

SOFTPRO SELECT

RELEASE NOTES



MAY, 2015

Testing Release Date: May 7, 2015

Production Release Date: May 22, 2015



MAY RELEASE NOTES

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MAY RELEASE NOTES

ALL STATES/SITES

DOCUMENTS

Escrow

EI - Disbursement

EI - Disbursement (Legal)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	IL RLC	n/a	264047	

Changed second option on this form from "Deposit in Local Bank (attach deposit slip)" to "Deposit in Local Bank (attach VOIDED check)" for all states **except CA and WA**:

CALL when check is ready for Pick Up, Phone No. _____

Deposit in Local Bank (attach VOIDED check) ← new verbiage.

Mail: Complete Forwarding Mailing address:

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FIRPTA - SIRS Cert of Non-Foreign Status

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	264899	n/a	

Updated to match the revised form as provided by Settlement. Removed the FIRPTA Buyer's Cert and FIRPTA Buyer Seller Instructions, per Settlement.

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Ledger/HUD Comparison Sheet

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	SoftPro		259433	

Document has been removed from ReadyDoc trees

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Privacy Statement

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	n/a	264910	

Replaced existing versions of Privacy Statement with the new version of the FNF Privacy Notice effective May 1, 2015.

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MAY RELEASE NOTES

REPORTS

Disbursed Transferred Funds				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT Metro		260830	
<ul style="list-style-type: none"> Added new check parameter "Show tax map id" (default unchecked) <ul style="list-style-type: none"> When new parameter checked show property 1 first tax map id after the "Ledger ID To" Column 				

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EPU Closing Disb Tasks				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	FNF CA		261870	
<ul style="list-style-type: none"> Corrected join for order transaction type (orders showing as wrong type) 				

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Fee Ticket				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	Softpro		265165	
<ul style="list-style-type: none"> Updated Fee Ticket-Batch to remove the logic that provides breakdown of Title Premiums and Fees when the payee grid does not match the transaction details (because this did not occur in 3.0) Updated Fee Ticket-Batch to add a checkbox for "Include pending transactions" and defaulted to unchecked Update pending to split out the details 				

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IBA Detail by Bank and Escrow				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	FT Houston		264063	
<ul style="list-style-type: none"> Corrected the "Balance As Of" column from using the wrong date to calculate the balance 				

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NextAce Task Report				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	All CPF		262914	
<ul style="list-style-type: none"> Add column after "Open Order Date/Time" for "Task Completed Date/Time" 				

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MAY RELEASE NOTES

Order Exceptions

NEW/MOD MOD	REQUESTED BY FT Santa Clara	FOOTPRINTS No(s).	TFS No(s). 265268	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">Added exception for "Missing Buyer Current Address";<ul style="list-style-type: none">When selected orders opened in the date range, with Commercial box unchecked, order transaction type is a purchase, Weekly Summary of Business order status is Open and where all or some of buyer current address fields are blank the report will ignore placeholder Buyer contacts and Buyer contacts with "TBD" as the name				

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Order Tasks

NEW/MOD MOD	REQUESTED BY AZ Post Closing	FOOTPRINTS No(s).	TFS No(s). 261396	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">Added option to Group 1 for "Title Company" (group by lookup code and company name when selected)				

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Template Applied Report

NEW/MOD MOD	REQUESTED BY CT San Carlos	FOOTPRINTS No(s).	TFS No(s). 264372	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">Changed the function that populates the pick list to use visibility				

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Title Production

NEW/MOD MOD	REQUESTED BY CPF Seattle	FOOTPRINTS No(s).	TFS No(s). 261928	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">Updated backlog to account for date entered				

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Transaction Form

NEW/MOD MOD	REQUESTED BY FT San Mateo	FOOTPRINTS No(s).	TFS No(s). 261801	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">Suppressed WMA on incoming wires.				

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Transaction History				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	Post-Closing Dept		259543	
<ul style="list-style-type: none">• Corrected cleared date to show the clear date for the whole transaction not each adjustment• Added a check box option to "Include zero balance adjustments" Default unchecked.				

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Trending By Selection				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT San Francisco		261674	
<ul style="list-style-type: none">• Added new grouping options to Group 2 drop down filtered alphabetically.<ul style="list-style-type: none">○ Company Name, Main Contact Name○ Main Contact Name○ Contact Type, Company Name, Main Contact Name				

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MAY RELEASE NOTES

*General Report Notes

NEW/MOD MOD	REQUESTED BY SoftPro	FOOTPRINTS No(s).	TFS No(s). 266581	FILE NAME (NEW ITEMS ONLY)
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- Effective immediately, additional fields will be collected from closed orders in SoftPro Select. The fields have been added to the default SoftPro Screen for "Order Information" in the Custom Fields section, as shown in the screenshot below. Please ensure these fields are entered correctly.
 - Mortgage 1 Recordation Date – recordation date of the first insured mortgage
 - Mortgage 2 Recordation Date – recordation date of the second insured mortgage (use as applicable)
 - Lien 1 Release Recordation Date – recordation date of the first lien release
 - Lien 2 Release Recordation Date – recordation date of the first lien release (use as applicable)

The screenshot shows the 'Order Information' screen in SoftPro Select. On the left sidebar, the 'Order Information' menu item is highlighted in green. A red arrow points from this menu item to the 'Custom Fields' section in the main content area. The 'Custom Fields' section is highlighted with a red box and contains a list of fields:

- Label
- Enter number of POAs to be recorded
- Enter number of Affidavits/Cert. to be recorded
- Enter number of additional docs to be recorded
- Enter number of releases to be recorded post closing
- Actual recording charge
- Dormant Date
- Stale Chk. Date
- Mortgage 1 Recordation Date**
- Mortgage 2 Recordation Date**
- Lien 1 Release Recordation Date**
- Lien 2 Release Recordation Date**

CALIFORNIA

DOCUMENTS

Escrow

Affidavit (Owner's/Organization) - COMMERCIAL ONLY

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Alameda / Contra Costa Commercial	n/a	269342	

If Commercial transaction, there will be a checkbox prompt to ask user to prompt for Affiant information.

If prompt is checked, then the user will receive another prompt for name(s) and title(s).

OWNER'S AFFIDAVIT

STATE OF _____

COUNTY OF _____

The undersigned Allison Affiant being duly sworn according to law, deposes and says as follows:

1. That Deponent(s) is/are a Title of Seller Company, Inc., a CA Corporation (Affiant), and that Deponent has personal knowledge of the facts that are sworn to in this affidavit, and is fully authorized and qualified to make this affidavit.

For the signature and acknowledgment section, if the 1st checkbox prompt is checked, then 2 blank organization signature lines along with General Jurat (which will pull through the custom fields for Affiant names) will print.

MAY RELEASE NOTES

All Deeds				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Walnut Creek	n/a	266386 & 266391	
<p>Verbiage has been revised when Transfer Exemption Code "R & T 11925 – Same parties" is selected to include the missing '(d)':</p> <p>Enter reason transfer is exempt from documentary transfer tax:</p> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 10px;"> R & T 11925 - Same parties </div> <p>Transfer exempt verbiage:</p> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 10px;"> "The grantors and the grantees in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property, R & T 11925 (d)." </div> <p><input checked="" type="checkbox"/> This transfer is exempt from the documentary transfer tax. "The grantors and the grantees in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property, R & T 11925(d)."</p> <p><input type="checkbox"/> The documentary transfer tax is \$ _____ and is computed on: _____</p>				

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Commission - Seller						
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)		
Mod	CT Legends	n/a	268622			
<p>Modified so that if the Escrow Officer's Full Name is long, their Title will push to a second line.</p> <div style="border: 1px solid black; padding: 20px; margin-top: 20px;"> <div style="display: flex; justify-content: space-between; align-items: center;">  <div style="font-size: 1.2em; font-weight: bold;">CHICAGO TITLE COMPANY</div> <div style="text-align: right; font-weight: bold;">COMMISSION - SELLER</div> </div> <div style="margin-top: 20px;"> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>Laurie Wentzel / Tashna Waits Escrow Officers - Team W Chicago Title Company 8885 Rio San Diego Drive, Suite 240 San Diego, CA 92108 Phone: (619)688-1585 Fax: 619-688-1588</p> </td> <td style="width: 50%; vertical-align: top;"> <p>Date: May 21, 2015 Escrow No.: 73715004243TW Property: 2232 Cliff Street San Diego, CA 92116</p> </td> </tr> </table> </div> </div>					<p>Laurie Wentzel / Tashna Waits Escrow Officers - Team W Chicago Title Company 8885 Rio San Diego Drive, Suite 240 San Diego, CA 92108 Phone: (619)688-1585 Fax: 619-688-1588</p>	<p>Date: May 21, 2015 Escrow No.: 73715004243TW Property: 2232 Cliff Street San Diego, CA 92116</p>
<p>Laurie Wentzel / Tashna Waits Escrow Officers - Team W Chicago Title Company 8885 Rio San Diego Drive, Suite 240 San Diego, CA 92108 Phone: (619)688-1585 Fax: 619-688-1588</p>	<p>Date: May 21, 2015 Escrow No.: 73715004243TW Property: 2232 Cliff Street San Diego, CA 92116</p>					

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MAY RELEASE NOTES

Deeds - SANTA CLARA ONLY

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Santa Clara	n/a	269118	

If Property County is Santa Clara, signature line will print on the left side of the document, rather than the right.

<p>Dated: May 21, 2015</p> <p>IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.</p> <p>_____</p> <p>Samuel Seller</p> <p>_____</p> <p>Samantha Seller</p> <p>Seller Company, Inc.</p> <p>BY: _____</p>
--

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FIRPTA - Certification of Non-Foreign Status

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	n/a	261559	

Updated to match the revised form as provided by Settlement.

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Indemnity Agreement - Personal Undertaking

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT San Diego	n/a	268822	

Revised document so that if the transaction type is a Refinance, the Buyer names and signatures pull onto the document instead of the Seller names and signatures.

Company may at any time or times hereafter issue insuring against loss by reason of the "Exception to Title" noted above with respect to the real estate hereinbefore described, or any part or parts thereof, or interest therein.

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

INDEMNITOR(S):

Buyer signatures appear when transaction is a Refinance.

_____ Date

_____ Date

Beauregard B. Buyer1

Belinda L. Buyer2

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Irrigation/Water District Letter

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Support	n/a	264919	

Modified to pull the Buyer/Borrower's forwarding address instead of current address.

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MAY RELEASE NOTES

Note Installment (Interest Included)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Central	n/a	263672	

Added the default interest rate to second page default clause.

Bank of America, NA

or order, at 45615 Main Street, San Diego, CA 99999, the s
 No/100 Dollars (\$225,000.00), with interest from _____
 the rate of Seven And Seven Tenths Percent (7.700%) per a
 installments of One Thousand Six Hundred Four And 16/100 D
 continuing until April 1, 2036 at which time the entire unpaid prin
 become immediately due and payable.

Payments

First payment date:	05/01/2006
Principal and interest:	\$1,604.16
First payment amount:	\$1,604.16
Late charge after:	days at
Interest rate after default:	7.70000 %

PREPAYMENT OF PRINCIPAL WITHOUT PENALTY: Payor shall have the privilege to prepay this note in full, or in part, at anytime without penalty. Payment(s) shall first apply to interest then due and the balance to principal. Interest shall cease to accrue on any principal paid as of date of payment hereof. Interest only payments, if applicable, shall thereafter adjust accordingly.

Each payment shall be credited on interest then due, at the rate of Seven And Seven Tenths Percent (7.700%) per annum, and the remainder on principal; and interest shall thereupon cease upon the principal so credited. Should default be made in payment of any installment when due the whole sum of principal and interest shall become due at the option of the holder of this Note. Principal and interest payable in lawful money of the United States. If action be instituted on this Note I promise to pay such sum as the Court may fix as attorney's fees. This Note is secured by a Deed of Trust to Chicago Title Insurance Company, a New Mexico corporation, herein called Trustee.

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Notice of Completion

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	n/a	262680	

Document revised per Settlement: The Jurat was removed. In numbered sentence 4, instead of stating "undersigned," the form now states owner. And revised the description "direct contractor" in numbered sentence 8 instead of "original contractor." On page 3, the time required to file a Notice of Completion was changed from 10 to 15.

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MAY RELEASE NOTES

Privacy Statement

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	n/a	265578	

Replaced existing versions of Privacy Statement with the new version of the FNF Privacy Notice effective May 1, 2015.

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Recordables

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	SoCal	n/a	255370	

Changed layout of top section of recordables.

<p>RECORDING REQUESTED BY: Chicago Title Insurance Company</p> <p>Escrow Order No.: 98441</p> <p>When Recorded Mail Document To: Eden L. Monroe and Acsher M. Monroe 17 Knickerbocker Street, Suite A, forwarding Ballston Spa, CA 12020</p>	<p>SPACE ABOVE THIS LINE FOR RECORDER'S USE</p>
<p>APN/Parcel ID(s): APN17955</p>	

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Request for Irrigation/Water District Information/Demand

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	TT Kern	n/a	268161	

Added phone and fax numbers to the Addressee section.

<p>San Francisco City Hall 1 Dr. Carlton B Goodlett Place, #140 San Francisco, CA 94102</p> <p>Phone: 999-999-9999 Fax: 888-888-8888</p>	<div style="border: 1px solid red; padding: 5px; margin-bottom: 10px;"> <p>Phone number and Fax number displays under the Addressee section.</p> </div> <p>Escrow No.: 2015020001RE</p> <p>Property: 17 Knickerbocker Street San Francisco, CA 94133</p>
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MAY RELEASE NOTES

Title

Policy of Insurance of Record Title (PIRT)

NEW/MOD Mod	REQUESTED BY Underwriting	FOOTPRINTS No(s). n/a	TFS No(s). 260081	FILE NAME (NEW ITEMS ONLY)
----------------	------------------------------	--------------------------	----------------------	----------------------------

Per Corporate Counsel, the Amount of Insurance shown on Schedule A of the PIRT policy now reflects only the allowed Coverage amounts of \$65,000.00, \$200,000.00, \$250,000.00 or \$360,000.00 for properties in California. (For Arizona properties the covered amounts are \$100,000.00 and \$250,000.00. For Nevada properties the covered amounts are \$200,000.00 and \$250,000.00. For Oregon properties the only covered amount is \$100,000.00.)

The 'Coverage amount' entered in the order for the policy determines which covered amount will print on the rendered policy. For example, any amount less than or equal to \$65,000 will print \$65,000.00; any amount between \$65,000.01 and \$200,000.00 will print \$200,000.00, etc. (Amounts higher than \$360,000.00 are not covered in CA.)

BEFORE

PIRT
SCHEDULE A

DATE OF POLICY	AMOUNT OF INSURANCE	PREMIUM
May 6, 2015 at 08:00 AM	\$100,000.00 Actual Loss Not To Exceed \$200,000.00	\$100.00

AFTER

PIRT
SCHEDULE A

DATE OF POLICY	AMOUNT OF INSURANCE	PREMIUM
May 6, 2015 at 08:00 AM	Actual Loss Not To Exceed \$200,000.00	\$100.00

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MAY RELEASE NOTES

REPORTS

Corporate Invoice -PIRT

NEW/MOD MOD	REQUESTED BY Softpro	FOOTPRINTS No(s).	TFS No(s). 258817	FILE NAME (NEW ITEMS ONLY)
----------------	-------------------------	-------------------	----------------------	----------------------------

For Loan Policy Only:

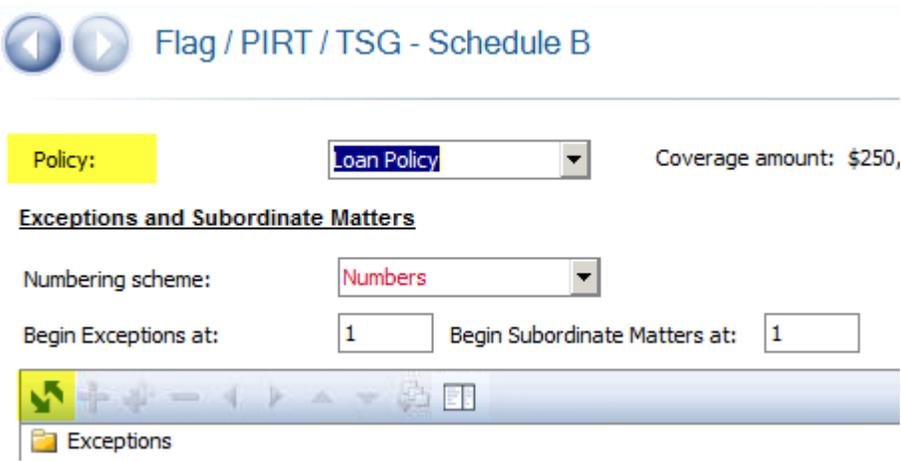
- If populated show the "[PolCvgNotToExceed_FNF#](#)" custom field over the current loan policy coverage amount.
 - Updated policy applied section when shown to show CF value
 - Updated description line, rebuild description line and replace the original coverage amount with the cf value.
- EX: Loan Policy (Coverage \$**175,000.00**)
- Replaced the 175,000.00 with Custom Field value.

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MAY RELEASE NOTES

MY SCREENS

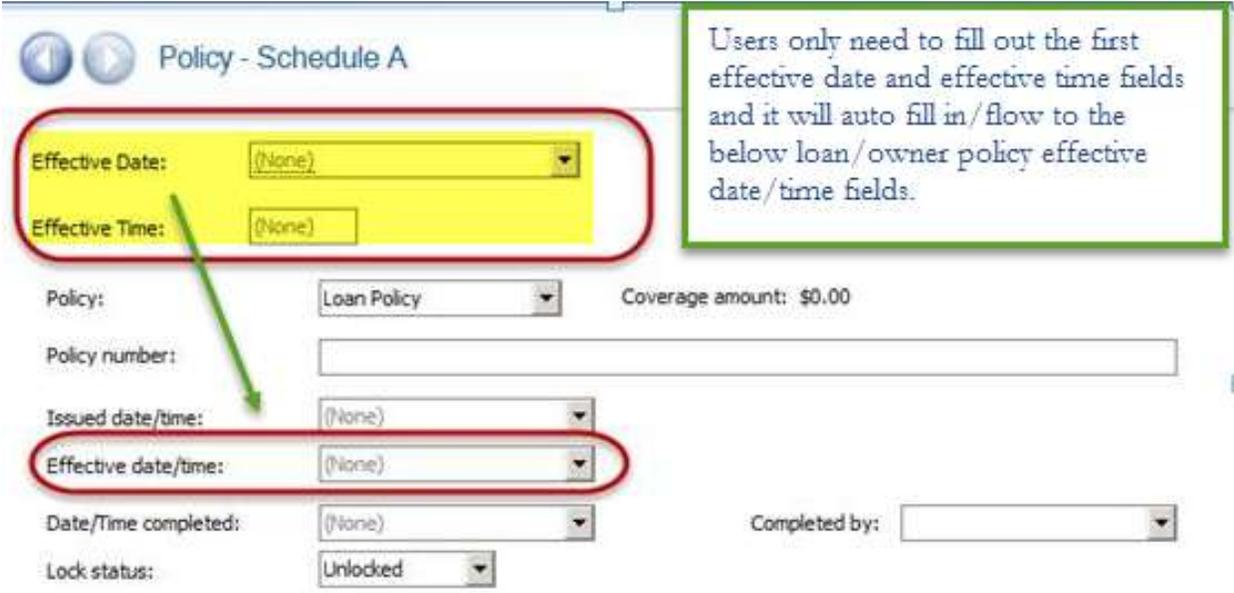
Title

Flag / PIRT / TSG - Schedule B			
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).
Mod	CA	n/a	268510
<p>The screen now reflects exceptions similar to the Policy Schedule B screen. As with policies, the exceptions are populated by clicking the Start Policy icon on the toolbar allowing the user to add (or merge/append) exceptions from the commitment, which can then be updated as needed for the Flag, Pirt or TSG.</p> 			

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NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).
Mod	NoCal	265933	n/a



Policy - Schedule A

Effective Date: (None) [dropdown]

Effective Time: (None) [dropdown]

Policy: Loan Policy [dropdown] Coverage amount: \$0.00

Policy number: [text box]

Issued date/time: (None) [dropdown]

Effective date/time: (None) [dropdown]

Date/Time completed: (None) [dropdown]

Lock status: Unlocked [dropdown]

Completed by: [dropdown]

Proposed Insured

Users only need to fill out the first effective date and effective time fields and it will auto fill in/flow to the below loan/owner policy effective date/time fields.

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MAY RELEASE NOTES

LOOKUP TABLES

Escrow Instruction Phrases – SOCAL ONLY

NEW/MOD Mod	REQUESTED BY CT San Diego	FOOTPRINTS No(s). N/A	TFS No(s). 268325
-----------------------	-------------------------------------	---------------------------------	-----------------------------

Code	Name
credit01	CREDIT CARD PAYMENTS

Removed "A Ten And No/100 Dollars (\$10.00) fee will be charged for each disbursement of an unsecured credit payoff."

BEFORE

CREDIT CARD PAYMENTS: As a condition of funding, the new lender requires certain credit card and installment accounts be paid through escrow. Buyer hereby agrees, prior to close of escrow, to provide actual statements of accounts required by lender to be paid.

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 Ten And No/100 Dollars (\$10.00) fee will be charged for each disbursement of an unsecured credit payoff.** Buyer understands the payments will be sent via regular first class mail.

Chicago Title Company 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. Buyer will hold Chicago Title Company harmless and indemnify such against any losses or damages by reason of compliance with these instructions.

AFTER

CREDIT CARD PAYMENTS: As a condition of funding, the new lender requires certain credit card and installment accounts be paid through escrow. Buyer hereby agrees, prior to close of escrow, to provide actual statements of accounts required by lender to be paid.

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. Buyer understands the payments will be sent via regular first class mail.

Chicago Title Company 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. Buyer will hold Chicago Title Company harmless and indemnify such against any losses or damages by reason of compliance with these instructions.

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MAY RELEASE NOTES

P - Loan Policy Version - CA

P - Loan Policy Version - CA.PIRT

NEW/MOD Mod	REQUESTED BY Underwriting	FOOTPRINTS No(s). n/a	TFS No(s). 260086
-----------------------	-------------------------------------	---------------------------------	-----------------------------

Per Corporate Counsel, in relation to the changes noted above regarding the PIRT policy Schedule A update, only one PIRT selection is required in the Lookup table. This single entry may be selected going forward for any PIRT policy, regardless of the Coverage Amount.

Sort	PolicyLookupCode	Version
45	G41S_LtTSG12	Limited Trustee's Sale
46	G06S_MtgModi	Mortgage Modification Guarantee
47	P97S_L_PirtPol	Policy of Insurance of Record Title (PIRT)
48	G04S_RecAssn	Recorded Assignment

Sort	PolicyLookupCode	Version	BillCode	TransactionCode
01	P97S_L_PirtPol	Policy of Insurance of Record Title (PIRT)	TP	Value = "3509"
09	P97S_L_PirtPOR	Policy of Insurance of Record Title (Oregon PIRT)	TP	Value = "3509"

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Requirements/Exceptions - G100, G101, G102, G103, G104

NEW/MOD N/A	REQUESTED BY Title Admin	FOOTPRINTS No(s).	TFS No(s).
-----------------------	------------------------------------	--------------------------	-------------------

The codes referenced above have been removed from the **California** Codebook and will be removed from SPS

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MAY RELEASE NOTES

FLORIDA

DOCUMENTS

Escrow

Wire Information

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Tampa	n/a	263659	

Increased the font size and made the account number bold.

WIRING INFORMATION

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

To: Chicago Title Company
Underwriter: Fidelity National Title Insurance Company
Bank: Test Bank
 12345 Test Way
 Anywhere, California 99999
Routing No.: 112233445
Account Name: Chicago Title Company
Account No.: **123456789** ←
Swift Code: WFBIUS6S

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ILLINOIS

DOCUMENTS

Escrow

Agreement (Construction Loan - Owner/Borrower)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Metro	n/a	261057	

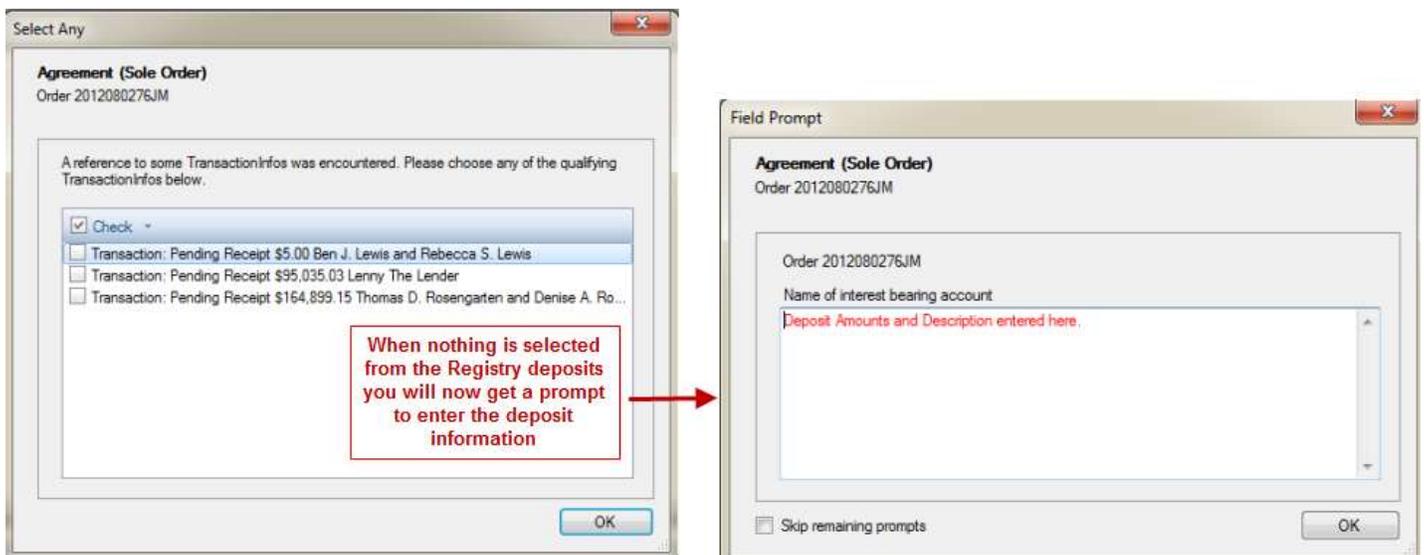
Removed the references to the Interim Mechanic's Lien Endorsement A from within the body of the documents when the prompt to include this endorsement is left unchecked.

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Agreement (Sole Order)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Skokie	n/a	267061	

Revised document so that if deposit is not selected from the Registry, user will be prompted to enter in the deposit.



DEPOSITS:

Deposit Amounts and Description entered here.

FUNDS:

WILL WILL NOT BE INVESTED

Text from the prompt is shown under the DEPOSITS label.

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MAY RELEASE NOTES

Borrower's Consent (APLD)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	IL FT RLC	n/a	265479	

Revised to include all borrowers on one form.

AND WHEREAS, certain information may be deemed personal and confidential by virtue of the 15 USC §6801 et seq. and other relevant privacy laws, including the following:

1

Social Security or Tax Identification No.

now lists SSN or TIN lines for each borrower in the order

2

Social Security or Tax Identification No.

3

Social Security or Tax Identification No.

4

Social Security or Tax Identification No.

1

Brian T. Buyer

Date

2

Brenda T. Buyer

Date

3

Buyer Company, Inc.

now contains signature lines for all borrowers in the order

BY: _____

Brian T. Buyer
President

Date

BY: _____

Bobby T. Buyer
Secretary

Date

4

The Barbara T. Buyer Revocable Trust dated May 1,
1999

BY: _____

Barbara T. Buyer
Trustee

Date

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MAY RELEASE NOTES

City St Louis - Real Property Certificate of Value

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FT RLC	n/a	264927	ILD0446.doc

New document. Render to view complete document.

180-064 (Rev. 5/04)	PARCEL # _____
CERTIFICATE OF VALUE CITY OF ST LOUIS	POST OFFICE BOX NUMBERS ARE NO LONGER ACCEPTED AS RESIDENTIAL STREET ADDRESSES. FAILURE TO PROVIDE STREET ADDRESS COULD RESULT IN CONDEMNATION OF YOUR PROPERTY. (ST LOUIS CITY ORDINANCE #65194)
ADDRESS OF PROPERTY <u>123 Chicago Ave.</u>	
GRANTOR'S NAME (SELLER) <u>Suzie Seller</u>	
GRANTEE'S NAME (BUYER) <u>Bob Buyer</u>	
GRANTEE'S RESIDENCE <u>123 Chicago Ave., St. Louis, MO 63101</u>	

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Jackson County - Real Property Certificate of Value

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FT RLC	n/a	264927	ILD0449.doc

New document. Render to view complete document.

REAL PROPERTY CERTIFICATE OF VALUE - JACKSON COUNTY, MISSOURI (REQUIRED TO BE FILED WITH DEED AT TIME OF RECORDING) Pleasetype or print all information. This form must be prepared by the Buyer or his/her Representative.	
Grantor's (Seller) Name: <u>Suzie Seller</u>	
Grantee's (Buyer) Name: <u>Bob Buyer</u>	
Address of Property: <u>123 Chicago Ave.</u>	
<u>Kansas City, MO 64106</u>	
Grantee's address, if different from above: _____	

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MAY RELEASE NOTES

St Charles County - Real Property Certificate of Value

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FT RLC	n/a	264927	ILD0448.doc

New document. Render to view complete document.

REAL PROPERTY CERTIFICATE OF VALUE - ST CHARLES COUNTY, MISSOURI

NOTE: This form must be prepared by the Buyers or their representative

RECORDER'S OFFICE	
Book _____ Page _____	Date Recorded _____ Deed Type _____
TITLE COMPANY or Party Recording Deed _____	
	Phone # _____

ASSESSOR'S OFFICE	
Map Number _____	Reviewed by _____
_____	Date _____
_____	Code _____

ALL QUESTIONS MUST BE ANSWERED. Type or print all information

1. GRANTOR'S (Seller) Name Suzie Seller
2. GRANTEE'S (Buyer) Name Bob Buyer
3. ADDRESS OF PROPERTY 123 Chicago Ave., St. Charles, MO 63301

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St Louis County - Real Property Certificate of Value

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FT RLC	n/a	264927	ILD0447doc

New document. Render to view complete document.

**REAL PROPERTY CERTIFICATE OF VALUE
ST LOUIS COUNTY**

Type or print all information. All questions must be answered by grantee.

1. Grantor: <u>Suzie Seller</u>	DATE <u> / / </u>
2. Grantee: <u>Bob Buyer</u>	DAILY _____
3. Address of Property: <u>123 Chicago Ave.</u>	
<u>St. Louis, MO 63101</u>	Locator(s): _____

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MAY RELEASE NOTES

Tax Proration Worksheet				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT IL	n/a	267851	
Revised document to show the day and month of the county tax proration dates, and then show the current year at the end.				
Multiplied by most recent Tax Rate of 5.00000% yields an ESTIMATED Tax Bill for 2015 (payable in 2016) of:			\$	50.00
ESTIMATED 2015 Tax Bill Divided by 365 Days Equals a per diem of:			\$	0.13699
01/01/2015 through 04/30/2015 Totals 100 days multiplied				

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MAY RELEASE NOTES

Title

ALTA 9.6.1-06 - Private Rights - Current Assessments
ALTA 19.2-06 - Contiguity - Specified Parcels
ALTA 28.3-06 - Encroachments - Boundaries and Easements-Described Improvements and Land Under Development

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Underwriting	n/a	263575	E15A009_06_1_FNF, E15A019_02_FNF, E15A028_03_FNF

Screenshot One Example Only. Render in Test Site to See Full Version of Each.

ENDORSEMENT - ALTA 9.6.1-06

Issued By:



CHICAGO TITLE INSURANCE COMPANY

PRIVATE RIGHTS - CURRENT ASSESSMENTS

Attached to Policy Number:

LoanPolNum-456

1. The insurance provided by this endorsement is subject to the exclusions in Section 4 of this endorsement; and the Exclusions from Coverage, the Exceptions from Coverage contained in Schedule B, and the Conditions in the policy.
2. For purposes of this endorsement only:
 - (a) "Covenant" means a covenant, condition, limitation, or restriction in a document or instrument recorded in the Public Records at Date of Policy.
 - (b) "Private Right" means:
 - (i) a private charge or assessment due and payable at Date of Policy;
 - (ii) an option to purchase;
 - (iii) a right of first refusal; or
 - (iv) a right of prior approval of a future purchaser or occupant.
3. The Company insures against loss or damage sustained by the Insured under the policy if enforcement of a Private Right in a Covenant affecting the Title at Date of Policy:
 - (a) Results in the invalidity, unenforceability, or lack of priority of the lien of the Insured Mortgage, or
 - (b) Causes a loss of the Insured's Title acquired in satisfaction or partial satisfaction of the Indebtedness.
4. This endorsement does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) resulting from:
 - (a) Any Covenant contained in an instrument creating a lease;
 - (b) Any Covenant relating to obligations of any type to perform maintenance, repair, or remediation on the Land;
 - (c) Any Covenant relating to environmental protection of any kind or nature, including hazardous or toxic matters, conditions, or substances; or
 - (d) Any Private Right in an instrument identified in Exception(s) FILL IN in Schedule B.

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.

Chicago Title Insurance Company

Dated: May 4, 2015

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ALTA 9.6.1-06-Private Rights-Current Assessments-Loan Policy (04/02/2015)

Printed: 05/04/15 @ 03:15 PM
---SPS-1--2015040304 - CP Test IL

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MAY RELEASE NOTES

Armour Endorsements - IL FT Metro only

NEW/MOD New	REQUESTED BY Underwriting	FOOTPRINTS No(s). n/a	TFS No(s). 260789	FILE NAME (NEW ITEMS ONLY) EyrS_ARMxx_IL_FNF
----------------	------------------------------	--------------------------	----------------------	---

The Armour endorsements are now available (to be issued for Commitments only).

- Armour Note 1 - Pay General Contractor
- Armour Note 2 - Pay General Contractor (Date Down)
- Armour Note 3 - Pay Subcontractor
- Armour Note 4 - Pay Subcontractor (Date Down)

Screenshot One Example Only. Render in Test Site to See Full Version of Each.

ENDORSEMENT - IL ARMR1	ARMOUR NOTE 1
-------------------------------	----------------------

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Attached to Commitment Number:

XCRC13000404 - Test IL

The Company insures FILL IN to the extent of Twelve Thousand Three Hundred Forty-Five And No/100 Dollars (\$12,345.00) against loss or damage which may be suffered by the Insured by reason of the entry of a final judgment of a court of competent jurisdiction enforcing any mechanics' lien claim on the land described for that part of the work and material performed and furnished as set forth and itemized on the contractors' statements of FILL IN dated January 15, 2015 and prior dates which have been certified as in place by FILL IN and in support of which subcontractors' statements and waivers of lien, together with the foregoing statements and certifications have been deposited with the company, provided that said company shall not be liable for any loss or damage sustained by said Insured by reason of forgery in the execution of or fraud in the procurement of the documents so deposited.

This endorsement is made a part of the commitment and is subject to all of the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the commitment and any prior endorsements, nor does it extend the effective date of the commitment and any prior endorsements, nor does it increase the face amount thereof.

Chicago Title Insurance Company

Dated:

Armour Note 1 - Pay General Contractor
Printed: 04.15.15 @ 04:43 PM
IL-CT-FMDI-02100.222606-SPS-1--XCRC13000404 - Test IL

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MAY RELEASE NOTES

Restrictions 1

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT Metro	n/a	253451	EyrRSTN1_IL_FNF

The Restrictions 1 endorsement is now available.

ENDORSEMENT - IL RSTN1	RESTRICTIONS
<p>Issued By:</p>  <p>CHICAGO TITLE INSURANCE COMPANY</p>	<p>Attached to Policy Number:</p> <p>XCRC13000404 - Test IL</p>
<p>The Company hereby insures the Insured against loss or damage which the Insured shall sustain:</p> <ol style="list-style-type: none"> In the event that: <ol style="list-style-type: none"> There are present violations on the land of the covenants or restrictions referred to in exception(s) FILL IN in Schedule B or of any plat building lines; A present or future violation on the land of the covenants or restrictions or plat building lines, if any, will give rise to a right of re-entry or result in a forfeiture or reversion of title; By reason of the exercise or attempt to exercise any right of re-entry or forfeiture or reversion or other right of termination of title based on a violation of any of said covenants or restrictions or plat building lines. <p>This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.</p> <p>Chicago Title Insurance Company</p> <p>Dated:</p>	
<p>Restrictions 1 Printed: 04.15.15 @ 04:35 PM IL-CT-FMDI-02100.222606-SPS-72306-1--XCRC13000404 - Test IL</p>	

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MAY RELEASE NOTES

Deed (Reconveyance)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNF Portland	n/a	260079	

Added Beneficiary information to the first paragraph:

KNOW ALL MEN BY THESE PRESENTS, that the undersigned trustee or successor trustee under that certain trust deed dated July 1, 2014 executed and delivered by Sammy L. Seller and Susan M. Seller and Seller Organization as grantor and Flagstar Bank, FSB as beneficiary, recorded on July 2, 2014 in the Mortgage Records of Suffolk County, New York, in Book 12, Page 34, Vol. 23, conveying real property situated in that county described as follows:

Added a new dropdown custom field for the signature section:

Field Prompt

Deed (Reconveyance)
Existing Deed of Trust for loan 789456153

Existing Deed of Trust for loan 789456153

Select who is signing the reconveyance

Escrow Office

Changed label before sigs from BENEFICARY to TRUSTEE:

FIDELITY NATIONAL TITLE AGENCY, INC.
101 Test Avenue, Tulare, OR 93274
Trustee

Scotty Officer, Official Title

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MAY RELEASE NOTES

Deed (Reconveyance without Extinguishment of Debt)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FNF Portland	n/a	266079	

New doc. Render to view complete document.

RECORDING REQUESTED BY:



55 Eddie Road
Schenectady, CA 12345

Escrow No.: LH Test

AFTER RECORDING RETURN TO:

Sam L. Seller and Sally M. Seller
5040 Main St, Forwarding
Sonoma, CA 95476

17-17-17 and 17.17.17
5040 Main St, Sonoma, CA 95476

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF RECONVEYANCE WITHOUT EXTINGUISHMENT OF DEBT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned trustee or successor trustee under that certain trust deed dated July 1, 2014 executed and delivered by Sam L. Seller and Sally M. Seller and Betty H. White as grantor and Flagstar Bank, FSB as beneficiary, recorded on July 2, 2014 in the Mortgage Records of [] County, [], in Book 12, Page 34, Vol. 23, conveying real property situated in that county described as follows:

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

having received from the beneficiary under the trust deed a written request to reconvey, hereby does grant, bargain, sell and convey, but without any covenant or warranty, express or implied, to the person or persons legally entitled thereto, all of the estate held by the undersigned in and to the described premises by virtue of the trust deed.

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MAY RELEASE NOTES

- Deed (Statutory Special Warranty)
- Deed (Statutory Special Warranty - Modified)
- Deed (Statutory Special Warranty - REO)
- Deed (Statutory Warranty)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Portland	n/a	264097	

Added coding around "; if a corporate Grantor, it has caused its name to be signed by order of its Board of Directors" to only pull in if a Grantor Corporation exists.

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

Dated _____; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Seller Company, Inc. text above appears if corporate Grantor

BY: _____
Stephanie T. Seller
President

BY: _____
Stephen T. Seller
Secretary

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

Dated: _____ date only if not corporate Grantor

Samuel T. Seller

Samantha T. Seller

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MAY RELEASE NOTES

Deed (Statutory Special Warranty)

Deed (Statutory Special Warranty - Modified)

Deed (Statutory Special Warranty In Fulfillment of Contract)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Portland	n/a	263009	

Modified so that the date field just prior to the signature will print a line if left blank.

The screenshot shows a software window titled 'Deed'. It contains two dropdown menus: 'Instrument type:' set to 'Statutory Special Warranty' and 'Instrument date:' set to '(None)'. The date field is highlighted in yellow.

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

Dated: _____

Samuel T. Seller

Samantha T. Seller

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MAY RELEASE NOTES

EI - Sale (EIS)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNF Portland	n/a	264863	

In the first list of bulleted items, the fourth bullet had Statutory Warranty Deed hardcoded. Replaced with Instrument Type from the Deed screen:

Buyer hands you herewith collected funds pursuant to the closing statement approved by the undersigned buyer and:

- Executed loan documents (new loan)
- Balance of funds to close escrow in the form of a wire transfer or cashier's check payable to [Fidelity National Title Agency, Inc.](#) pursuant to the "Deposit of Funds", Paragraph 1 contained in the General Provisions attached hereto and made a part hereof
- Approved copy of Preliminary Report
- Read and approved copy of the **Bargain and Sale Deed** ← This pulls from Deed screen.

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Escrow Checklist

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNF Portland	n/a	264895, 261636, & 265235	

Updated to pull the Seller's current address and updated to pull the Buyer's current address:

SELLER(S):

Eden L. Monroe and Acsher M. Monr
17 Knickerbocker Street, Current
Ballston Spa, CA 12020

Seller current address
and Buyer current
address highlighted.

BUYER(S):

E. Matthew Robidoux and Carly L. Robidoux
55 Current Addy
Ballston Spa, NY 12020

Changed the date at the top of the document to the date the file was opened and NOT the date the document was printed:

Escrow Status

Escrow office: [Fidelity National...](#) Escrow officer/Closer:
Pre-closer/Escrow assistant:
Date/time escrow opened: Opened by:

This date pulls from Status Screen in
Order.

Date file opened as displayed on document.

ESCROW CHECKLIST

Date: **Escrow No.:**

Revised so that Mortgage Broker's phone number pulls from the Person contact (rather than the Company contact). Changed from letter to legal size.

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MAY RELEASE NOTES

Full Reconveyance				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNF Portland	n/a	260079	
<p>Added coding to match signature section of existing Partial Reconveyance.</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>FIDELITY 101 Fidelity Avenue, Chicago, IL 60609 Trustee</p> <p>_____</p> <p>Scotty Officer, Official Title</p> </div>				

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Information Sheet (Refinance)				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Portland	n/a	262729	
<p>Revised to pull in more of the borrower's information (phone, email, etc).</p>				

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MAY RELEASE NOTES

Instructions (Recording)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNF Portland	n/a	262698 & 265753	

Revised document to fit one legal size page.

Added logic to remove the Security Instrument information when the order is a Cash Sale:

Transaction type

- Purchase
- Refinance
- Equity
- Other

- Commercial
- Construction
- Cash sale
- Out of county

WE DELIVER HERewith THE FOLLOWING DOCUMENTS:

[Grant Deed](#)

No Security Instruments listed

- Record the enclosed instruments if there has been no change since your report of [February 20, 2015](#).

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MAY RELEASE NOTES

Letter (Opening)
Letter (Opening - Custom)

NEW/MOD Mod	REQUESTED BY FNT Portland	FOOTPRINTS No(s). n/a	TFS No(s). 262919	FILE NAME (NEW ITEMS ONLY)
-----------------------	-------------------------------------	---------------------------------	-----------------------------	-----------------------------------

Modified so that the document pulls Buyer's Current Address instead of Forwarding Address.

Buyer/Borrower

Individual Organization Type:

	First	Middle	Last	Suffix	Relationship
Name(s):	<input type="text" value="Brian"/>	<input type="text" value="T."/>	<input type="text" value="Buyer"/>	<input type="text"/>	<input type="text" value="and"/>
	<input type="text" value="Brenda"/>	<input type="text" value="T."/>	<input type="text" value="Buyer"/>	<input type="text"/>	<input type="text"/>

Current address: Same as [property address](#)

Street:

City/State/Zip: OR Foreign

Forwarding address:

Street:

City/State/Zip: OR Foreign

<p>Brian T. Buyer and Brenda T. Buyer 100 Current Street Current City, OR 99999</p>	<p>Date: May 5, 2015 Title No.: TITLEREF#222 Escrow No.: 20150206-MS Test Property: 100 Property Street Portland, OR 97211</p>
---	--

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MAY RELEASE NOTES

Notice of Intent

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FNF Portland	n/a	260079	

New doc. Render to view complete document.

**SETTLEMENT
AGENT**

56 Eddie Street
Los Angeles, CA 12866
Phone: 555-444-8888 / Fax: 999-888-5555

**NOTICE OF INTENT
TO RECORD RELEASE OF TRUST DEED**

Date of Mailing: Wednesday, May 6, 2015

Order No.: LH Test

To: Sam L. Seller and Sally M. Seller and Betty H. White
123 Main St
Portland, OR 54565
Loan No. 789456153

Trust Deed:

Grantor: Sam L. Seller and Sally M. Seller and Betty H. White

Dated: Tuesday, July 1, 2014

Recorded: Wednesday, July 2, 2014

Bk/Pg/Fee No.: Book 12, Page 34, Vol. 23

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MAY RELEASE NOTES

Partial Reconveyance

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNF Portland	n/a	260079	

Added a Custom Field for "Parcel to be reconveyed":

Field Prompt

Partial Reconveyance
Existing Deed of Trust for loan 789456153

Existing Deed of Trust for loan 789456153

Enter legal description for Partial Reconveyance (if different from file)

Legal description for parcel to be reconveyed goes here.

If this field is filled in, then "PARCEL TO BE RECONVEYED" verbiage will show as shown below. If not, the existing Exhibit A will be used.

PARCEL TO BE RECONVEYED: Legal description for parcel to be reconveyed goes here.

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

BENEFICIARY'S NAME:
Flagstar Bank, FSB

AFTER RECORDING, RETURN TO:
Sam L. Seller and Sally M. Seller
5040 Main St, Forwarding
Sonoma, CA 95476

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PARTIAL RECONVEYANCE

Settlement Agent, LLC,

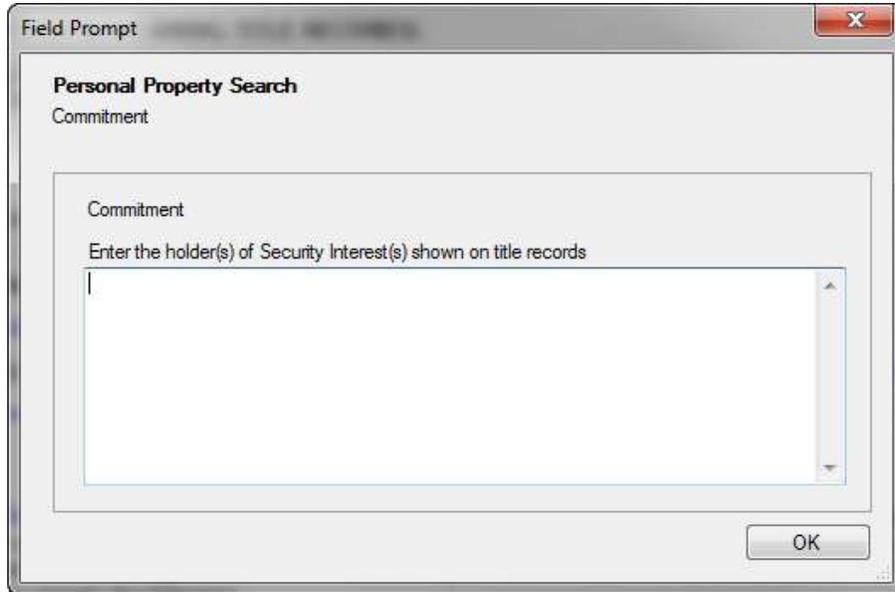
As present trustee under that certain Deed of Trust dated July 1, 2014,
executed by Sam L. Seller and Sally M. Seller and Betty H. White as Grantor(s),
and recorded on July 2, 2014, in Book 12, Page 34, Vol. 23, Napa County, California has received from Flagstar Bank, FSB as Beneficiary, the Deed of Trust and the note or notes secured for endorsement and a written request to reconvey and in accordance with the request and the provisions of the Deed of Trust does reconvey, without warranty, to the person or persons legally entitled thereto, the estate now held by it in and to that portion of the property described in the Deed of Trust, described as follows:

MAY RELEASE NOTES

Personal Property Search

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Portland	n/a	262753	

Header revised to pull in Title Contact. Customer Ref No. revised to pull the Reference number from Lender contact. Item E now has a separate prompt to fill in the Holder of Security Interest (instead of pulling the Owner).



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Preliminary Report Approval - Buyer

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Portland	n/a	262707	

Modified to pull settlement agent and EO (instead of title company and title officer).

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MAY RELEASE NOTES

Release of Trust Deed

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FNF Portland	n/a	260079	

New doc. Render to view complete document.

RECORDING REQUESTED BY:



Chicago Title
Insurance Company

55 Eddie Road
Schenectady, CA 12345

Escrow No.: LH Test

AFTER RECORDING, RETURN TO:

Bill Buyer and Betty Buyer
5040 Main St
Sonoma, CA 95476

SPACE ABOVE THIS LINE FOR RECORDER'S USE

RELEASE OF TRUST DEED

(Executed and Recorded Pursuant to the Provisions of ORS 86.720)

Date: Wednesday, May 6, 2015

**Name of Beneficiary
To Whom Payment Made:** Flagstar Bank, FSB

Name of Original Grantor: Sam L. Seller and Sally M. Seller and Betty H. White

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MAY RELEASE NOTES

SERVICELINK

DOCUMENTS

Escrow

Grant Deed - PA only

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	ServiceLink	n/a	265462	

Modified top statement to read "When Recorded Mail Document and Tax Statements" and changed Escrow Order No. to read Order No.

<p>Order No.: 99451</p> <p>When Recorded Mail Document and Tax Statements To: Robert N. Marley Buyer Organization, LLC 17 Knickerbocker Street Ballston Spa, WI 12020</p>	<p style="color: red;">← If Escrow Office State is PA, Escrow Order No. will change to Order No.</p> <p style="color: red;">← If Escrow Office State is PA, "When Recorded" statement will read as shown.</p>
---	---

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Letter (Welcome)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	ServiceLink	n/a	262089	

Added "if applicable" next to NHD invoice.

- **Listing Agent** - Please provide us with the following, where applicable:
 - HOA/Management Company contact Info
 - NHD Invoice (**if applicable**)
 - Re-Key Invoice (if applicable)
 - Termite Report/Completion/Invoice
 - Commission Instructions/Commission Disbursement Instructions
 - City Reports, if applicable, are to be ordered and processed outside of escrow by Agents.
 - **Selling Agent** - Please provide us with the following, where applicable:
 - Contact info for your Buyer's Loan Officer (please have them contact us immediately)
 - Home Warranty Invoice
 - Commission Instructions/Commission Disbursement Instructions
 - Buyer's Insurance Agent contact info
 - Buyer's Opening package will be sent with your opening package. Please have your Buyer(s) complete/sign/return these docs as quickly as possible. It is crucial that we have this information early, to avoid any delays in closing.
- All opening packages will be emailed to agents.
- Thank you. We look forward to providing you and your clients with exceptional, professional service.

Recordables - PA only

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	ServiceLink	n/a	265462	

Modified to read Order No. rather than Escrow Order No. in the header of each Recordable

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MAY RELEASE NOTES

Title

Texas Commitment Schedule D (CTIC-ServiceLink - 2015-05-21)
Texas Commitment Schedule D (NTINY-LSI - 2015-05-21)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	ServiceLink	n/a	268482	SLD1075_CTIC_SL_2015_05_21 SLD1076_NTINY_LSI_2015_05_21

Texas Schedule D documents are now available to be issued for ServiceLink operations (with Chicago Title Insurance Company underwriter) and LSI operations (with National Title Insurance of New York, Inc. underwriter). Underwriter selected in the Underwriter contact screen for the commitment will pull in on the first line for item 1. Information for item 3 pulls in from the Commitment - Schedule D screen.

Screenshot One Example Only. Render in Test Site to See Each Version.

CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO.: CommitNum-12345

SCHEDULE D

Commitment No.: CommitNum-12345 GF No.: 2015050309 - CP Test SL

Pursuant to the requirements of Rule P-21, Basic Manual of Rules, Rates and Forms for the writing of Title Insurance in the State of Texas, the following disclosures are made:

- The issuing Title Insurance Company, **Chicago Title Insurance Company**, is a corporation whose shareholders owning or controlling, directly or indirectly, ten percent (10%) of said corporation, directors and officers are listed below:

Shareholders: Fidelity National Title Group, Inc. which is owned 100% by FNTG Holdings, LLC which is owned 100% by Fidelity National Financial, Inc.

Directors: Raymond Randall Quirk, Anthony John Park, Michael J. Nolan, Theodore L. Kessner, Edson N. Burton, Jr.

Officers: Raymond Randall Quirk (President), Anthony John Park (Executive Vice President), Michael Louis Gravelle (Secretary), Daniel Kennedy Murphy (Treasurer)
- The following disclosures are made by the Title Insurance Agent issuing this Commitment:

ServiceLink of Texas, LLC

 - A listing of each shareholder, owner, partner, or other person having, owning or controlling one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium.

Owners: ServiceLink, NLS owns 100% of **ServiceLink of Texas, LLC**
 - A listing of each shareholder, owner, partner, or other person having, owning or controlling ten percent (10%) or more of an entity that has, owns or controls one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium.

Owners: Black Knight Holdings, Inc. owns 65% of ServiceLink Holdings, LLC, which owns 100% of ServiceLink NLS, LLC, which owns 100% of **ServiceLink of Texas, LLC**
 - If the Agent is a corporation: (i) the name of each director of the Title Insurance Agent, and (ii) the names of the President, the Executive or Senior Vice-President, the Secretary and the Treasurer of the Title Insurance Agent.

Officers: Christopher F. Azur (President), Michael Louis Gravelle (Executive Vice President, General Counsel and Corporate Secretary), Daniel Kennedy Murphy (Senior Vice President and Treasurer)
 - The name of any person who is not a full-time employee of the Title Insurance Agent and who receives any portion of the title insurance premium for services performed on behalf of the Title Insurance Agent in connection with the issuance of a title insurance form; and, the amount of premium that any such person shall receive.
 - For purposes of this paragraph 2, "having, owning or controlling" includes the right to receipt of a percentage of net income, gross income, or cash flow of the Agent or entity in the percentage stated in subparagraphs (a) or (b).
- You are entitled to receive advance disclosure of settlement charges in connection with the proposed transaction to which this commitment relates. Upon your request, such disclosure will be made to you. Additionally, the name of any person, firm or corporation receiving a portion of the premium from the settlement of this transaction will be disclosed on the closing or settlement statement.

You are further advised that the estimated title premium* is:

Owner's Policy	\$	2,852.00
Loan Policy	\$	100.00
Endorsement Charges	\$	50.00
Total	\$	3,002.00

Of this total amount: 15% will be paid to the policy issuing Title Insurance Company; 75% will be retained by the issuing Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:

Percent/Amount	To Whom	For Services
10%	ABC Settlement Agent	NAME OF SERVICE

*The estimated premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance.

Form T-7: Commitment for Title Insurance (01/03/14) —SPS-1-2015050309 - CP Test SL

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MAY RELEASE NOTES

LOOKUP TABLES

Escrow Instruction Phrases

NEW/MOD New	REQUESTED BY ServiceLink	FOOTPRINTS No(s). N/A	TFS No(s). 261558
-----------------------	------------------------------------	---------------------------------	-----------------------------

Two new phrases have been added:

Code	Name
cash01	ALL CASH TRANSACTION

ALL CASH TRANSACTION: This is an all Cash Transaction.

Code	Name
hoa05	NO HOA

HOA: All parties herein acknowledge and are aware that Escrow Holder has not been advised of a homeowners association being related or attached to the subject property. All parties hereby release Escrow Holder of any responsibility of any documents, fees and costs after the close of escrow for any homeowners association that may arise.

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MAY RELEASE NOTES

TEXAS

DOCUMENTS

Escrow

Affidavits (Debts, Liens and Possession)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	LT Dallas	n/a	262772	

If Seller is an organization, the Affiant is now the individual executing the Affidavit on behalf of the organization.

Date:	May 1, 2015
GF#:	LT-201503-MS Test TX
Title Company:	Alamo Title Company
(including address)	1800 Bering Suite, Suite 150, Houston, TX 77054
Underwriter:	Fidelity National Title Insurance Company
(including address)	P.O. Box 45023, Jacksonville, FL 32230
Seller:	Seller Organization, Inc.
Affiant:	Susie L. Johnston
Property:	100 Property Street, Dallas, Texas 75207

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MAY RELEASE NOTES

Closer's Worksheet

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Houston	n/a	265196	

In first section, added "Earnest Money Received" below sales price; in LBroker and SBroker sections, added "CDA: _____"; and below taxes information, added HOA section with labels identical to taxes above.

<u>CLOSER'S WORKSHEET</u>		GF# 20150506-MS Test TX 1
Date Order Opened	April 30, 2015	
Commitment Due Date	_____	
Property Address(es):	100 Test Avenue Dallas, TX 75207	Closer: Courtney Harty
County(ies):	Dallas	Closer Number: _____
		Sales Rep: Erin T. Escrow
		SALES PRICE: \$300,000.00
		Earnest Money Received: \$1,000.00

LBroker: The Listing Agency Address: 1000 Listing Way Dallas, TX 75253 Contact: Lisa Lister Phone: _____ Cell: _____ Commission: _____ Email: _____ Fax: _____ CDA: _____	SBroker: The Selling Agency Address: 100 Selling Way Dallas, TX 75225 Contact: Sally Selling Phone: _____ Cell: _____ Commission: _____ Email: _____ Fax: _____ CDA: _____
---	--

TAXES			
Tax Certs	Ord: _____	Rec: _____	Update: _____ Rec: _____
HOA			
HOA	Ord: _____	Rec: _____	Update: _____ Rec: _____

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- [Form T-00 \(Verification of Services Rendered\)](#)
- [Form T-00 \(Verification of Services Rendered\) Builder/CPB](#)
- [Form T-00 \(Verification of Services Rendered\) Title Only](#)
- [Form T-00 \(Verification of Services Rendered\) Title Only/Escrow](#)
- [Form T-00 \(Verification of Services Rendered\) Title Only/No Issue](#)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Dallas	n/a	265704	

Replaced 600 East John Carpenter Freeway with 5430 LBJ Freeway, Suite 260, Dallas, TX 75240

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MAY RELEASE NOTES

REPORTS

CPF Update/Policy Fallout				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	Dallas CPF		262811	
<ul style="list-style-type: none">The report will now treat the entered date as the Order Open Date and compare it to the Commitment Effective Date and will show only orders where the difference between dates is greater than the "over x days" parameter.Re-labeled the date ranges from "Closed/Settlement date from /through" to just "Date from/through"				

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Commercial/Residential 2nd Tier Underwriting Review				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	Dallas CPF			SSCORP5264.rpt
<ul style="list-style-type: none">New report will show residential orders over \$5 million and commercial orders over \$20 million				

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MAY RELEASE NOTES

WASHINGTON

DOCUMENTS

Escrow

City of Lynden Utility Request

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Washington	IN15000155289	261013	

Revised to match updated form.

<p>CITY OF LYNDEN</p> <p>PUBLIC WORKS DEPARTMENT 300 4th Street Lynden, WA 98264 (360) 354 – 3446</p>		
<p>COST RECOVERY/LID/UTILITY INQUIRIES</p>		
<p>DATE: <u>May 5, 2015</u></p>		
<p>TO: City of Lynden 300 4th Street Lynden, WA 98264 Attention: Lori Jilk Phone: (360)354-3446 Email: jilk@lvndenwa.org (Public Works Dept) / noteboomi@lvndenwa.org (Finance Dept.) Please e-mail request to both</p>	<p>FROM: Company/Agency: <u>Settlement Agent Company</u> Address: <u>789486 Test Address, Suite 777</u> City/State/Zip: <u>Chicago, WA 60667</u> Contact Person: <u>Wayne Buehrer</u></p>	
<p>REGARDING: Reference/Account No.: <u>CW Test15</u></p>		
<p>Legal Description: <u>Escrow Brief Legal</u></p>		
<p>Parcel Number: <u>APN1111</u></p>		
<p>Property Address: <u>777 Sunbow Falls Lane, Raleigh, NC 27609</u></p>		
<p>Owner Name: <u>Collins Home Construction, Benjamin Joseph Lewis, and Rebecca S. Lewis</u></p>		
<p><input checked="" type="checkbox"/> Title transfer or <input type="checkbox"/> Refinance Closing Date: <u>January 30, 2015</u></p>		
<p>FOR OFFICE USE ONLY</p>		

Render to see full document

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MAY RELEASE NOTES

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

NEW/MOD Mod	REQUESTED BY CT Washington	FOOTPRINTS No(s). IN15000193716	TFS No(s). 265251	FILE NAME (NEW ITEMS ONLY)
-----------------------	--------------------------------------	---	-----------------------------	-----------------------------------

The Policy versions will pull in as long as they are entered and the Owner's Policy will pull the Coverage Amount instead of the Sales Price:

Policy Type	Proposed Insured	Coverage Amount	Version Code	Version
Loan Policy	All City Mortgage	\$285,000.00	P06A_L_LoanPol	ALTA Loan Policy 2006
Owner's Policy	Bob Buyer and Betsy Buyer	\$325,000.00	P06A_O_OwnersP	ALTA Owner's Policy 2006

- TITLE INSURANCE.** When you are able to close according to the terms and conditions set forth in the [Real Estate Purchase and Sale Agreement and Addendums thereto, if any](#), and Addendums attached thereto if any, and in compliance with these instructions, and issue your policy (or policies) of title insurance in the amount (or amounts) as follows:

[ALTA Owner's Policy 2006](#) in the amount of Three Hundred Twenty-Five Thousand And No/100 Dollars (\$325,000.00)
[ALTA Loan Policy 2006](#) in the amount of Two Hundred Eighty-Five Thousand And No/100 Dollars (\$285,000.00)

containing the insuring clauses, exceptions, exclusions, provisions, stipulations and legal descriptions as contained in commitment issued under number [PENNYH010914-04](#) which parties herein have read and approved, and

Only if the Commitment Effective Date is blank and the Policy version fields are blank will you get prompted to enter the Version:

Enter the Loan Policy version

- TITLE INSURANCE.** When you are able to close according to the terms and conditions set forth in the [Real Estate Purchase and Sale Agreement and Addendums thereto, if any](#), and Addendums attached thereto if any, and in compliance with these instructions, and issue your policy (or policies) of title insurance in the amount (or amounts) as follows:

[ALTA Owner's Policy 2006](#) in the amount of Three Hundred Twenty-Five Thousand And No/100 Dollars (\$325,000.00)

[Loan Policy Type](#) in the amount of Two Hundred Eighty-Five Thousand And No/100 Dollars (\$285,000.00)

containing the insuring clauses, exceptions, exclusions, provisions, stipulations and legal descriptions as contained in commitment issued under number [PENNYH010914-04](#) which parties herein have read and approved, and

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MAY RELEASE NOTES

Letter (Utility Company Notification)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Washington	IN15000157039	261031	

Updated to pull the Settlement Agent Name rather than the Escrow Company Name in the last paragraph.

Utility Testing Co.
123 Utility Avenue
Seattle, WA 98145
Fax: (800)444-4444

To Whom It May Concern:

Please discontinue service in the name of address as of the closing date:

Property Address: 17 Knicker St
Subdivision: Beaver Creek
Lot: 42

Collins Homes Tax ID No.: _____

New Property Owner Name(s) and mailing address if different than property address:
E. Matthew Robidoux, Carly L. Robidoux and Buyer Organization, LLC

Closing Date: March 6, 2006

The confidential information above has been forwarded to you for **Chicago Title Insurance Company** on May 4, 2015 on behalf of Collins Homes and the new property owner as a function of the closing process.

Settlement Agent

Settlement Agent

Lookup code: _____

Name: **Chicago Title Insurance Company**

Payee name: Chicago Title Insurance Company

Address: CTIC Address 1

City/State/Zip: SA City, IL 60688- Foreign

Phone: (800)555-5555 Fax: (800)222-2222

Email address: CTICemail@email.com

Signature line: Chicago Title Insurance Company

Marketing rep. 1: _____

Marketing rep. 2: _____

Marketing rep. 3: _____

Reference #: SA123456

Tax ID/SSN: _____

Include on revenue reports

Marketing source:

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Promissory Note

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Washington	IN15000193492	266690	

Modified to pull the correct Interest From date.

Interim Interest

Interim interest to be paid: **HUD-1 Line** Line: **901** **HUD: 1**

Per diem decimal digits: **5** Do not round per diem

Per diem based on: **365** days per year Use 30-day months

Per diem from date of: **Disbursement**

03/31/2015 to **04/01/2015** = **1** days at _____ per day = _____

Dollars (\$200,000.00), with interest thereon from **March 31st, 2015** on the unpaid principal at the rate of _____ Percent (_____%) per annum as follows:

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MAY RELEASE NOTES

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

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Washington	IN15000157037	261016	

When the Seller is an Organization there will now be a line to solicit the address:

Please provide us with your Taxpayer Identification Number: _____

Please provide your address: _____

Contact Information:

Seller #1

Seller #2

Cell Phone: _____

Cell Phone: _____

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MAY RELEASE NOTES

Title

Stockton CPF Policy Cover Letter

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT Stockton	n/a	262824	SCA0002521

Added Stockton CPF Policy Cover Letter to the Corporate package so it is also available for WA operations.

ISSUING OFFICE: 555 Title Co Street, Suite 555, Chicago, IL 60606

FOR SETTLEMENT INQUIRIES, CONTACT: Settlement Agent Company
789486 Test Address, Suite 777 · Chicago, WA 60667
(800)555-6111 · FAX (800)222-2222

May 5, 2015

Tabitha T2 TitlePerson
Chicago Title Insurance Company
444 Title2 Address
TitleCity, CA 99999

Order No.: CW Test15

Property Address: 777 Sunbow Falls Lane, Raleigh, NC 27609
22222 Love Valley Drive, Wake Forest, NC 27565

Seller: Collins Home Construction, Benjamin Joseph Lewis and Rebecca S. Lewis

Buyer: Beauregard B. Buyer1 and Belinda L. Buyer2

We appreciate the opportunity of being of service to you. Please call us immediately if you have any questions or concerns.

Render to see full document

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MAY RELEASE NOTES

REPORTS

Corporate Invoice				
NEW/MOD MOD	REQUESTED BY OR WA	FOOTPRINTS No(s).	TFS No(s). 263791	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">Added 2 custom fields to corporate package:Field is labeled "Text to overwrite Remit To address" and has character length of 100If Invoice_RemitToAddress1_FNF# is not blank, then the custom fields will place of the Remit To address (use the Remit To company name)				

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Opened/Closed Orders				
NEW/MOD MOD	REQUESTED BY CT Vancouver	FOOTPRINTS No(s).	TFS No(s). 259454	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">Changed Contact picklist to be a free-text filter for "Contact lookup code or name contains"Added picklist for Escrow Officer				

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MAY RELEASE NOTES

WISCONSIN

REPORTS

Corporate Invoice				
NEW/MOD MOD	REQUESTED BY OR WA	FOOTPRINTS No(s).	TFS No(s). 263791	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">• Added 2 custom fields to corporate package:• Field is labeled "Text to overwrite Remit To address" and has character length of 100• If Invoice_RemitToAddress1_FNF# is not blank, then the custom fields will place of the Remit To address (use the Remit To company name)				

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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.

Schedule A's

NEW/MOD Mod	ACTION REQUIRED Information Only	APPLICABLE STATES/SITES CORP	FILE NAME (NEW ITEMS ONLY)																																											
<p>TFS # 264939 / Requested by CT Washington Fix for 3.0. Modified corporate Schedule A's in 3.0 to account for Additional Title Charges.</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p style="margin: 0;">Additional Title Charges</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 40%;">Description</th> <th style="width: 10%;">Charge</th> <th style="width: 10%;">Issued Date</th> <th style="width: 10%;">Effective Date</th> <th style="width: 20%;">Policy</th> </tr> </thead> <tbody> <tr> <td>Work charge for title exam</td> <td>\$1,125.00</td> <td>04/30/2015</td> <td>04/30/2015</td> <td>Loan Policy</td> </tr> <tr> <td>Work fee for attorney</td> <td>\$500.00</td> <td>04/30/2015</td> <td>04/30/2015</td> <td>Owner's Policy</td> </tr> </tbody> </table> <div style="border: 1px solid red; padding: 5px; display: inline-block; margin-top: 10px;"> <p style="color: red; text-align: center;">work fees are added to Additional Title Charges screen</p> </div> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>1. Effective Date: May 5, 2015 at 12:00 AM</p> <p>2. Policy or (Policies) to be issued:</p> <p style="margin-left: 20px;">a. ALTA Owner's Policy 2006 Proposed Insured: E. Matthew Robidoux and Carly L. Robidoux and Buyer Organization, LLC Policy Amount: \$350,000.00</p> <table style="width: 100%; margin-left: 20px;"> <tr><td>Premium:</td><td style="text-align: right;">\$ 1,106.00</td></tr> <tr><td>Tax:</td><td style="text-align: right;">\$ 0.00</td></tr> <tr><td>Rate:</td><td style="text-align: right;">\$100.00</td></tr> <tr><td>Discount(s):</td><td style="text-align: right;">\$1000.00</td></tr> <tr><td>Work fee for attorney (includes Tax):</td><td style="text-align: right;">\$ 500.00</td></tr> <tr><td>Endorsement(s) (includes Tax):</td><td style="text-align: right;">\$ 200.00</td></tr> <tr><td>Total:</td><td style="text-align: right;">\$ 1,906.00</td></tr> </table> <p style="margin-left: 20px;">b. ALTA Loan Policy 2006 Proposed Insured: Commitment Proposed Insured Policy Amount: \$350,000.00</p> <table style="width: 100%; margin-left: 20px;"> <tr><td>Premium:</td><td style="text-align: right;">\$ 995.00</td></tr> <tr><td>Tax:</td><td style="text-align: right;">\$ 0.00</td></tr> <tr><td>Rate:</td><td style="text-align: right;">\$50.00</td></tr> <tr><td>Discount(s):</td><td style="text-align: right;">\$1000.00</td></tr> <tr><td>Work charge for title exam (includes Tax):</td><td style="text-align: right;">\$ 1,125.00</td></tr> <tr><td>Endorsement(s) (includes Tax):</td><td style="text-align: right;">\$ 225.00</td></tr> <tr><td>Total:</td><td style="text-align: right;">\$ 2,345.00</td></tr> </table> <div style="border: 1px solid red; padding: 5px; display: inline-block; margin-top: 10px;"> <p style="color: red; text-align: center;">work fees displayed on Schedule A of Title Commitment.</p> </div> </div>				Description	Charge	Issued Date	Effective Date	Policy	Work charge for title exam	\$1,125.00	04/30/2015	04/30/2015	Loan Policy	Work fee for attorney	\$500.00	04/30/2015	04/30/2015	Owner's Policy	Premium:	\$ 1,106.00	Tax:	\$ 0.00	Rate:	\$100.00	Discount(s):	\$1000.00	Work fee for attorney (includes Tax):	\$ 500.00	Endorsement(s) (includes Tax):	\$ 200.00	Total:	\$ 1,906.00	Premium:	\$ 995.00	Tax:	\$ 0.00	Rate:	\$50.00	Discount(s):	\$1000.00	Work charge for title exam (includes Tax):	\$ 1,125.00	Endorsement(s) (includes Tax):	\$ 225.00	Total:	\$ 2,345.00
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