamo Title Insurance**

Charge: \$25.00

The expiration date of said Interim Construction Binder is extended for a period of six months from the expiration date of the original Binder, or the expiration date of the last Endorsement extending said Binder; but in no event beyond thirty-six months from the expiration date of the Binder.

Nothing herein contained shall be construed as extending or changing the effective date of the aforesaid policy or interim construction binder, unless otherwise expressly stated.

Dated: April 1, 2018

Issued By:

**ABC Title Company**

Attached to Policy Number:

**LoanPolNum-456**

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Authorized Officer or Agent

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# MAY RELEASE NOTES

<b>Sched C Stand Alone Documents</b>				
<b>NEW/MOD</b>	<b>REQUESTED BY</b>	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s).</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
Mod	STX Commercial	N/A	460382	
Hyperlink functionality has been added to these documents.				

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# MAY RELEASE NOTES

## REPORTS

Batch Closed Order Information Sheet				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	FT TX		453705	
<ul style="list-style-type: none"> <li>Updated logic and programming notes that closed orders should only show when revenue has been posted (posted revenue ledger or sent invoice) in the date range.</li> </ul>				

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Batch Closed Order Sheet				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	FT TX		457716	
<ul style="list-style-type: none"> <li>On parameter screen added a new Branch Picklist between Commercial/Residential dropdown and updated report programming notes.</li> </ul>				

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Order Summary Mix				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	FT TX		453771	
<ul style="list-style-type: none"> <li>If Profile = Default\P\TX\South Texas CPF\HOU\CHARTER TITLE + Descendants, added new summary section at the end of the report called "Comm/Resi Transaction Type". This will show all the same column for opened and closed. Date will pull from new custom field:</li> </ul> <p>{{Order.ResiCommTransactionDesc_FNF#}} - this is a fixed drop down with the following entries</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <ul style="list-style-type: none"> <li>1-4 Family Residence</li> <li>Apt. Building - Condo Project - Other Multi-Fam Reside...</li> <li>Condo Unit</li> <li>Hotel or Motel</li> <li>Industrial Building</li> <li>Multi-Use Building</li> <li>Office Building</li> <li>Other</li> <li>Retail - Store, Shopping Center or Mall</li> <li>Unimproved Commercial</li> <li>Unimproved Land</li> <li>Unimproved Residential</li> </ul> </div> <ul style="list-style-type: none"> <li>All entries will be unique except for "Other" which will show twice, once for residential and once for commercial. To determine if order is commercial look that {{Order.IsCommercial}} checkbox and if true mart as "Other - Commercial", otherwise show as "Other - Residential"</li> </ul>				

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# MAY RELEASE NOTES

## WASHINGTON

### DOCUMENTS

#### Escrow

#### HOA Request - WA

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Kennewick	N/A	459212	

Added a line for "Make Checks Payable To".

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#### EI - Sub Escrow Closing Instructions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT Tacoma	N/A	458825	WA00001042.doc

New document which combines EI - Sub Escrow Closing Instructions Form A and Form B into one document. Render to view complete document.



Company Name

SUB ESCROW CLOSING INSTRUCTIONS

Jane Smith  
Escrow Company Name  
1 EC Address  
Someplace, WA 57805

**Date:** May 2, 2018  
**Ref. No.:** EC123  
**Escrow No.:** JM CD Test-MGS  
**Esc. Officer:** Melissa G. Smith  
**Buyer(s):** Bob L. Buyer and Betty A. Buyer  
**Seller(s):** Sam E. Seller and Sally A. Seller  
**Property:** 1 Property Address  
City, WA 49503

The responsibilities of **Escrow Office Name** for the subject Sub Escrow shall be as follows:

1. To receive and deposit the net loan proceeds from the above lender.
2. To disburse sufficient funds to clear title. ***HELOC PAYMENTS NEED TO BE UPDATED WITHIN FORTY-EIGHT (48) HOURS OF CLOSING. \*\*Please note: YOUR OFFICE WILL BE RESPONSIBLE FOR COLLECTION AND PAYMENT OF ANY SHORTAGES OR MISCALCULATIONS OF PAYOFF BALANCES.***
3. Excess funds are disbursed to the escrow company.

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# MAY RELEASE NOTES

## Property Tax Disbursement Instructions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT Tacoma	N/A	457982	

Revised document to remove prompt for contact and document will now look to the Settlement Type of the file to pull the correct language (Closing Disclosure vs HUD-1).

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## Questionnaires

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Kennewick	N/A	459214	

Updated documents to separate the signature area from the body of the questionnaire form. Also, added new section on the buyer/seller version for CT Kennewick operations only:

Buyer Version:

Will you be doing a Tax Deferred Exchange?  Yes  No If your answer is yes:

Company Name and Phone: \_\_\_\_\_

**If applicable, do you intend to continue the Current Use Classification for the property?**  Yes  No

If yes, we will forward additional forms for your completion which are required by the County to be submitted for their approval prior to closing.

Seller Version:

Any remodeling/construction done within the last 90 days?  Yes  No

**Is the property leased?**  Yes  No If yes, please provide a copy of the current lease

**Is there any Personal Property (including irrigation equipment) included in this sale?**  Yes  No

If yes, please provide the most recent County personal property listing and add any items if not reflected, that will be included in the sale or cross through anything that will not be.

**Is the property rented?**  Yes  No If yes, who pays water/sewer/garbage  Tenant  Owner

Rent Payments are made to (name/address): \_\_\_\_\_

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# MAY RELEASE NOTES

## REPORTS

<b>Release Tracking</b>				
<b>NEW/MOD MOD</b>	<b>REQUESTED BY WA</b>	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s). 458169</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
<ul style="list-style-type: none"><li>• Added new column "Escrow Brief Legal" {{Order.Properties[1].EscrowBriefLegal}} and pull from property 1. Added between property county and buyer 1 name columns</li><li>• Added new column "Order Type" and pull {{Order.Type}}. Added between Transaction Type and Product Type columns</li></ul>				

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# MAY RELEASE NOTES

## WISCONSIN

### DOCUMENTS

#### Escrow

##### Closing Disclosure Forms

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	WI	N/A	457441	
<ul style="list-style-type: none"> <li>If the owning profile= Default\PW\FDLC + descendants, then do not print settlement agent electron signature on seller CDF</li> </ul>				

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##### CPL Information Request

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT WI	N/A	461732	

Added functionality to the Mortgagee Clause which will allow users to leave the prompt empty and pull from the contact in the order.

**Lender:** Leonard's Lending Services  
111 Lending Ln.  
City, WI 86404

**Mortgagee Clause:** Other CPL Name ←

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

- Lender Leonard's Lending Services (L)
- Other Other CPL Name (D2)
- Lender Chase Bank (L2)

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##### Dunn Town Assessment Form

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Dane County	N/A	462007	

Updated document to match the most recent version provided on the Town of Dunn website.

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# MAY RELEASE NOTES

## Realtor Closing Information Request

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT WI	N/A	457165	WID0256.doc

New document. Render to view complete document.



## Chicago Title

CT File No.   
 Closing Date

Closing Office  Contact Name  Contact No.

REALTOR CLOSING INFORMATION REQUEST

Property Address: 1 Property Address City: City State: WI Zip: 49503

Notes: \_\_\_\_\_

---

Seller/Owner: Sam E. Seller Co-Seller/Owner: Sally A. Seller

Buyer: Bob L. Buyer Co-Buyer: Betty A. Buyer

Buyer Email(s): Buyer1 Email

Is Chicago Title preparing the Deed?  Yes  No Who is preparing the deed? \_\_\_\_\_

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## Wire Account Notification (NCS - Commercial)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT WI	N/A	457572	

Revised document to always pull Chicago Title Company for the Account Name for Landmark Title files.

**ADDRESS:** 101 Banking Ave., New York, NY 00000

**ABA NO.:** 123456789

**ACCOUNT NAME:** Chicago Title Company

**ACCOUNT NO.:** 098765411

**SWIFT CODE:** SWIFT

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# 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.