

# SOFTPRO SELECT

## RELEASE NOTES



MAY, 2017

Testing Release Date: May 4, 2017

Production Release Date: May 18, 2017



# MAY RELEASE NOTES

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# MAY RELEASE NOTES

## ALL STATES/SITES

### DOCUMENTS

#### Escrow

#### Demand - Lien for Spousal or Child Support

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Western Title and Escrow		381837	SSCORPD5538.doc

New document. Render to view complete document.



100 Escrow Office Address  
City, OR 45715  
Phone: (800)111-2222 / Fax (800)222-3333

<p>Family Support Division Government Contact 100 Taxes Blvd Portland, OR 48545</p>	<p><b>Date:</b> April 21, 2017 <b>Escrow No.:</b> JM CD Test-MGS <b>Seller(s):</b> Sam L. Seller and Sally M. Seller <b>Property:</b> 1001 Property Address Portland, OR 12244</p>
---	--

To Whom It May Concern:

An escrow has been opened with this company concerning the above named person(s). We are advised that you hold a lien which is to be paid in full through this escrow.

Please forward your demand for payment (in full or in part, as applicable) and include release(s) of lien for recordation in our escrow regarding the below described lien:

COURT: Civil

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# MAY RELEASE NOTES

## El Supplemental Holdback (Funds Held)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CTMI		386850	

Added "Lender" as an option to 'Release funds to:' dropdown. If chosen, the Lender name will flow to the document.



In the event the requirements for release of funds as stated above have not been met by May 12, 2017, Escrow Holder is authorized the following day to disburse all funds held in regard to this instrument to SunTrust Bank.

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## ID Verification

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement		382499	

Document has been removed per directive from Settlement.

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## Payoff Enclosure Letter

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	AmeriTitle		385584	

If there is not a forwarding address for the borrower(s), blank lines will render for the borrower(s) to fill out.

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# MAY RELEASE NOTES

## Title

### ALTA Endorsements - Proforma Modifications

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	various	n/a	385142	

The following endorsements have been modified to allow the required fields to be blank for Proforma scenarios only.

- ALTA 3-06 - Zoning - Unimproved Land
- ALTA 3.1-06 - Zoning - Improved Land
- ALTA 3.2-06 - Zoning - Land Under Development
- ALTA 11-06 - Mortgage Modification
- ALTA 11.1-06 - Mortgage Modification with Subordination
- ALTA 11.2-06 - Mortgage Modification with Additional Amount of Insurance
- ALTA 12-06 - Aggregation
- ALTA 12.1-06 - Aggregation - State Limits
- ALTA 17-06 - Access and Entry
- ALTA 17.1-06 - Indirect Access and Entry
- ALTA 17.2-06 - Utility Access
- ALTA 18.1-06 - Multiple Tax Parcel
- ALTA 19-06 - Contiguity - Multiple Parcels
- ALTA 19.1-06 - Contiguity - Single Parcel
- ALTA 19.2-06 - Contiguity - Specified Parcels
- ALTA 25-06 - Same as Survey
- ALTA 25.1-06 - Same as Portion of Survey
- ALTA 28-06 - Easement - Damage or Enforced Removal
- ALTA 28.1-06 - Encroachments - Boundaries and Easements
- ALTA 28.2-06 - Encroachments - Boundaries and Easements-Described Improvements
- ALTA 28.3-06 - Encroachments - Boundaries and Easements-Described Improvements and Land Under Development

When the endorsement is rendered on a Proforma policy, if a required field is not filled in, a blank line will be returned. (Additional endorsements will be updated in future builds.)

Note: This does not apply to some Rating Bureau or Promulgated states.

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# MAY RELEASE NOTES

## REPORTS

1099 Data Export/1099 -S				
NEW/MOD MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
			365154,365149	
<ul style="list-style-type: none"> <li>Report will now use new field added to PF/P1 for "ForeignPerson"               <ul style="list-style-type: none"> <li>Orders created prior to 4.2.3 continue to use the custom field.</li> </ul> </li> </ul>				

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Escrow Trial Balance				
NEW/MOD MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
	HI		383735	
<ul style="list-style-type: none"> <li>Added the Closed Date ({Order.CompletedDate}) to the export after Settlement date</li> <li>Corrected the last activity date to include activity after the as of date</li> </ul>				

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Escrow Trial Balance (Balances Only)				
NEW/MOD MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
	MN		380187	
<ul style="list-style-type: none"> <li>After "Order number ends with" add "Format for Excel export" checkbox default unchecked;               <ul style="list-style-type: none"> <li>When checked format for export                   <ul style="list-style-type: none"> <li>Include current columns and 2 additional ledger columns (Reminder Date, Ledger Responsible Party), Branch, Ledger ID, Order Status, Order Date, Buyer / Borrower, Last Activity, Reminder Date, Ledger Responsible Party, Ledger Comments, Trust Balance, IBA Balance, Balance</li> </ul> </li> </ul> </li> </ul>				

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Marketing Source Activity				
NEW/MOD MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
	TT WA		383500	
<ul style="list-style-type: none"> <li>Added a parameter 'Orders Opened in X Days but None Opened or Closed in X2 days Prior' before Group 1 drop down.</li> <li>Added parameter for X2 below current "Days"; "Days (X2)"</li> </ul>				

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Order Count/Revenue Summary				
NEW/MOD MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
	FT IN		384494	
<ul style="list-style-type: none"> <li>Added text box search "Main mkt so person mkt info (pager) contains"; search the marketing source main contacts only</li> <li>Added a new group by (group 1 &amp; 2) for "Marketing Source Main Contact"; group by the main contact of the marketing source instead of all contacts; include the "Mkt Info" (pager) in the group display</li> <li>When exporting to excel and group by the "Marketing Source Main Contact" show "Mkt Info" as a separate column.</li> </ul>				

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# MAY RELEASE NOTES

<b>Orders by Contact</b>				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CTI OK		380880	
<ul style="list-style-type: none"> <li>Added a 'Total Receipts' column to report.</li> </ul>				

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<b>Orders by Selection</b>				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	OH		380388	
<ul style="list-style-type: none"> <li>Added a new 'Additional Description' column to the Excel- All format using Order.AdditionalDescription_FNF# CF</li> </ul>				

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<b>Outstanding Checks</b>				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	FNT WA		38071	
<ul style="list-style-type: none"> <li>Updated report so it reflects "Order Closed: mm/dd/yy" for Held checks; currently like it does for Pending</li> </ul>				

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<b>Title Product Exceptions</b>				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD			381036	
<ul style="list-style-type: none"> <li>Report will now exclude documents for "Policy" search if they contain the below in the title:               <ul style="list-style-type: none"> <li>○ Policy Authorization</li> <li>○ Policy Cover Letter</li> <li>○ Policy-Guarantee</li> <li>○ Policy Legal</li> <li>○ Agreement To Issue Policy</li> <li>○ Supplemental Report</li> <li>○ Policy Credit</li> <li>○ Policy Instructions</li> </ul> </li> </ul>				

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# MAY RELEASE NOTES

## ARIZONA

### DOCUMENTS

#### Title

#### ALTA Commitment 2016

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Admin	n/a	382443	C16A_Commitm_[x]_FNF

The 2016 ALTA Commitment is now available.

### ALTA COMMITMENT FOR TITLE INSURANCE

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 one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Fidelity National Title Insurance Company

By:

President

**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 Corporate Counsel, the existing 2006 ALTA Commitment will remain available until later in the year at which time it will be removed from availability as it is being decertified. Estimated time of removal of the 2006 form is the beginning of November or shortly thereafter.

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# MAY RELEASE NOTES

## BEST TITLE (FL)

### DOCUMENTS

#### Title

#### ALTA Commitment 2016 w FL Mod

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Admin	n/a	382443	C16A_Commitm_[x]_FNF

The 2016 ALTA Commitment is now available.

**ALTA COMMITMENT FOR TITLE INSURANCE**

---

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 EXTRACTIONAL 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 one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Fidelity National Title Insurance Company

By: 

\_\_\_\_\_  
President

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 Corporate Counsel, the existing 2006 ALTA Commitment will remain available until later in the year at which time it will be removed from availability as it is being decertified. Estimated time of removal of the 2006 form is the beginning of November or shortly thereafter.

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# MAY RELEASE NOTES

## CALIFORNIA

### DOCUMENTS

#### Escrow

#### Affidavit (Transfer Tax - El Dorado)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Sacramento		385385	

Updated to match latest version located on the county website at <http://www.edcgov.us/CountyClerk/Forms.aspx>.

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# MAY RELEASE NOTES

## Deeds

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Sacramento		386263	

Revised the Deed R & T Code for "Bonafide Gift" to reference R & T 11911. Also, revised so that Unincorporated areas will no longer pull a City name.

**BEFORE**

[Enter reason transfer is exempt from documentary transfer tax:](#)

R & T 11930 - Bonafide Gift ▼

Transfer exempt verbiage:

"This is a bonafide gift and the grantor received nothing in return, R & T 11930."

This transfer is exempt from the documentary transfer tax.  
**"This is a bonafide gift and the grantor received nothing in return, R & T 11930."**

The documentary transfer tax is \$ \_\_\_\_\_ and is computed on:

- the full value of the interest or property conveyed.
- the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in  an Unincorporated area of **Santa Clara.**

**AFTER**

[Enter reason transfer is exempt from documentary transfer tax:](#)

R & T 11911 - Bonafide Gift ▼

Transfer exempt verbiage:

"This is a bonafide gift and the grantor received nothing in return, R & T 11911."

This transfer is exempt from the documentary transfer tax.  
**"This is a bonafide gift and the grantor received nothing in return, R & T 11911."**

The documentary transfer tax is \$ \_\_\_\_\_ and is computed on:

- the full value of the interest or property conveyed.
- the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in  an Unincorporated area.

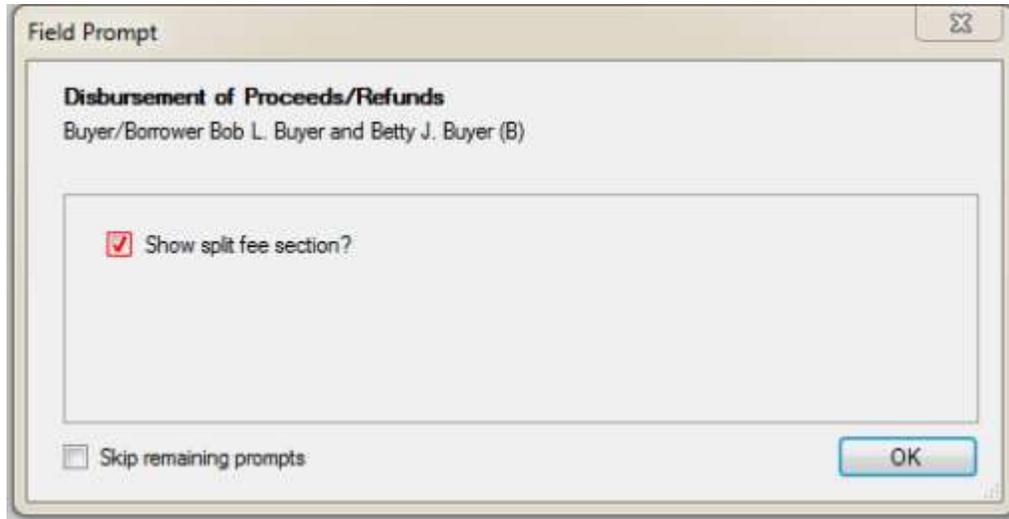
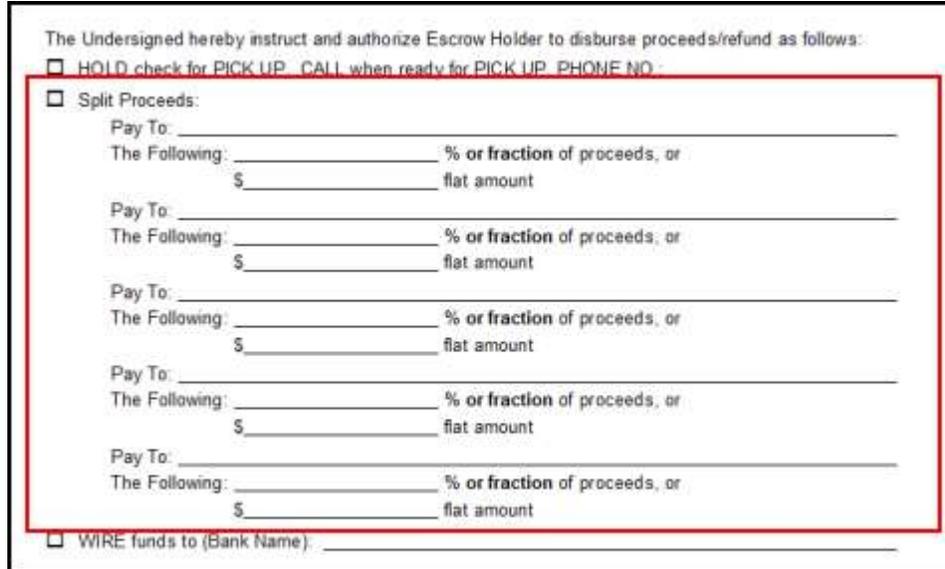
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# MAY RELEASE NOTES

## Disbursement of Proceeds/Refunds

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT SoCal		382437	

Added the option to pull the split fee section.

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# MAY RELEASE NOTES

## General Provisions, documents containing

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement		385730	

The Right of Resignation changes that were applied with the April build have been reversed. The paragraph once again reads as follows:  
**RIGHT OF RESIGNATION** Escrow Holder has the right to resign upon written notice delivered to the principals herein. If such right is exercised, all funds and documents shall be returned to the party who deposited them and Escrow Holder shall have no liability hereunder.

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## Notice of Completion

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT SoCal		383787	

Added acknowledgment to the document.

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## Various Deeds and EIs

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement		386767	

Revised documents so that Unincorporated areas will no longer pull a city name and only show the county name.

In the:	<input type="text" value="County"/>	of	<input type="text" value="Santa Clara"/>	County GLC:	<input type="text"/>
In the:	<input type="text" value="Unincorporated Area"/>	of	<input type="text" value="Santa Clara"/>	City GLC:	<input type="text"/>

**BEFORE**

the following described real property in the  of the County of , State of

**AFTER**

the following described real property in the  the County of , State of

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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	382443	C16A_Commitm_[x]_FNF

The 2016 ALTA Commitment is now available.

### ALTA COMMITMENT FOR TITLE INSURANCE

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.

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#### 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 one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Fidelity National Title Insurance Company

By:

President

**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 Corporate Counsel, the existing 2006 ALTA Commitment will remain available until later in the year at which time it will be removed from availability as it is being decertified. Estimated time of removal of the 2006 form is the beginning of November or shortly thereafter.

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# MAY RELEASE NOTES

## FIRST TITLE OF GEORGIA

### DOCUMENTS

#### Escrow

#### Complete Search Request

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	First Title		385577	

Removed references to "releases" and "cancellations" from item 2 and added "Please reference any cancellations on your worksheet." to the end of the sentence.

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# MAY RELEASE NOTES

## FLORIDA

### DOCUMENTS

#### Escrow

#### Certificate of Trust

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Wollinka Wikle		382503	

Added the Prepared By and Return To section to the top left of the document.

**Prepared by and Return To:**

Joseph D. Kirby  
Chicago Title Insurance Company  
1001 Settlement Way, Suite 100  
Anywhere, FL 99999

**CERTIFICATION OF TRUST**

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

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

[Back to Table of Contents](#)

# MAY RELEASE NOTES

## Demand - Institutional with Approval

NEW/MOD New	REQUESTED BY Wollinka Wikle	FOOTPRINTS No(s).	TFS No(s). 382509	FILE NAME (NEW ITEMS ONLY) FLD1293.doc
----------------	--------------------------------	-------------------	----------------------	---

New document. Render to view complete document.



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

**Payoff Lender Bank**  
1000 P and I Boulevard  
Beverly Hills, CA 90210

**Date:** May 3, 2017  
**Loan No.:** PayoffRefNum11111  
**Escrow No.:** 2017040003RN-JDK  
**Borrower(s):** Stephen T. Seller and Stephanie T. Seller  
**Property:** 100 Property Street  
Miami, FL 33195

Dear **Payoff Lender Bank**,

We are processing an escrow covering the above referenced property and loan number, more particularly described as:

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

This loan is to be paid in full through this escrow. Please forward your demand for payment in full.

**Mortgage** recorded on **May 1, 2017**.

Please forward your full reconveyance to this office for recordation through our escrow.

In order that we may service our principals in this escrow in an expeditious manner, we would appreciate your cooperation in returning the requested information at your earliest convenience.

In the event this loan is secured by a deed of trust allowing for advances of a credit line, please be advised that this demand authorizes you to close the referenced credit line upon receipt of this notice.

Should you require any further information to process this request, please notify the undersigned immediately.

**IF AVAILABLE, PLEASE FAX YOUR DEMAND TO (888)111-4321.** Thank you for assisting us to comply with our escrow instructions.

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# MAY RELEASE NOTES

Letter (HOA Information Request)																			
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)															
Mod	FT Orlando		384027																
Added Capital Contribution language.																			
<table border="1"> <tr> <td>Is a Certificate of Approval required?</td> <td>Yes</td> <td>No</td> </tr> <tr> <td>If yes, has one been issued?</td> <td>Yes</td> <td>No</td> </tr> <tr> <td>Is there a Capital Contribution Required?</td> <td>Yes</td> <td>No</td> </tr> <tr> <td>If yes, what amount is due at closing? \$ _____</td> <td></td> <td></td> </tr> <tr> <td>Subject to a Master Association:</td> <td>Yes</td> <td>No</td> </tr> </table>					Is a Certificate of Approval required?	Yes	No	If yes, has one been issued?	Yes	No	Is there a Capital Contribution Required?	Yes	No	If yes, what amount is due at closing? \$ _____			Subject to a Master Association:	Yes	No
Is a Certificate of Approval required?	Yes	No																	
If yes, has one been issued?	Yes	No																	
Is there a Capital Contribution Required?	Yes	No																	
If yes, what amount is due at closing? \$ _____																			
Subject to a Master Association:	Yes	No																	

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# MAY RELEASE NOTES

<b>Letter (Misc Transmittal)</b>				
NEW/MOD Mod	REQUESTED BY FT Timeshare / Wollinka Wikle	FOOTPRINTS No(s).	TFS No(s). 382495 / 386296	FILE NAME (NEW ITEMS ONLY)

Revised document to look to the long name field.

<div style="border: 1px solid red; padding: 2px; margin-bottom: 10px;"> <b>Sam L. Seller and Sally M. Seller Name Long</b>              † Seller Current Address              Someplace, FL 32810           </div>	<b>Date:</b> April 26, 2017 <b>Order No.:</b> JM CD Test <b>Borrower(s):</b> Bob L. Buyer and Betty J. Buyer <b>Seller(s):</b> Sam L. Seller and Sally M. Seller <b>Property:</b> 1001 Property Address City, FL 32804
Dear <div style="border: 1px solid red; padding: 2px; display: inline-block;">Sam L. Seller and Sally M. Seller Name Long,</div>	

Prompt added when the buyer is chosen to ask to choose between current address and forwarding address.

**Field Prompt**

---

**Letter (Misc Transmittal)**

Buyer/Borrower Brian T. Buyer and Brenda T. Buyer (B)

Choose buyer address

Forwarding Address
▼

 <div style="clear: both;"></div>	<div style="text-align: right; font-size: small;">           1001 Settlement Way, Suite 100            Anywhere, FL 99999            Phone: (800)555-1234 / Fax: (800)555-4321         </div>
<div style="border: 1px solid red; padding: 5px; margin-top: 20px;"> <b>Brian T. Buyer and Brenda T. Buyer</b>              Forwarding Address              100 Buyer Forward Street              Buyer Forward City, FL 99999           </div>	<b>Date:</b> May 11, 2017 <b>Order No.:</b> JJ FL Test <b>Buyer(s):</b> Brian T. Buyer and Brenda T. Buyer <b>Property:</b> 100 Property Street Orlando, FL 32807
Dear Brian T. Buyer and Brenda T. Buyer,  In connection with the above-mentioned property, enclosed please find the following:	



# MAY RELEASE NOTES

<b>Seller Address Certification</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	Genesis Title Company		386231	
Reference to the \$25.00 charge has been removed.				

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# MAY RELEASE NOTES

## Title

<b>Policies - Schedule A</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 Tampa		384682	
The title officer name will no longer appear with the company address on Schedule A.				

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# MAY RELEASE NOTES

## REPORTS

<b>Corporate Invoice</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	FL Tampa		382287	
<ul style="list-style-type: none"><li>• Invoice will suppress title officer on invoice when profile state = FL</li></ul>				

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# MAY RELEASE NOTES

## HAWAII

### DOCUMENTS

#### Escrow

#### General Provisions, documents containing

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement		386981	
Revised language for the Right of Cancellation to read "...WITHIN TEN (10) DAYS..."				

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#### Letter (Cancellation)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement		386974	
Revised language for the Right of Cancellation to read "...WITHIN TEN (10) DAYS..."				

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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	382443	C16A_Commitm_[x]_FNF

The 2016 ALTA Commitment is now available.

### ALTA COMMITMENT FOR TITLE INSURANCE

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.

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#### 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 one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Fidelity National Title Insurance Company

By:

President

**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 Corporate Counsel, the existing 2006 ALTA Commitment will remain available until later in the year at which time it will be removed from availability as it is being decertified. Estimated time of removal of the 2006 form is the beginning of November or shortly thereafter.

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# MAY RELEASE NOTES

## IDAHO

### DOCUMENTS

#### Escrow

#### Open Order Sheet (OCC)

<b>NEW/MOD</b> New	<b>REQUESTED BY</b> FNT Boise	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s).</b> 383120	<b>FILE NAME (NEW ITEMS ONLY)</b> IDD1141.doc
-----------------------	----------------------------------	--------------------------	-----------------------------	--

New document. Render to view complete document.



## CHICAGO TITLE COMPANY

OPEN ORDER SHEET  
OUT OF COUNTY

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

# 2017040003RN

**Processor / Assistant:** Melissa G. Smith  
melissa.smith@email.com

Transaction Type	Order Type	Product Type	Policy Type
Purchase	Title & Escrow	Sale/Re-Sale	Simultaneous
<b>Order Opened Date:</b>	March 14, 2017	<b>Product Due:</b>	May 30, 2017
<b>Order Opened By:</b>	Default Admin Account	<b>Closing Date:</b>	May 31, 2017
		<b>Disbursement Date:</b>	May 31, 2017
<b>Sales Price:</b>	\$ 300,000.00	<b>Loan Amount(s):</b>	\$ 250,000.00
<b>Owners Policy(ies):</b>		<b>Loan Policy(ies):</b>	
ALTA U.S. Policy 2012 (Revision of 9-28-91)		Subdivision Guarantee/Certificate	
Liability: \$ 0.00		Liability: \$ 0.00	
		<b>Underwriter:</b> Fidelity National Title Insurance Company	

**PROPERTY(IES):**

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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	382443	C16A_Commitm_[x]_FNF

The 2016 ALTA Commitment is now available.

### ALTA COMMITMENT FOR TITLE INSURANCE

Issued By:



**Fidelity National Title**  
Insurance Company

Commitment Number:

**CommitNum-12345**

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Fidelity National Title Insurance Company

By:

President

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# MAY RELEASE NOTES

## ILTA 107.4 - Policy Date

## ILTA 108.3 - Additional Advance

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FT Eagle	IN17000215222	385923	EyrS_I107_04_ID_FNF EyrS_I108_03_ID_FNF

### ENDORSEMENT - ILTA 107.4

### POLICY DATE

Issued By:



**Fidelity National Title**  
Insurance Company

Attached to Policy Number:

**LoanPolNum-456**

Charge: \$0.00

The effective date of said policy is hereby changed from February 12, 2017 to April 12, 2017.

The total liability of the Company under said policy and any endorsement therein shall not exceed, in the aggregate, the face amount of said policy of said policy and costs which the Company is obligated under the conditions thereof to pay.

This endorsement is made a part of said policy and is subject to the schedules and conditions therein except as modified by the provisions hereof.

Fidelity National Title Insurance Company

### ENDORSEMENT - ILTA 108.3

### ADDITIONAL ADVANCE

Issued By:



**Fidelity National Title**  
Insurance Company

Attached to Policy Number:

**LoanPolNum-456**

Charge: \$0.00

The Company assures FILL IN that the indebtedness evidenced by the note for One Hundred Twenty-Three Thousand Four Hundred Fifty-Six And No/100 Dollars (\$123,456.00) dated January 12, 2017 executed by FILL IN in favor of FILL IN is an additional advance secured by the mortgage or deed of trust referred to in paragraph 4 of Schedule A, and that said mortgage or deed of trust as to said additional advance is prior to any liens or encumbrances affecting said estate or interest, other than those shown in said policy, except:

FILL IN

The Company hereby insures the assured against any loss of principal, interest, or other sums evidenced by said additional note which said assured shall sustain in the event that the assurance herein shall prove to be incorrect.

The total liability of the Company under said policy and any endorsements therein shall not exceed, in the aggregate, the face amount of said policy, plus the amount of said additional advance, and costs which the Company is obligated under the conditions and stipulations thereof to pay.

This endorsement is made a part of said policy and is subject to the schedules, conditions and stipulations therein, except as modified by the provisions hereof.

This endorsement is not to be construed as insuring the title to said estate or interest as of any later date than the date of said policy except as herein expressly provided as to the subject matter hereof.

Fidelity National Title Insurance Company



# MAY RELEASE NOTES

## ILLINOIS

### DOCUMENTS

#### Escrow

#### Closing Checklist

<b>NEW/MOD</b> New	<b>REQUESTED BY</b> Downstate IL	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s).</b> 386986	<b>FILE NAME (NEW ITEMS ONLY)</b> ILD0482.doc
-----------------------	-------------------------------------	--------------------------	-----------------------------	--

New document. Render to view complete document.

#### CLOSING CHECKLIST

**Date:** May 17, 2017  
**Escrow No:** 2017040003RN-JDK  
**Seller(s):** Stephen T. Seller and Stephanie T. Seller  
**Seller(s) Atty:** The Seller Law Firm  
**Seller(s) Agent:** The Listing Agency  
The Selling Agency  
**Buyer(s):** Brian T. Buyer, Brenda T. Buyer and The Trust Company  
**Buyer(s) Atty:** The Buyer Law Firm  
**Buyer(s) Agent:** The Selling Agency  
**Lender:** Lender Bank & Trust  
**Closer:** Joseph D. Kirby  
**Closing Date/Time:** May 31, 2017 at 10:00 am  
**Property:** 100 Property Street, Chicago, IL 33195  
**PIN:** 11111111APN  
**Brief Legal:** This is the Escrow BRIEF Legal for the property

#### GOVERNMENT CHARGES

**U-C Sanitary:** \_\_\_\_\_  
**Recycling Tax:** \_\_\_\_\_  
**Rental Registration:** \_\_\_\_\_  
**Rantoul Drainage Tax:** \_\_\_\_\_

**TAXES:** Year: \_\_\_\_\_ **Total: \$** \_\_\_\_\_  
**1st Inst.** \_\_\_\_\_ **Paid:** \_\_\_\_\_  
**2nd Inst.** \_\_\_\_\_ **Paid:** \_\_\_\_\_

**LIEN S/CLEARANCE:**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#### CHECKLIST

- Review Commitment
- Review Contract
- CDF/SS/HUD
- Earnest Money
- Commission
- Loan Charges
- CPL/Closing Fees
- Fed Ex/Wire Fees
- Email Doc Fee
- Atty Fees
- Recording/P-Tax
- Termite
- Other Bills
- Payoffs

#### AT CLOSING

- Wire from Lender
- Funds from Buyer
- Insurance
- Termite Report
- Home Warranty
- Deed/P-Tax
- Plat Act Affidavit
- HOA/Condo Letter
- Current Tax Bill
- Affidavit/Lien Waivers
- LCC/Corp./Trusts
- Estate Undertaking

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# MAY RELEASE NOTES

<b>Personal Information Affidavit</b>				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT Metro / IL RLC		384795	
Added a line for the affiant's Date of Birth.				

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<b>Request for Funding - Construction Disbursement</b>				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Downstate IL		382492	ILD0481.doc

New document. Render to view complete document.



## Company Name

100 Escrow Office Address  
City, IL 45715  
Phone: (800)111-2222 / Fax: (800)222-3333

### REQUEST FOR FUNDING CONSTRUCTION DISBURSEMENT

<p><b>Courtney Windley</b> Leonard's Lending Services 111 Lending Ln. Anyplace, IL 00000</p>	<p><b>Date:</b> April 21, 2017 <b>Loan No.:</b> LN123 <b>Disb. No.:</b> DN55783 <b>Escrow No.:</b> JM CD Test-MGS <b>Borrower(s):</b> Bob L. Buyer and Betty J. Buyer <b>Seller(s):</b> Sam L. Seller and Sally M. Seller <b>Property:</b> 1001 Property Address Someplace, IL 12244</p>
--	--

Chicago Title and Trust has been provided the documentation required for a disbursement under the terms of the above referenced escrow in the amount of Fifteen Thousand And No/100 Dollars (\$15,000.00).

We have caused title to be searched through a current date and find the following additional matters which will be raised as Schedule B exceptions:

1. Any right, title, or interest of or those claiming by, through, or under that person as disclosed by instrument recorded .
2. Any lien for state death taxes, plus interest and penalty, by reason of the death of .

Looks to Commitment Exceptions

↑

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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	382443	C16A_Commitm_[x]_FNF

The 2016 ALTA Commitment is now available.

### ALTA COMMITMENT FOR TITLE INSURANCE

Issued By:



**Fidelity National Title**  
Insurance Company

Commitment Number:

**CommitNum-12345**

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Fidelity National Title Insurance Company

By:

President

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# MAY RELEASE NOTES

## REPORTS

<b>Orders by Selection</b>				
<b>NEW/MOD</b> MOD	<b>REQUESTED BY</b> CT IL	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s).</b> 384128	<b>FILE NAME (NEW ITEMS ONLY)</b>
<ul style="list-style-type: none"><li>Added to the excel format 'excel-IL' a column 'County' that displays the property county. Located the column as the last column on the excel export.</li></ul>				

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# MAY RELEASE NOTES

## INDIANA

### DOCUMENTS

#### Escrow

#### SEARCH (Report of Search)

NEW/MOD Mod	REQUESTED BY IN	FOOTPRINTS No(s).	TFS No(s). 384492	FILE NAME (NEW ITEMS ONLY)
----------------	--------------------	-------------------	----------------------	----------------------------

- Replaced "Period of Search with "Current Owner Limited Search". Then, beneath this removed the beginning date and "To" and added Effective Date and time.
- Under Matters Excluded, added #4. "This search is for a limited period based on the limited information available in the County Records for the owner."



**Fidelity National Title<sup>®</sup>**  
Insurance Company

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

#### REPORT OF SEARCH

#### Prepared For:

The Listing Agency

#### Current Owner Limited Search:

Effective Date: May 17, 2017 at 08:00 AM

#### MATTERS EXCLUDED

1. Easements or claims of easements.
2. Conditions, covenants and restrictions shown by the public records.
3. Any law, ordinance or governmental regulation affecting the ownership or use of the land or the regulation of existing or future improvements.
4. This search is for a limited period based on the limited information available in the County Records for the owner.

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# MAY RELEASE NOTES

<b>Settlement Statements</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 IN		381686	
<ul style="list-style-type: none"><li>For commercial orders suppress vesting percentage shown next to buyer/seller name in the header.</li></ul>				

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# MAY RELEASE NOTES

**Title**

**Construction Draw Acknowledgement Endorsement**

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FT IN	n/a	385931	EyrS_CDRAW_IN_FNF

**ENDORSEMENT**

**CONSTRUCTION DRAW  
ACKNOWLEDGEMENT**

Issued By:



**Fidelity National Title<sup>®</sup>**  
Insurance Company

Attached to Policy Number:

**LoanPolNum-456**

Charge: \$0.00

1. The liability of the Company is increased by Twelve Thousand Three Hundred Forty-Five And No/100 Dollars (\$12,345.00) to include disbursements made pursuant to requisition(s) for accumulative total to date of One Hundred Twenty-Three Thousand Four Hundred Fifty-Six And No/100 Dollars (\$123,456.00).
2. The Company has searched the public records and has found no liens or encumbrances on the title to said estate or interest existing as March 12, 2017 other than as shown in said policy, or prior endorsements, except:

**FILL IN**

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.

Fidelity National Title Insurance Company

Dated: April 12, 2017

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# MAY RELEASE NOTES

Recordables				
NEW/MOD Mod	REQUESTED BY FT IN	FOOTPRINTS No(s).	TFS No(s). 383409	FILE NAME (NEW ITEMS ONLY)
Recordable documents revised to include an executed date line above the signatures.				
<b>BEFORE</b>				
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.				
<b>AFTER</b>				
IN WITNESS WHEREOF, the undersigned have executed this document on _____, 2017.				

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# MAY RELEASE NOTES

## REPORTS

Missing IDOI Rebate				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	IN		383076	
<b>New Report</b>				
<b>General:</b>				
Title – Missing IDOI Rebate Export				
Tree location – <b>All/Indiana trees (exception reports folder)</b>				
<b>Parameters:</b>				
<ul style="list-style-type: none"> <li>- Closed date from</li> <li>- Closed date through</li> <li>- Show report programming notes</li> </ul>				
<b>Groups:</b>				
<ul style="list-style-type: none"> <li>- None</li> </ul>				
<b>Columns:</b>				
<ul style="list-style-type: none"> <li>- Order Number</li> <li>- Closed Date</li> <li>- Buyer/Borrower {Order.AllBuyers.NameShort}</li> <li>- Seller {Order.AllSellers.NameShort}</li> <li>- Escrow officer/closer</li> <li>- Branch (lookup code - nickname)</li> <li>- LP Premium {{Order.Title.LoanPolicies[1].PremiumCalculation.FinalPremium}}</li> <li>- OP Premium {{Order.Title.OwnersPolicies[1].PremiumCalculation.FinalPremium}}</li> <li>- OP Seller Pay % {{Order.Title.OwnersPolicies[1].SellerPayPercent}}</li> </ul>				
<b>Totals:</b>				
<ul style="list-style-type: none"> <li>- None</li> </ul>				
<b>Sorting:</b>				
<ul style="list-style-type: none"> <li>- Order Number</li> </ul>				
<b>Logic:</b>				
<ul style="list-style-type: none"> <li>- Closed = WSOB Closed Date</li> <li>- Export Only</li> <li>- Residential orders only (based on {Order.IsCommercial} unchecked)</li> <li>- Order has any buyer/seller as an individual (male/female/joint)</li> <li>- Order has ATC charge with transaction code 3542 with no charge amount entered (blank/0) ({Order.Title.AdditionalCharges.TransactionCode});</li> <li>- Escrow Status = Closed {Order.Escrow.Status}</li> </ul>				

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# MAY RELEASE NOTES

## LANDCASTLE

### DOCUMENTS

#### Escrow

#### Form (Closing Instructions - OH)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	LCT		385601	
Removed reference to Cashier's Check.				

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# MAY RELEASE NOTES

## MICHIGAN

### DOCUMENTS

#### Escrow

#### Deeds

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT MI		384054	

Removed hardcoded "CITY" and documents will now look to the TownCityTitle for this information.

Example:

PERSONAL REPRESENTATIVE'S DEED
<p>KNOW ALL MEN BY THESE PRESENTS: _____, as  Personal Representative of the ESTATE OF  _____, pursuant to the Probate Letters of Authority dated  _____, _____ County Probate Court File No.  _____, and pursuant to the Estate and Protected Individuals Code, whose address is 100  Seller Forward Street, Seller Forward City, MO 99999.</p> <p>Convey(s) and transfers to Brian T. Buyer and Brenda T. Buyer, husband and wife, as tenants by the entirety and  The Trust Company, whose street number and post office address is 100 Buyer Forward Street, Buyer Forward  City, MI 99999 the following described premises situated in the Township of Avery Township, County of Wayne,  State of Michigan to wit:</p>

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#### Post Closing Contact Information

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT MI		386998	MID1272.doc

New document. Render to view complete document. This document will always print Buyer/Borrower information on the first page. If the transaction is a purchase then the second page with the Seller information will automatically pull.

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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	382443	C16A_Commitm_[x]_FNF

The 2016 ALTA Commitment is now available.

### ALTA COMMITMENT FOR TITLE INSURANCE

---

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 EXTRACTIONAL 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 one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Fidelity National Title Insurance Company

By: 

---

President

**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 Corporate Counsel, the existing 2006 ALTA Commitment will remain available until later in the year at which time it will be removed from availability as it is being decertified. Estimated time of removal of the 2006 form is the beginning of November or shortly thereafter.

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# MAY RELEASE NOTES

## MONTANA

### DOCUMENTS

#### Escrow

#### Request (SID Form-Laurel)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Billings		384125	

When the Order type is not "Title only" or "Escrow only", there will be a prompt to select if the document is for 'Escrow' or 'Title' and pull the correct information into the Header and the Fax number.

Order type:

- Title & Escrow
- (None)
- Title only
- Escrow only
- Title & Escrow**
- Limited Coverage Product
- Other

**Request (SID Form-Laurel)**  
Government Government Contact (G)

Print this document for Title or Escrow?

- Escrow
- Escrow**
- Title

## Company Name

100 Escrow Office Address  
City, MT 45715  
Phone: (800)111-2222 / Fax: (800)222-3333

Government Contact  
100 Taxes Blvd  
Someplace, MT 48545  
Phone: (800)222-3312  
Fax: (800)333-4444

Date: May 17, 2017  
Title No.: T2 Ref No  
Escrow No.: JM CD Test-MGS  
Property: 1001 Property Address  
Somewhere, MT 12345

Please complete this form and fax to us at (800)222-3333

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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	382443	C16A_Commitm_[x]_FNF

The 2016 ALTA Commitment is now available.

### ALTA COMMITMENT FOR TITLE INSURANCE

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 EXTRACTIONAL 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 one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Fidelity National Title Insurance Company

By:

President

**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 Corporate Counsel, the existing 2006 ALTA Commitment will remain available until later in the year at which time it will be removed from availability as it is being decertified. Estimated time of removal of the 2006 form is the beginning of November or shortly thereafter.

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# MAY RELEASE NOTES

## NEVADA

### DOCUMENTS

#### Escrow

#### General Provisions

NEW/MOD Mod	REQUESTED BY Settlement	FOOTPRINTS No(s).	TFS No(s). 385738	FILE NAME (NEW ITEMS ONLY)
----------------	----------------------------	-------------------	----------------------	----------------------------

The Right of Resignation changes that were applied with the April build have been reversed. The paragraph now reads as follows:

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

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# MAY RELEASE NOTES

## OHIO

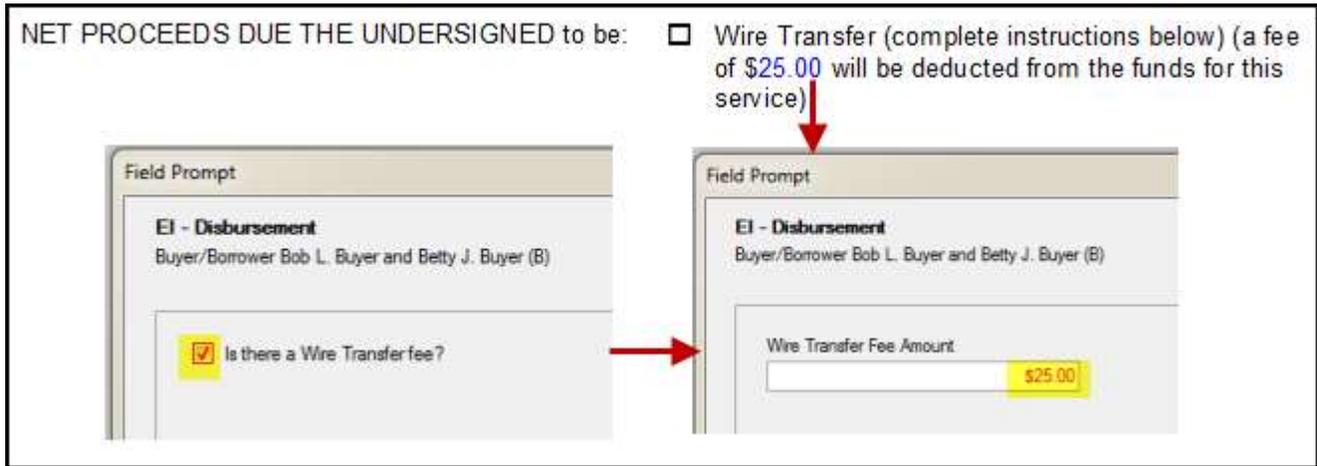
### DOCUMENTS

#### Escrow

#### El - Disbursement

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT Northern OH		386181	

Added prompt to ask if there is a wire transfer fee and if there is then it will pull in the appropriate language.



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#### Letter (Payoff Request) - AT

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	AmeriTitle		383780	

When the file is a refinance the language will read "refinancing" otherwise it will read "selling".

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## OKLAHOMA

### DOCUMENTS

#### Escrow

#### Title Examination

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	AmeriTitle		382966	

Added a date field for the gap check and a dropdown Custom Field to select the product.

**CHICAGO TITLE COMPANY**

**TITLE EXAMINATION**

Date: May 5, 2017; Gap date May 17, 2017  
 Order No.: MS Test OK 1  
 Purpose Examined: user enters the purpose for the examination here via custom field prompt  
 Examining Attorney: Tyler Larsen--SLM

**Field Prompt 1:** Title Examination Commitment. Enter the gap date for the Title Examination. [05/17/2017]

**Field Prompt 2:** Title Examination Commitment. Select the product type for the Title Examination. Other, Mortgagee, Other, Owners/Mortgagee. If Mortgagee or Owners/Mortgagee selected, the selection will print on doc. If Other is selected, the user will get another prompt to fill in.

**Field Prompt 3:** Title Examination Commitment. Enter the Purpose Examined. user enters the purpose for the examination here via custom field prompt.

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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	382443	C16A_Commitm_[x]_FNF

The 2016 ALTA Commitment is now available.

### ALTA COMMITMENT FOR TITLE INSURANCE

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.

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#### 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 one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Fidelity National Title Insurance Company

By:

President

**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 Corporate Counsel, the existing 2006 ALTA Commitment will remain available until later in the year at which time it will be removed from availability as it is being decertified. Estimated time of removal of the 2006 form is the beginning of November or shortly thereafter.

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# MAY RELEASE NOTES

## OREGON

### DOCUMENTS

#### Escrow

#### Accommodation Recording - Noninsurance Product

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	State Counsel		383122	

Various revisions made to update document per State Counsel's direction.

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#### Confirmation of Order Placed - Email

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Western Title and Escrow		381864, 385600	

- All info in the top right box made bold.
- Added a new prompt to ask if contact details should be included. If checked, the document will pull all the information as it previously did. If unchecked, only the Contact Names will show.
- If a Contact does not have a Lookup Code, that Contact will not pull in.
- Removed Look Up codes

Escrow No.: JM CD Test-MGS  
Property: 1001 Property Address  
Portland, OR 12244  
Date Escrow Opened: April 3, 2017  
Sales Price: \$250,000.00  
Loan Amount: \$125,000.00

Escrow Officer: **Melissa G. Smith**  
**melissa.smith@email.com**  
**100 Escrow Office Address**  
**City, OR 45715**

Escrow Assistant: **Sandy L. Moore**  
Escrow Phone: **(800)111-2222**  
Escrow Fax: **(800)222-3333**

---

**SELLER:**

Name: Sam L. Seller	Name: Sally M. Seller
AKA:	AKA:
Home: (407)555-3333	Home:
Work:	Work:
Cell:	Cell:
Email:	Email:
Fax: (407)555-3334	Fax:

**BORROWER:**

Name: Bob L. Buyer	Name: Betty J. Buyer
AKA:	AKA:
Home: (407)567-9914	Home:
Work:	Work:
Cell:	Cell:
Email:	Email:
Fax:	Fax:

---

**SELLER:**

Name: Sam L. Seller	Name: Sally M. Seller
---------------------	-----------------------

**BORROWER:**

Name: Bob L. Buyer	Name: Betty J. Buyer
--------------------	----------------------

Field Prompt: Confirmation of Order Placed - Email  
Order JM CD Test

Select to include the contact details

Skip remaining prompts

OK

Field Prompt: Confirmation of Order Placed - Email  
Order JM CD Test

Select to include the contact details

Skip remaining prompts

OK

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# MAY RELEASE NOTES

<b>Deeds</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			383806	
Added a new custom field to the deed screen for the consideration text to pull to the deeds. If this is empty then the deed will function as it did before. See TFS 387855 below.				

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<b>Escrow Instructions</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	Western Title and Escrow		372825	
Added letter size versions of all OR EIs for which there had only been legal versions.				

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# MAY RELEASE NOTES

- Information Sheet (Buyer)
- Information Sheet (Refinance)
- Information Sheet (Seller)

NEW/MOD Mod	REQUESTED BY OR	FOOTPRINTS No(s).	TFS No(s). 382876	FILE NAME (NEW ITEMS ONLY)
----------------	--------------------	-------------------	----------------------	----------------------------

Added Phone No. line and made sure Case No. is consistent across all documents and scenarios. Also, added "Date of Birth" lines to the Refinance and Seller versions.

**Ex. from Informatin Sheet (Seller)**

Please complete the following information that applies to you and return to our office in the enclosed envelope. This information will help expedite the closing of your transaction.

Customer Name: Sam L. Seller and Sally M. Seller

Property Address: 1001 Property Address, Someplace, OR 12244

Daytime Phone No(s):

Social Security No(s):

Date of Birth:

Email Address(es):

4. CHILD OR SPOUSAL SUPPORT (if applicable)

Paid By:  Case No.:

Paid To:  Phone No.:

Paid To:

Mailing Address for payment:

5. JUDGMENT (if applicable)

Creditor Name:  Case No.:

Contact Name:  Phone No.:

Mailing Address for payment:

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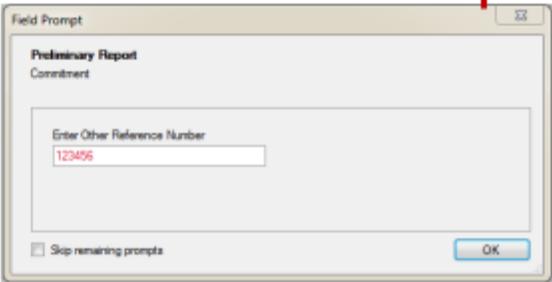
# MAY RELEASE NOTES

<b>Letter (Confirmation of Order Placed) (5)</b>				
NEW/MOD Mod	REQUESTED BY OR	FOOTPRINTS No(s).	TFS No(s). 382890	FILE NAME (NEW ITEMS ONLY)
<p><u>Affected Documents:</u>            Letter (Confirmation of Order Placed)            Letter (Confirmation of Order Placed) - Lender            Letter (Confirmation of Order Placed) - Listing            Letter (Confirmation of Order Placed) - Mtg Broker            Letter (Confirmation of Order Placed) - Selling</p> <p>Revised the existing document to not require a contact and added new documents for Lender, Mortgage Broker, Listing and Selling Agents.</p>				

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<b>Notice of Intent</b>				
NEW/MOD Mod	REQUESTED BY OR	FOOTPRINTS No(s).	TFS No(s). 382926	FILE NAME (NEW ITEMS ONLY)
<p>Various revisions made to keep document to one page and to update.</p>				

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<b>Preliminary Report</b>				
NEW/MOD Mod	REQUESTED BY OR	FOOTPRINTS No(s).	TFS No(s). 383797	FILE NAME (NEW ITEMS ONLY)
<p>Added the ability to render "CUSTOMER NO.", "LENDER REFERENCE" and "OTHER" to the top right of the document. If this information is not present then these labels will not show.</p>				
<div style="border: 1px solid black; padding: 10px;"> <h3 style="margin: 0;">PRELIMINARY REPORT</h3> <hr/> <div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <p><b>ESCROW OFFICER:</b> <span style="color: blue;">Melissa G. Smith</span>  <span style="color: blue;">melissa.smith@email.com</span>  <span style="color: blue;">(111)222-3333</span></p> <p><b>TITLE OFFICER:</b> <span style="color: blue;">Joseph D. Kirby</span>  <span style="color: blue;">Ccookson@WesternTitle.Com</span>  <span style="color: blue;">(541)322-9280</span></p> <p><b>TO:</b> <span style="color: blue;">Greenridge Realty, Inc.</span>  <span style="color: blue;">John Doe</span></p> </div> <div style="width: 35%; border: 2px solid red; padding: 5px;"> <p style="margin: 0;"><b>ORDER NO.:</b> <span style="color: blue;">JM CD Test</span></p> <p style="margin: 0;"><b>CUSTOMER NO.:</b> <span style="color: blue;">LAB123</span></p> <p style="margin: 0;"><b>LENDER REFERENCE:</b> <span style="color: blue;">LN123</span></p> <p style="margin: 0;"><b>OTHER:</b> <span style="color: blue;">123456</span></p> </div> </div> <div style="margin-top: 20px; text-align: right;">  </div> </div>				

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# MAY RELEASE NOTES

## Preliminary Statement Regarding Seller's Exempt Status

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Western Title and Escrow		386156	ORD1450.doc

Letter-size version of existing document with same title with (Legal) added at end.

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## Satisfaction (Lien)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	OR		382943	

Revised "After Recording and Return To" section to select between contacts including Settlement Agent, Title Company, Other Contacts, Buyer/Borrower and Seller.

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## Statement of Information

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Western Title and Escrow		386154	ORD1449.doc

Letter-size version of existing document with same title with (Legal) added at end.

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# MAY RELEASE NOTES

Vesting Information				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FT OR		384651	ORD1448.doc

New document. Render to view complete document.



Company Name

VESTING INFORMATION

**Bob L. Buyer and Betty J. Buyer**  
 1 Buyer Fwd Address  
 Portland, OR 12345

**Date:** May 2, 2017  
**Escrow No.:** JM CD Test-MGS  
**Title No.:** CN123

YOU AS ESCROW HOLDER ARE AUTHORIZED TO SHOW VESTING ON THE GRANT DEED TO RECORD AS FOLLOWS:

Names: \_\_\_\_\_

---

PLEASE MARK APPROPRIATE CHOICE FOR STATUS:

<input type="checkbox"/> Husband and Wife	<input type="checkbox"/> Wife and Husband
<input type="checkbox"/> A Married Couple	<input type="checkbox"/> A Single Man (never married)
<input type="checkbox"/> A Single Woman (never married)	<input type="checkbox"/> A Single Person (never married)
<input type="checkbox"/> A Married Man (as his sole and separate property)*	<input type="checkbox"/> A Married Woman (as her sole and separate property)*
<input type="checkbox"/> A Married Person (as his/her sole and separate property)*	

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# MAY RELEASE NOTES

## Wire Information

NEW/MOD Mod	REQUESTED BY OR	FOOTPRINTS No(s).	TFS No(s). 382954	FILE NAME (NEW ITEMS ONLY)
----------------	--------------------	-------------------	----------------------	----------------------------

Added a new prompt asking users if they'd like to see the "Close to funds..." sentence.



Property: 1001 Property Address  
City, OR 12345

**Funds to close must be in the form of a Cashier's Check or Wire Transfer.**

Please take this form with you to your bank.



Property: 1001 Property Address  
City, OR 12345

Please take this form with you to your bank.

**Personal checks, official checks, direct deposits and electronic transfers are not acceptable for use as closing funds. If your bank does not issue Cashier's Checks**

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# MAY RELEASE NOTES

## MYSCREENS

### Escrow

#### Deed screen

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod			387855	

Added new custom field Consideration Text. See TFS 383806 above.

Deed

Deeds (0)

Instrument Type	Grantor	Grantee

Instrument type:

Instrument date:  Date/Time recorded:

Recorded at/in:

Place recorded:

Place re-recorded:

Consideration amount:

Instrument prep by:  Contact:

Enter consideration text:

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# MAY RELEASE NOTES

## TEXAS

### DOCUMENTS

#### Escrow

#### Buyer/Seller Statements CDF Opendoor

NEW/MOD MOD	REQUESTED BY TX/Opendoor	FOOTPRINTS No(s).	TFS No(s). 383502	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> <li>• Added new status option "Opendoor"               <ul style="list-style-type: none"> <li>○ when selected format statement with just these columns for each charge                   <ul style="list-style-type: none"> <li>▪ Property Address – full property 1 address</li> <li>▪ Date - Settlement Date</li> <li>▪ Debit – Buyer or seller; based on statement being ran</li> <li>▪ Credit – Buyer or seller; based on statement being ran</li> <li>▪ Description – Statement section label</li> <li>▪ Detail note – HUD charge description/to name</li> <li>▪ Entity – Buyer/seller name; based on statement being ran</li> <li>▪ Escrow#- order number</li> <li>▪ Balance due from/to buyer and/or seller</li> </ul> </li> </ul> </li> </ul>				

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#### Buyer/Seller Statements HUD Opendoor

NEW/MOD MOD	REQUESTED BY TX/Opendoor	FOOTPRINTS No(s).	TFS No(s). 380295	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> <li>• Added new status option "Opendoor"               <ul style="list-style-type: none"> <li>○ when selected format statement with just these columns for each charge                   <ul style="list-style-type: none"> <li>▪ Property Address – full property 1 address</li> <li>▪ Date - Settlement Date</li> <li>▪ Debit – Buyer or seller; based on statement being ran</li> <li>▪ Credit – Buyer or seller; based on statement being ran</li> <li>▪ Description – Statement section label</li> <li>▪ Detail note – HUD charge description/to name</li> <li>▪ Entity – Buyer/seller name; based on statement being ran</li> <li>▪ Escrow#- order number</li> <li>▪ Balance due from/to buyer and/or seller</li> </ul> </li> </ul> </li> </ul>				

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#### Closing Disclosure Forms

NEW/MOD MOD	REQUESTED BY TX Amarillo	FOOTPRINTS No(s).	TFS No(s). 282697	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> <li>• The CDF attachment "Additional Disbursements from Broker's Commissions" section (when shown) will now include payees when there is a zero dollar amount entered.</li> </ul>				

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# MAY RELEASE NOTES

## Employee Personal Transaction Disclosure

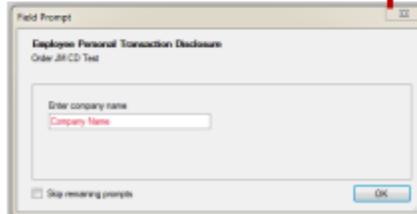
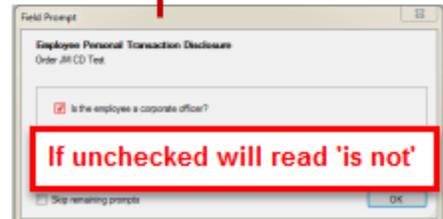
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	TX		383093	SSTXD00242.doc

New document. Render to view complete document.

### EMPLOYEE PERSONAL TRANSACTION DISCLOSURE

**Date:** April 28, 2017  
**Escrow No.:** JM CD Test-MGS  
**Buyer(s):** Bob L. Buyer and Betty J. Buyer this is a Long Name  
**Seller(s):** Sam L. Seller and Sally M. Seller Name Long  
**Property:** 1001 Property Address, City, TX 12345

Jane Smith is a principal to this transaction is also an employee of Company Name who is a corporate officer and may be a shareholder of the parent corporation.

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# MAY RELEASE NOTES

## Employee Related to a Principal Disclosure

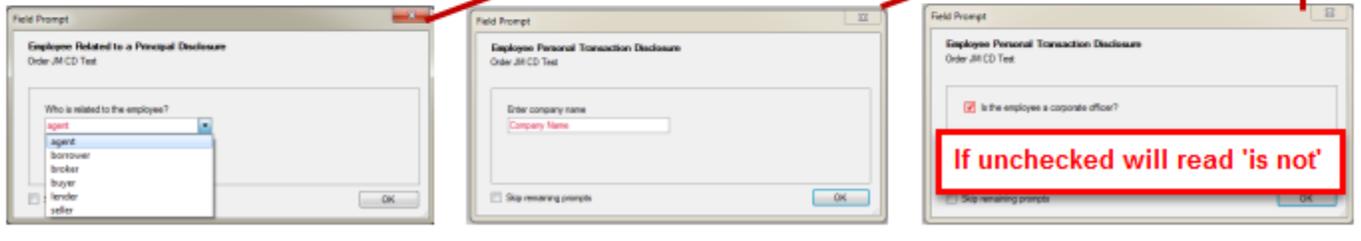
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	TX		383093	SSTXD00243.doc

New document. Render to view complete document.

### EMPLOYEE RELATED TO A PRINCIPAL DISCLOSURE

**Date:** April 28, 2017  
**Escrow No.:** JM CD Test-MGS  
**Buyer(s):** Bob L. Buyer and Betty J. Buyer this is a Long Name  
**Seller(s):** Sam L. Seller and Sally M. Seller Name Long  
**Property:** 1001 Property Address, City, TX 12345

The parties to this transaction are hereby noticed the **agent** is related to an employee of **Company Name** who is a corporate officer and may be a shareholder of the parent corporation.



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## Texas Disclosure Form T-64

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	TX Amarillo		382695	

- The "Real Estate Commission Disbursement" section now includes payees when there is a zero dollar amount entered

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# MAY RELEASE NOTES

## Title

### T-3 Assignment of Lien - 2014

<b>NEW/MOD</b> New	<b>REQUESTED BY</b> Admin	<b>FOOTPRINTS No(s).</b> n/a	<b>TFS No(s).</b> 385916	<b>FILE NAME (NEW ITEMS ONLY)</b> E14T003_00_FNF
-----------------------	------------------------------	---------------------------------	-----------------------------	---

The 2014 version of the T-03 Assignment of Lien endorsement is now available.

Office File Number	Policy Jacket Number	Date of Endorsement	Amount of Insurance	Type	Premium	Code	Rule
1 31-2017 - CP Test TX	2 LoanPolNum-456	3	4 \$0.00	5 EN	6 \$0.00	9 0211_14	

### ENDORSEMENT - T-3

### ASSIGNMENT OF LIEN

Issued By:



**Alamo Title Insurance**

Charge: \$0.00

Attached to Policy Number:

**LoanPolNum-456**

Said Loan Policy is hereby amended to name as the Insured:

FILL IN

The lien described in Schedule A of said policy has been assigned to said named Insured by assignment dated January 9, 2017 and recorded January 9, 2017 at 8:00 AM in the Office of the County Clerk of Bexar County, Texas, under Clerk's Instrument No. 1234567, and Schedule A of said Policy is hereby amended to cover said assignment, and it is expressly stated that the effective date of said policy is changed to the date of this Endorsement.

As of the date of this Endorsement, Company insures the insured against loss, if any, sustained by the insured under the terms of the policy if said lien is not a valid FILL IN lien against the property described in Schedule A of said policy, subject to the matters set forth in Schedule B, the terms and provisions of said policy and the following:

FILL IN

The Company insures that all standby fees, taxes and assessments by any taxing authority against the property described in Schedule A of said policy have been paid up to and including the year 2017 except subsequent taxes and assessments for prior years due to change in land usage or ownership, and except:

FILL IN

This endorsement does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses, by reason of any claim that arises out of the transaction creating the assignment by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws that is based on:

1. the assignment being deemed a fraudulent conveyance or fraudulent transfer; or
2. the assignment being deemed a preferential transfer.

This endorsement shall be effective provided that, at Date of Endorsement:

1. the note or notes secured by the lien of the Insured Mortgage have been properly endorsed and delivered to the Assignee, or
2. if the note or notes are transferable records, the Assignee has "control" of the single authoritative copy of each "transferable record" as these terms are defined by applicable electronic transaction laws.

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.



# MAY RELEASE NOTES

## REPORTS

<b>Daily Order Count</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	Austin Title		382705	
<ul style="list-style-type: none"><li>In the branch display dropped the branch name and only display branch lookup code/nickname</li></ul>				

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# MAY RELEASE NOTES

## WASHINGTON

### DOCUMENTS

#### Escrow

- Certification for Condominium Platting
- Certification for Short Plat
- Certification for Subdivision Platting
- Dedication for Short Platting
- Dedication for Subdivision Platting

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	WA		382959	

Replaced hardcoded titles with a prompt for users to enter the title of the document. Example from the Certification for Subdivision Platting.

**Field Prompt**

**Certification for Subdivision Platting**  
Loan Policy (\$0.00)

Title of Document

THIS IS MY NEW TITLE

THIS IS MY NEW TITLE

ORDER NO.: 2017040003RN

This is to certify that in connection with the recordation of the plat and dedication of

Valley Ridge

The following list comprises all necessary parties signatory thereto:

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# MAY RELEASE NOTES

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

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	OR		38391	

Replaced the old language for item 2 "SETTLEMENT STATEMENTS" to the updated language approved by Settlement.

**BEFORE**

2. **SETTLEMENT STATEMENTS.** You are instructed to disburse deposited funds pursuant to closing Statement(s) examined and approved by the parties hereto and by this reference made a part hereof. Certain items shown on the closing statements may be estimated only and the final figures may be adjusted to accommodate exact amounts required at the time of disbursement.

**AFTER**

2. **SETTLEMENT STATEMENTS.** You are instructed to disburse deposited funds pursuant to closing Statement(s) examined and approved by the parties hereto and by this reference made a part hereof. Certain items shown on the closing statements may be estimated only and the final figures may be adjusted to accommodate exact amounts required at the time of disbursement. **It is the responsibility of the Parties to carefully review their closing Statement and notify Escrow Holder of any errors prior to or at signing. In the event the closing date changes, or other fees are incurred, the amounts will be adjusted at closing. Any errors discovered post-closing are still the obligation of the Parties. The Parties agree to cooperate with any request for the return of or remittance of additional funds owed pursuant to instructions and/or the mutually executed Purchase and Sale Agreement and any Addenda relating to this transaction.**

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### General Provisions, documents containing

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement		385740	

The Right of Resignation changes that were applied with the April build have been reversed. The paragraph once again reads as follows:

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

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# MAY RELEASE NOTES

## Payoff Demand (Private Party)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	WA		382973	

Added property to the RE section.



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

Bob T. Builder  
We Build It, Inc.  
101 Builder Way  
Anywhere, WA 99999

Date: May 3, 2017  
Ref. No.: BuildRefNum11111  
Escrow No.: 2017040003RN-JDK  
Borrower(s): Stephen T. Seller and Stephanie T. Seller  
Property: 100 Property Street  
Seattle, WA 33195

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## Utility Bill Request

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	WA		382996	

Revised document to prompt for the final utility bill regardless if the detailed format is chosen or not. Also, when both the detailed format and the final utility bill is needed a new sentence will appear at the top of the document: **\*\*\*THIS IS A FINAL UTILITY BILL REQUEST FOR A CLOSING DATE OF XXXX\*\*\***

To: PSWA  
145 Main St  
Seattle, WA 98105

Date: May 3, 2017  
Escrow No.: 2017040003RN-JDK  
Buyer(s): Brian T. Buyer and Brenda T. Buyer  
The Trust Company  
Seller(s): Stephen T. Seller and Stephanie T. Seller  
Property: 100 Property Street  
Seattle, WA 33195  
APN/Parcel ID(s): 11111111APN  
Projected Closing Date: May 31, 2017

**\*\*\*THIS IS A FINAL UTILITY BILL REQUEST FOR A CLOSING DATE OF MAY 31, 2017\*\*\***

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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	382443	C16A_Commitm_[x]_FNF

The 2016 ALTA Commitment is now available.

### ALTA COMMITMENT FOR TITLE INSURANCE

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 EXTRACTIONAL 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 one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Fidelity National Title Insurance Company

By:

President

**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 Corporate Counsel, the existing 2006 ALTA Commitment will remain available until later in the year at which time it will be removed from availability as it is being decertified. Estimated time of removal of the 2006 form is the beginning of November or shortly thereafter.

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# MAY RELEASE NOTES

## REPORTS

<b>EPU Task Summary/Productivity by County Manager</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	WA EPU		383262	
<ul style="list-style-type: none"> <li>• Updated report SSCORP5149.rpt"; Task columns to display "Washington EPU Tasks"; include the below task               <ul style="list-style-type: none"> <li>○ option "Washington EPU Tasks"                   <ul style="list-style-type: none"> <li>▪ add task after 'CPL' column                       <ul style="list-style-type: none"> <li>• "EPU – Post Closing – Refund Check(s)" description PC- Refund Chks</li> </ul> </li> </ul> </li> </ul> </li> </ul>				

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# MAY RELEASE NOTES

## WISCONSIN

### DOCUMENTS

#### Escrow

#### Escrow Agreement (General)

NEW/MOD Mod	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s). 386853	FILE NAME (NEW ITEMS ONLY)
----------------	--------------	-------------------	----------------------	----------------------------

Added "Lender" as an option to 'Release funds to:' dropdown. If chosen, the Lender name will flow to the document.

◀ ▶

### Escrow Agreement/Holdback Instructions

Release funds to: Lender

Agreement date: Lender

Completion date: Seller

4. The balance of any escrow funds, if any, remaining with Escrow Agent after paying out monies as set forth above shall be released to Leonard's Lending Services, or as follows:

---

5. The parties agree that if the purpose of the deposit is not met within zero (0) days from the date of this Agreement, which time is expressly made of the essence, Escrow Agent is authorized to use all or such portion of the sum deposited, as it deems necessary, to:

- (a) Disburse the entire escrowed funds to \_\_\_\_\_.
- (b) Pay from the escrowed funds such sums as may be necessary to cause the specified condition to be satisfied. The balance, if any, shall be returned to Leonard's Lending Services. In the event the escrowed funds are insufficient, Bob L. Buyer and Betty J. Buyer shall be responsible for the express cost to cause the specified condition to be satisfied.

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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	382443	C16A_Commitm_[x]_FNF

The 2016 ALTA Commitment is now available.

### ALTA COMMITMENT FOR TITLE INSURANCE

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 one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

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 Corporate Counsel, the existing 2006 ALTA Commitment will remain available until later in the year at which time it will be removed from availability as it is being decertified. Estimated time of removal of the 2006 form is the beginning of November or shortly thereafter.

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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.

<b>Document Name</b>			
<b>NEW/MOD</b>	<b>ACTION REQUIRED</b>	<b>APPLICABLE STATES/SITES</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>

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