

SOFTPRO SELECT

May 2020
RELEASE NOTES



Testing Release Date: May 7, 2020
Production Release Date: May 22, 2020

TABLE OF CONTENTS

ALL STATES/SITES.....	8
DOCUMENTS.....	8
Escrow	8
Privacy Statement(s).....	8
REPORTS	9
Comparison	9
Dormant Activity	9
Dormant Ledger Exceptions.....	9
Dormant Ledgers.....	9
Opened/Closed Orders by {Selection}.....	9
Stale Dated Check Letter.....	9
Statistical Closing Turn-Time	10
Task Turn-Time	10
ARIZONA	11
DOCUMENTS.....	11
Escrow	11
Mgmt. Approval Required: EI - Deed In Lieu.....	11
CALIFORNIA.....	12
DOCUMENTS.....	12
Escrow	12
GAP Letter (COVID-19).....	12
Letter (AIR Timeline) fka Letter (A.I.R. Timeline).....	12
New Transfer Tax Exemption Code Selection for R & T 11911 for Deeds	12
SB2 Exemption Update	13
TSG 10 Day Letter	13
Title.....	14
Privacy Statement on Title Products.....	14
COLORADO.....	15
REPORTS	15
Corporate Construction Multi-Draw Summary	15
DISTRICT OF COLUMBIA.....	16
DOCUMENTS.....	16
Escrow	16
Escrow Agreement.....	16
FLORIDA	17
DOCUMENTS.....	17
Escrow	17



RELEASE NOTES

MAY 2020

Acknowledgment (Survey)..... 17

Exhibit Page - Escrow Legal (2) 17

Post Closing Information (Buyer Vesting) 17

HAWAII 18

DOCUMENTS..... 18

Escrow 18

 EI - Sale (EIS)..... 18

IDAHO..... 19

DOCUMENTS..... 19

Escrow 19

 Courtesy Mortgage Payment Disclaimer..... 19

ILLINOIS 20

DOCUMENTS..... 20

Escrow 20

 Certification and Acceptance of Authority (Agent's)..... 20

 Tax Proration Worksheet..... 20

INDIANA 21

DOCUMENTS..... 21

Escrow 21

 Indemnity and Undertaking Agreement - COVID-19..... 21

 Payoff HOA-HELOC Authorization 21

KANSAS 22

DOCUMENTS..... 22

Escrow 22

 Affidavit and Agreement (Respecting Mechanics' Liens)..... 22

MARYLAND 23

DOCUMENTS..... 23

Escrow 23

 Affidavit (Refinance)..... 23

 Affidavit (Residence) 23

 IBA-WF Acct Auth and Activity Request (MD)..... 23

MICHIGAN 24

DOCUMENTS..... 24

Escrow 24

 Acknowledgment (Principle Residence Update)..... 24

 Attorney Information Sheet..... 24

 EI - Disbursement (2) - FT MI only..... 25

REPORTS 26



RELEASE NOTES

MAY 2020

Completed Tasks\Missing 360 Title Service	26
MINNESOTA	27
DOCUMENTS.....	27
Escrow	27
Affidavit (Survey).....	27
MONTANA	28
DOCUMENTS.....	28
Escrow	28
Privacy Policy change on Els	28
NEW JERSEY	29
DOCUMENTS.....	29
Escrow	29
Notice of Settlements (2).....	29
NEW YORK.....	30
DOCUMENTS.....	30
Escrow	30
Bankruptcy Search (Prompt)	30
NORTH CAROLINA	31
DOCUMENTS.....	31
Title.....	31
Countersignature - Commitments, Policies and Endorsements - FNT ONLY.....	31
OHIO.....	32
DOCUMENTS.....	32
Escrow	32
Agent Information Sheet.....	32
Sale Verification - Cuyahoga	33
OREGON	34
DOCUMENTS.....	34
Escrow	34
EI - Statutory Warning.....	34
FIRPTA - Statement of Qualified Substitute.....	34
Remote Online Notarization Consent.....	35
Site Inspection Form	36
Title.....	37
OTIRO 211-06 - Mortgage Modification (ALTA 11-06)	37
OTIRO 211.1-06 - Mortgage Modification with Subordination (ALTA 11.1-06).....	37
OTIRO 211.2-06 - Mortgage Modification with Additional Amount of Insurance (ALTA 11.2-06) ...	37
SOUTH CAROLINA.....	38



DOCUMENTS..... 38

 Title 38

 [ALTA 14.1-06] Future Advance - Knowledge 38

 [ALTA 14.2-06] Future Advance - Letter of Credit 38

 [ALTA 14.3-06] Future Advance - Reverse Mortgage..... 38

 [ALTA 32-06] Construction Loan..... 38

 [ALTA 32.1-06] Construction Loan - Direct Payment..... 38

 [ALTA 32.2-06] Construction Loan - Insured's Direct Payment..... 38

 [ALTA 43-06] Anti-Taint..... 38

TEXAS 39

 DOCUMENTS..... 39

 Escrow 39

 Acknowledgment and Agreement of Delayed Funding..... 39

 Affiliated Business Arrangement Disclosure Statement..... 39

 Closing Agreement and Disclosure Form..... 39

 Policy Instructions 39

 Privacy Statement(s)..... 40

 Title 41

 Commitment Schedule D - Alamo Title ONLY..... 41

 REPORTS 42

 Dallas CPF Daily Summary..... 42

 Dallas CPF Daily Summary..... 42

 Invoice Aging..... 42

 Title Production..... 42

UTAH 43

 DOCUMENTS..... 43

 Escrow 43

 EI Borrowers Loan (EIS)..... 43

 Escrow Closing Agreement (UT) 44

WASHINGTON..... 45

 DOCUMENTS..... 45

 Escrow 45

 Affidavit (Borrower's) 45

 Affidavit (Lack of Probate) 45

 Bargain and Sale Deed (LPB 15) (2) 45

 Master Real Estate Excise Tax Affidavit (2020) (3) 46

 Privacy Statement(s)..... 46

 PHRASES(S)..... 47



New EI phrase 47

REPORTS 48

 EPU Task Summary/Productivity by County Manager and Employee..... 48

 Order Revenue Current/Historical 48

 StartSAFE Missing Data 48

WISCONSIN 49

DOCUMENTS..... 49

 Escrow 49

 General Authorization..... 49

 Notary Public Certification 50

 Termination of Decedent's Interest 50

 Wire Information (2) 50

 Initial Fee Quote 51

FIRST TITLE OF GEORGIA 52

DOCUMENTS..... 52

 Title..... 52

 [ALTA 14.1-06] Future Advance - Knowledge (for SC properties only) 52

 [ALTA 14.2-06] Future Advance - Letter of Credit (for SC properties only) 52

 [ALTA 14.3-06] Future Advance - Reverse Mortgage (for SC properties only)..... 52

 [ALTA 32-06] Construction Loan (for SC properties only)..... 52

 [ALTA 32.1-06] Construction Loan - Direct Payment (for SC properties only) 52

 [ALTA 32.2-06] Construction Loan - Insured's Direct Payment (for SC properties only) 52

 [ALTA 43-06] Anti-Taint (for SC properties only) 52

LIBERTY TITLE..... 53

DOCUMENTS..... 53

 Title..... 53

 [ALTA 14.1-06] Future Advance - Knowledge (for SC properties only) 53

 [ALTA 14.2-06] Future Advance - Letter of Credit (for SC properties only) 53

 [ALTA 14.3-06] Future Advance - Reverse Mortgage (for SC properties only)..... 53

 [ALTA 32-06] Construction Loan (for SC properties only)..... 53

 [ALTA 32.1-06] Construction Loan - Direct Payment (for SC properties only) 53

 [ALTA 32.2-06] Construction Loan - Insured's Direct Payment (for SC properties only) 53

 [ALTA 43-06] Anti-Taint (for SC properties only) 53

REPORTS 54

 Branch Logic Update 54

 Opened/Closed Pipeline (LIB)..... 54

 Order Exceptions..... 54

 Outstanding/Paid Invoices 54



WSOB Export 54

NOVARE NATIONAL SETTLEMENT SERVICES 55

DOCUMENTS..... 55

Escrow 55

Letter (Buyer Notification)..... 55

Title 56

[ALTA 14.1-06] Future Advance - Knowledge (for SC properties only) 56

[ALTA 14.2-06] Future Advance - Letter of Credit (for SC properties only) 56

[ALTA 14.3-06] Future Advance - Reverse Mortgage (for SC properties only)..... 56

[ALTA 32-06] Construction Loan (for SC properties only)..... 56

[ALTA 32.1-06] Construction Loan - Direct Payment (for SC properties only) 56

[ALTA 32.2-06] Construction Loan - Insured's Direct Payment (for SC properties only) 56

[ALTA 43-06] Anti-Taint (for SC properties only) 56

REPORTS 57

Branch Logic Update 57

Opened/Closed Order Export..... 57

Opened/Closed Pipeline (NOV) 57

STRATEGIC MARKETING SERVICES..... 58

DOCUMENTS..... 58

Title 58

[ALTA 14.1-06] Future Advance - Knowledge (for SC properties only) 58

[ALTA 14.2-06] Future Advance - Letter of Credit (for SC properties only) 58

[ALTA 14.3-06] Future Advance - Reverse Mortgage (for SC properties only)..... 58

[ALTA 32-06] Construction Loan (for SC properties only)..... 58

[ALTA 32.1-06] Construction Loan - Direct Payment (for SC properties only) 58

[ALTA 32.2-06] Construction Loan - Insured's Direct Payment (for SC properties only) 58

[ALTA 43-06] Anti-Taint (for SC properties only) 58

NCS 59

REPORTS 59

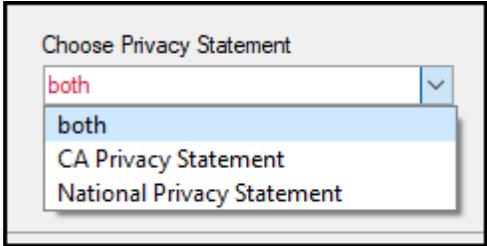
Deposit Transfers by Order..... 59

TECHNICAL NOTES (FOR LOCAL IT/SUPPORT) 60

ALL STATES/SITES

DOCUMENTS

Escrow

Privacy Statement(s)			
New/Mod Change	Requested By	Incident No.	TFS No.
	FNF Documents		612761
<p>The privacy statement(s) have been revised to account for buyer/borrowers or sellers that reside in California. In this scenario the user will be given control over which privacy statement to render.</p> <div data-bbox="565 520 1052 766" data-label="Image">  </div> <p>Affected item(s): Master Commitment with Privacy Notice Privacy Statement WireSafe Fraud Alert WireSafe Fraud Alert - Buyer Call (esign) WireSafe Fraud Alert (eSign) WireSafe Fraud Alert (International) WireSafe Fraud Alert (Lender Only) WireSafe Fraud Alert (Refi-Borrower) WireSafe Fraud Alert (Seller Only)</p>			

[Back to Table of Contents](#)



REPORTS

Comparison			
New/Mod Change	Requested By	Incident No.	TFS No.
	FT FL		606299
1. Adding an option to compare YTD time frames. 2. Adding commercial/residential to the additional comparison option 3. New option show the ratios of the what was selected in the additional comparison.			
Affected item(s): Comparison			

[Back to Table of Contents](#)

Dormant Activity			
New/Mod Change	Requested By	Incident No.	TFS No.
	FNF Support		613006
Adding parameter option to display the ledger (register) notes.			
Affected item(s): Dormant Activity			

[Back to Table of Contents](#)

Dormant Ledger Exceptions			
New/Mod Change	Requested By	Incident No.	TFS No.
	FNF Support		613008
Adding parameter option to display the ledger (register) notes.			
Affected item(s): Dormant Ledger Exceptions			

[Back to Table of Contents](#)

Dormant Ledgers			
New/Mod Change	Requested By	Incident No.	TFS No.
	FNF Support		613010
Adding parameter option to display the ledger (register) notes.			
Affected item(s): Dormant Ledgers			

[Back to Table of Contents](#)

Opened/Closed Orders by {Selection}			
New/Mod Change	Requested By	Incident No.	TFS No.
	NW IT		609432
Adding picklist for property county.			
Affected item(s): Opened/Closed Orders by {Selection}			

[Back to Table of Contents](#)

Stale Dated Check Letter			
New/Mod Change	Requested By	Incident No.	TFS No.
	NW IT		604528
1. Updating the due diligence letter to use the new version. 2. Adding in a due diligence letter for OH.			
Affected item(s): Stale Dated Check Letter			

[Back to Table of Contents](#)



Statistical Closing Turn-Time			
New/Mod	Requested By	Incident No.	TFS No.
Change	FNF Reports\Alameda-Contra Costa Management		610932
1. Adding Transaction Type to the group 2 drop down 2. Adding a picklist parameter for Transaction Type.			
Affected item(s): Statistical Closing Turn-Time			

[Back to Table of Contents](#)

Task Turn-Time			
New/Mod	Requested By	Incident No.	TFS No.
New	Liberty Tilte Ops		605222
New report to show the elapsed time between two tasks selected.			
Affected item(s): SSCORP5423.rpt Task Turn-Time			

[Back to Table of Contents](#)

ARIZONA

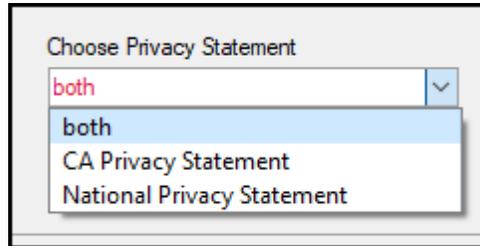
DOCUMENTS

Escrow

Mgmt. Approval Required: EI - Deed In Lieu

New/Mod Change	Requested By FNF Documents	Incident No.	TFS No. 612938
-------------------	-------------------------------	--------------	-------------------

The privacy statement has been revised to account for buyer/borrowers or sellers that reside in California. In this scenario the user will be given control over which privacy statement to render.



Affected item(s):

Mgmt. Approval Required: EI - Deed In Lieu

[Back to Table of Contents](#)

CALIFORNIA

DOCUMENTS

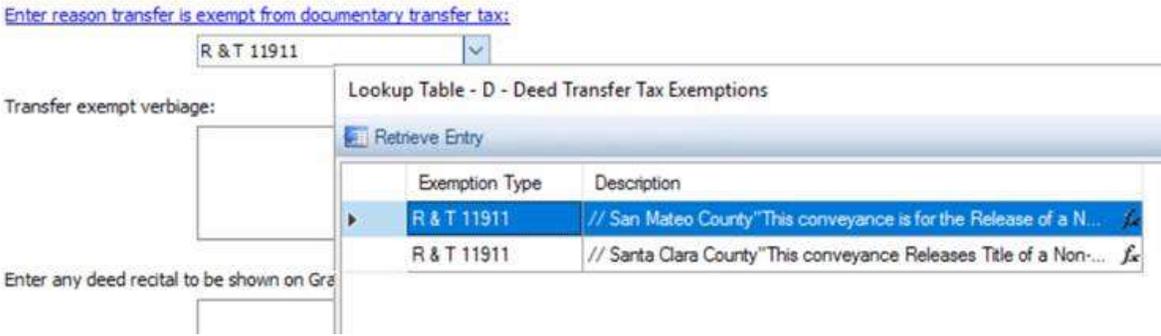
Escrow

GAP Letter (COVID-19)			
New/Mod Change	Requested By CT SoCal	Incident No.	TFS No. 615262
Renamed "Letter (COVID-19)" title to "GAP Letter (COVID-19)" for easier tree reference for CA operations.			
Affected item(s): SSCORPD5709.doc - GAP Letter (COVID-19) (New)			

[Back to Table of Contents](#)

Letter (AIR Timeline) fka Letter (A.I.R. Timeline)			
New/Mod Change	Requested By CT SoCal	Incident No.	TFS No. 615269
<ol style="list-style-type: none"> 1. Changed title to remove periods from A.I.R. for ease of searching in the tree. 2. Second to last paragraph changed "However, other current rate of interest..." to "However, the current rate of interest..." 3. Revised functionality so document no longer requires a contact choice at time of rendering. 4. Revised the prompt from "Seller's Disclosure Provided Date (leave empty for n/a)" to "Seller's Disclosure to Buyer Date (leave empty for n/a)". 			
Affected item(s): Letter (AIR Timeline)			

[Back to Table of Contents](#)

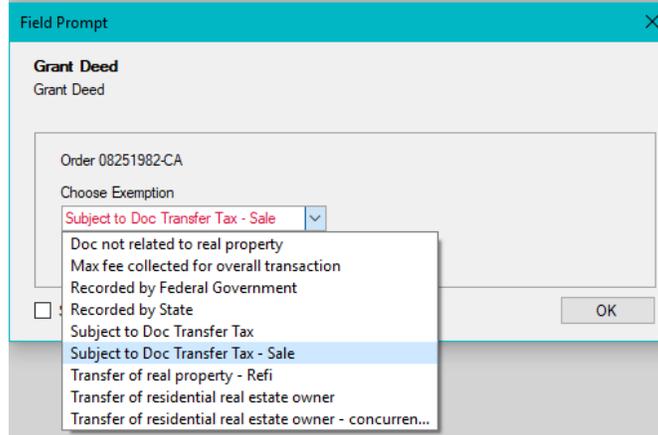
New Transfer Tax Exemption Code Selection for R & T 11911 for Deeds			
New/Mod Change	Requested By SPS Client Solutions	Incident No.	TFS No. 613876
A new dropdown selection has been added "R & T 11911". If there are multiple entries for this code then the user will be able to select which language to use.			
			

[Back to Table of Contents](#)

SB2 Exemption Update

New/Mod Change	Requested By FNT CA	Incident No. INC200216105	TFS No. 612093
--------------------------	-------------------------------	-------------------------------------	--------------------------

Updated SB2 exemption dropdown from "Subject to Doc Transfer Tax - Refi" to "Subject to Doc Transfer Tax - Sale". The language of the exemption did not change.



[Back to Table of Contents](#)

TSG 10 Day Letter

New/Mod Change	Requested By FT NoCal	Incident No.	TFS No. 612334
--------------------------	---------------------------------	---------------------	--------------------------

Revised the "Trustor(s):" to look to the Mortgagor/Mortgagee Information on the Existing Lien screen rather than always pulling the Buyer/Borrower contact.



Affected item(s):
TSG 10 Day Letter

[Back to Table of Contents](#)



Title

<i>Privacy Statement on Title Products</i>			
New/Mod Change	Requested By FNF Compliance and Regulatory Counsel	Incident No.	TFS No. 612762
Per Compliance and Regulatory Counsel, title products are to use the national version of the privacy statement.			
Affected item(s): Master Preliminary Report Preliminary Report			

[Back to Table of Contents](#)



COLORADO

REPORTS

Corporate Construction Multi-Draw Summary			
New/Mod	Requested By	Incident No.	TFS No.
New	FNF Implementation		604820
New construction draw summary for CO construction ops.			
Affected item(s): Corporate Construction Draw Summary SSCORP5422.rpt (Obsolete)			

[Back to Table of Contents](#)



DISTRICT OF COLUMBIA

DOCUMENTS

Escrow

<i>Escrow Agreement</i>			
New/Mod Change	Requested By CT DC NCS - Baltimore	Incident No.	TFS No. 614113
Updated logo and the first paragraph to look to the underwriter in the file.			
Affected item(s): Escrow Agreement			

[Back to Table of Contents](#)

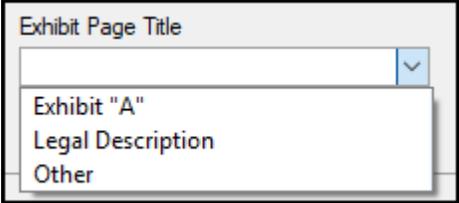
FLORIDA

DOCUMENTS

Escrow

<i>Acknowledgment (Survey)</i>			
New/Mod Change	Requested By Majesty Title	Incident No.	TFS No. 613602
For Majesty Title only, added the escrow office name to the last paragraph.			
Affected item(s): Acknowledgment (Survey)			

[Back to Table of Contents](#)

<i>Exhibit Page - Escrow Legal (2)</i>			
New/Mod Change	Requested By Majesty Title	Incident No.	TFS No. 613600
Added a dropdown custom field that allows Majesty Title users to have options for the exhibit name.			
			
Affected item(s): Exhibit Page - Escrow Legal Exhibit Page - Escrow Legal (Legal)			

[Back to Table of Contents](#)

<i>Post Closing Information (Buyer Vesting)</i>			
New/Mod Change	Requested By FL	Incident No. INC200212767	TFS No. 611765
Corrected the forwarding address to pull zipcode from forwarding address section.			
Affected item(s): Post Closing Information (Buyer Vesting)			

[Back to Table of Contents](#)



HAWAII

DOCUMENTS

Escrow

EI - Sale (EIS)			
New/Mod Change	Requested By FT HI	Incident No.	TFS No. 615052
Removed the paragraph: "The undersigned Seller has read, acknowledges and hereby approves a copy of the demand ATTACHED HERETO as to form and content. Said demand shall be paid through this escrow. In the event the lender advises escrow of additional funds necessary for payoff after the close of escrow, the undersigned Seller hereby agrees to deposit any additional funds necessary to comply with lender's demand." Affected item(s): EI - Sale (EIS)			

[Back to Table of Contents](#)

IDAHO

DOCUMENTS

Escrow

[Courtesy Mortgage Payment Disclaimer](#)

New/Mod	Requested By	Incident No.	TFS No.
New	FT ID		611897

New document. Render to view complete document.



Company Name

COURTESY MORTGAGE
PAYMENT DISCLAIMER

Escrow No.: [JM CD Test-JDK](#)

COURTESY MORTGAGE PAYMENTS: As a condition of funding, the new lender requires certain existing mortgages to be paid through escrow. Borrower has reviewed the payoff statements requested by [Escrow Office Name](#) on behalf of the borrower at the request of the new lender, and approves the payoff amounts for the existing mortgages. Borrower acknowledges these payments are being remitted as a courtesy only by [Escrow Office Name](#) at the instruction of the new lender and at the request of the borrower.

Affected item(s):

IDD1147.doc - Courtesy Mortgage Payment Disclaimer (New)

[Back to Table of Contents](#)



ILLINOIS

DOCUMENTS

Escrow

Certification and Acceptance of Authority (Agent's)

New/Mod Change	Requested By IL State Counsel	Incident No.	TFS No. 615582
--------------------------	---	---------------------	--------------------------

Added notary block.

I accept appointment as agent under this power of attorney.
 This certification and acceptance is made under penalty of perjury.
 IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

_____ Signature

_____ Address: _____

Print Name _____

Subscribed and sworn to before me this ____ of _____, _____.

_____ Notary Public

Affected item(s):
 Certification and Acceptance of Authority (Agent's)

[Back to Table of Contents](#)

Tax Proration Worksheet

New/Mod Change	Requested By CT IL	Incident No.	TFS No. 612085
--------------------------	------------------------------	---------------------	--------------------------

Revised to account for leap year in calculation of Estimated Tax.

Most Recent Tax Bill:	\$ 2,750.00
Most Recent Assessed Valuation:	\$ 4,000.00
Less Re-evaluation Exemption (Max. \$6,000.00, if applicable):	\$ _____
Net Taxable Value of Property:	\$ 4,000.00
Multiplied by most recent Tax Rate of 3.00000% yields an ESTIMATED Tax Bill for 2019 (payable in 2020) of:	
	\$ 120.00
ESTIMATED 2019 Tax Bill Divided by 366 Days Equals a per diem of:	
	\$ 0.32787

Affected item(s):
 Tax Proration Worksheet

[Back to Table of Contents](#)

INDIANA

DOCUMENTS

Escrow

Indemnity and Undertaking Agreement - COVID-19			
New/Mod	Requested By	Incident No.	TFS No.
New	CT Indianapolis	INC200222117	612216
New document. Render to view complete document.			
 <div style="float: right; text-align: right;"> <p>INDEMNITY AND UNDERTAKING AGREEMENT (COVID-19 GAP)</p> </div>			
<p>Title No.: JM CD Test-SLM Property: 1111 Property Avenue, Prop City, IN 55555</p> <p>WHEREAS, Underwriter Name ("Issuing Company" or "Company") is about to issue its title insurance policy or policies or commitments therefor in respect to the land described in Commitment/Policy No. COM111111, all hereinafter referred to as the "Title Insurance Policy";</p> <p>AND WHEREAS, in response to the outbreak of the Coronavirus and the declared state of emergency at the national, state and local level, Courts and governmental offices have been closed or have had significantly limited access. As a result, the processing and recording of deeds and other title documents in some jurisdictions has been, and will be, impacted. Underwriter Name will continue to insure title for purchasers and for lenders through the ultimate recording date of the deed, mortgage, or other insured title document. Neither Underwriter Name nor its title agents can provide any estimate as to the date of recordation of such title documents in the land records.</p>			
<p>Affected item(s): IND1328.doc - Indemnity and Undertaking Agreement - COVID-19 (New)</p>			

[Back to Table of Contents](#)

Payoff HOA-HELOC Authorization			
New/Mod	Requested By	Incident No.	TFS No.
New	IN State Mgr		612194
New document. Render to view complete document.			
 <div style="float: right; text-align: right;"> <p>AUTHORIZATION TO RELEASE INFORMATION</p> </div>			
<p><i>I/We authorize Escrow Office Name, or its agents to make whatever credit inquiries it deems necessary in connection with my current loan, credit application, or in the course of review or collection of any credit extended in reliance on the application. I authorize and instruct any person or consumer reporting agency to compile and furnish any information it may have or obtain in response to such credit inquiries. A photocopy of this authorization may be deemed to be the equivalent of the original.</i></p>			
<p>Affected item(s): IND1327.doc - Payoff HOA-HELOC Authorization (New)</p>			

[Back to Table of Contents](#)



KANSAS

DOCUMENTS

Escrow

Affidavit and Agreement (Respecting Mechanics' Liens)

New/Mod	Requested By	Incident No.	TFS No.
New	Regional Counsel		615461

New document. Render to view complete document.

AFFIDAVIT AND AGREEMENT RESPECTING MECHANICS' LIENS	
STATE OF _____	Escrow No.: JM CD Test-JDK
COUNTY OF _____	
<p>The undersigned Builder and Owner understand that Underwriter Name and Escrow Office Name, hereinafter referred to as "the Company", is about to issue its loan policy of title insurance, insuring against loss by reason of statutory liens for services, labor or material heretofore or hereafter furnished. The undersigned Builder and Owner understand that the Company may issue either concurrently herewith or hereafter and in the ordinary course of its business another policy or other policies in the form or forms now or then commonly used by the Company, insuring against loss by reason of defects in the title to said premises or to some part or parts thereof or interest therein, either without mention of the aforesaid liens or insuring against loss by reason thereof, and the undertakings herein made shall apply equally to said policies;</p>	

Affected item(s):

KSD1006.doc - Affidavit and Agreement (Respecting Mechanics' Liens) (New)

[Back to Table of Contents](#)

MARYLAND

DOCUMENTS

Escrow

<i>Affidavit (Refinance)</i>												
New/Mod Change	Requested By Liberty Title	Incident No.	TFS No. 613143									
For Liberty Title only, revised to omit the Original Amount and pull in the Liber and Folio from the Existing Liens screen.												
<p>MARYLAND REFINANCE AFFIDAVIT</p> <p>Pursuant to Section 12-108(g), Tax Property Article, Annotated Code of Maryland, the undersigned hereby certify under oath, that he/she/they is/are the original Mortgagor(s), that the secured property indicated below is his/her/their principal residence, and that the following loans are being refinanced:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>LIBER</th> <th>FOLIO</th> <th>UNPAID PRINCIPAL BALANCE</th> </tr> </thead> <tbody> <tr> <td>100</td> <td>20-25</td> <td>\$55,000.00</td> </tr> <tr> <td colspan="2">TOTAL</td> <td>\$55,000.00</td> </tr> </tbody> </table>				LIBER	FOLIO	UNPAID PRINCIPAL BALANCE	100	20-25	\$55,000.00	TOTAL		\$55,000.00
LIBER	FOLIO	UNPAID PRINCIPAL BALANCE										
100	20-25	\$55,000.00										
TOTAL		\$55,000.00										
<p>Affected item(s): Affidavit (Refinance)</p>												

[Back to Table of Contents](#)

<i>Affidavit (Residence)</i>			
New/Mod Change	Requested By Liberty Title	Incident No.	TFS No. 615633
This form was revised so that if the Contact is not an Organization, unique versions are created for each individual in the order.			
<p>Affected item(s): Affidavit (Residence)</p>			

[Back to Table of Contents](#)

<i>IBA-WF Acct Auth and Activity Request (MD)</i>			
New/Mod Change	Requested By MD Agency	Incident No.	TFS No. 614712
For MD Agency only: dropdown list of signees was revised to remove old signees and add a new one.			
<p>Affected item(s): IBA-WF Acct Auth and Activity Request (MD)</p>			

[Back to Table of Contents](#)

MICHIGAN

DOCUMENTS

Escrow

Acknowledgment (Principle Residence Update)															
New/Mod	Requested By	Incident No.	TFS No.												
Change	CT MI		614101												
Updated the revision dates to reflect the State of Michigan forms.															
<div style="border: 1px solid black; padding: 10px;"> <p>The undersigned hereby acknowledge receipt of one of the following forms hereinafter (the "Form"):</p> <table border="0"> <tr> <td>Buyer</td> <td>Seller</td> <td></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Property Transfer Affidavit (Form L-4260)</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Homeowner's Principal Residence Exemption Affidavit Form 2368 (Rev. 04-19)</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Request to Rescind Homeowner's Principal Residence Exemption Form 2602 (Rev. 06-16)</td> </tr> </table> </div>				Buyer	Seller		<input type="checkbox"/>	<input type="checkbox"/>	Property Transfer Affidavit (Form L-4260)	<input type="checkbox"/>	<input type="checkbox"/>	Homeowner's Principal Residence Exemption Affidavit Form 2368 (Rev. 04-19)	<input type="checkbox"/>	<input type="checkbox"/>	Request to Rescind Homeowner's Principal Residence Exemption Form 2602 (Rev. 06-16)
Buyer	Seller														
<input type="checkbox"/>	<input type="checkbox"/>	Property Transfer Affidavit (Form L-4260)													
<input type="checkbox"/>	<input type="checkbox"/>	Homeowner's Principal Residence Exemption Affidavit Form 2368 (Rev. 04-19)													
<input type="checkbox"/>	<input type="checkbox"/>	Request to Rescind Homeowner's Principal Residence Exemption Form 2602 (Rev. 06-16)													
Affected item(s): Acknowledgment (Principle Residence Update)															

[Back to Table of Contents](#)

Attorney Information Sheet			
New/Mod	Requested By	Incident No.	TFS No.
New	CT MI		614096
New document. Render to view complete document.			
<div style="border: 1px solid black; padding: 10px;">  <p>The image shows a template for an Attorney Information Sheet. It features a logo for 'Company Name' on the left and the title 'ATTORNEY INFORMATION SHEET' on the right. Below the logo, there are several fields with labels and values: Attorney: Jackson Law Services, LLC; Our File No.: JM CD Test-JDK; Date Ordered: May 8, 2020; Date Needed: May 14, 2020; Document Needed: Document needed goes here; Grantor/Seller: Samuel S. Seller and Samantha S. Seller; Grantee/Buyer: Bryan B. Buyer and Brenda B. Buyer.</p> </div>			
Affected item(s): MID1302.doc - Attorney Information Sheet (New)			

[Back to Table of Contents](#)



<i>El - Disbursement (2) - FT MI only</i>			
New/Mod Change	Requested By FT MI	Incident No.	TFS No. 611900
FT MI Only: removed the checkbox option for "Deposit in Local Bank (attach VOIDED check)".			
Affected item(s): El - Disbursement El - Disbursement (Legal)			

[Back to Table of Contents](#)



REPORTS

Completed Tasks\Missing 360 Title Service			
New/Mod New	Requested By CT MI\Lindsey Burt	Incident No.	TFS No. 608697
New report for CT MI to show orders with task indicated completed. The orders shown can also be limited to those that do not have a 360 title service submitted.			
Affected item(s): SSCORP5428.rpt - Completed Tasks\Missing 360 Title Service (New)			

[Back to Table of Contents](#)



MINNESOTA

DOCUMENTS

Escrow

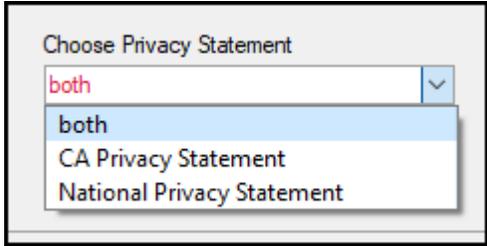
Affidavit (Survey)			
New/Mod Change	Requested By CT MN	Incident No.	TFS No. 613926
Document no longer requires a person from the entity in order to render. Blank lines have been provided for entering contact information.			
Affected item(s): Affidavit (Survey)			

[Back to Table of Contents](#)

MONTANA

DOCUMENTS

Escrow

Privacy Policy change on EIs			
New/Mod Change	Requested By	Incident No.	TFS No.
	FNF Documents		613272
<p>The privacy statement has been revised to account for buyer/borrowers or sellers that reside in California. In this scenario the user will be given control over which privacy statement to render.</p> <div data-bbox="565 520 1052 766" data-label="Image">  </div> <p>Affected item(s): EI - Borrowers (EIS) EI - Lender's Private Loan (EIS) EI - Sale (EIS)</p>			

[Back to Table of Contents](#)



NEW JERSEY

DOCUMENTS

Escrow

<i>Notice of Settlements (2)</i>			
New/Mod Change	Requested By CT NJ	Incident No.	TFS No. 614549
Added block and lot to the Property Location.			
Affected item(s): Notice of Settlement - Contract Notice of Settlement - Mortgage			

[Back to Table of Contents](#)

NEW YORK

DOCUMENTS

Escrow

[Bankruptcy Search \(Prompt\)](#)

New/Mod New	Requested By FNT Riverhead	Incident No.	TFS No. 612493
-----------------------	--------------------------------------	---------------------	--------------------------

New document. Render to view complete document.



1000 Title Avenue, Suite 500
TO City, NY 99999
Phone: (800)111-2222 / Fax: (800)222-1111

BANKRUPTCY SEARCH

Date: April 22, 2020
Title No.: JM CD Test
Name: Names go here
County/District: Schenectady/Northern

The following offices have been checked: Ulster, Greene, Columbia, Rensselaer, Albany, Washington, Saratoga, Schenectady, Warren, Essex, Clinton, Franklin, Hamilton, Fulton, Montgomery, Schoharie, Delaware, Otsego, Herkimer, Saint Lawrence, Lewis, Oneida, Madison, Chenango, Broome, Cortland, Onondaga, Oswego, Jefferson, Cayuga, Tomkins, Tioga

There is no record of a bankruptcy filing for the above mentioned individual, corporation, or business.

The following information is on file:

Affected item(s):

NYD1723.doc - Bankruptcy Search (Prompt) (New)

[Back to Table of Contents](#)



NORTH CAROLINA

DOCUMENTS

Title

<i>Countersignature - Commitments, Policies and Endorsements - FNT ONLY</i>			
New/Mod Change	Requested By FTNC	Incident No.	TFS No. 613700
FNT ONLY: Added Margaret Kantlehner to countersignature names allowed to pull for Fidelity operations when underwritten on Chicago paper.			

[Back to Table of Contents](#)

OHIO

DOCUMENTS

Escrow

Agent Information Sheet

New/Mod New	Requested By OH State Counsel	Incident No.	TFS No. 613468
-----------------------	---	---------------------	--------------------------

New document. Render to view complete document.

Listing Agent Version:

		LISTING AGENT INFORMATION
Order No.: JM CD Test-JDK Property: 1111 Property Avenue, Prop City, OH 55555		Escrow Officer: Joseph D Kirby JKirby@notreal.com / (888)111-1234
REALTORS (Fill in blanks or correct as needed.)		
Listing Agent: <u>Cindy Jones</u>	Cell: <u>(111)222-2222</u>	Email: <u>CJ@email.com</u>
Selling Agent: <u>Susan Smith</u>	Cell: <u>(401)555-7777</u>	Email: <u>S.Smith@email.com</u>
Commission: _____ % Total _____ % Listing _____ % Selling Based on: <input type="checkbox"/> Purchase Price <input type="checkbox"/> \$ _____ Additional Commission/Fees: \$ _____ Show on Settlement Statement as: _____		
SELLERS (Fill in blanks or correct as needed. Use Comments section below for additional Sellers.)		
Seller 1: <u>Samuel S. Seller</u>	Cell: _____	Email: _____
Check applicable: <input type="checkbox"/> Male <input type="checkbox"/> Female <input type="checkbox"/> Single <input type="checkbox"/> Married: Spouse (if not Seller 2) _____		
Seller 2: <u>Samantha S. Seller</u>	Cell: _____	Email: _____
Check applicable: <input type="checkbox"/> Male <input type="checkbox"/> Female <input type="checkbox"/> Single <input type="checkbox"/> Married: Spouse (if not Seller 1) _____		

Selling Agent Version:

		SELLING AGENT INFORMATION
Order No.: JM CD Test-JDK Property: 1111 Property Avenue, Prop City, OH 55555		Escrow Officer: Joseph D Kirby JKirby@notreal.com / (888)111-1234
REALTORS (Fill in blanks or correct as needed.)		
Selling Agent: <u>Susan Smith</u>	Cell: <u>(401)555-7777</u>	Email: <u>S.Smith@email.com</u>
Listing Agent: <u>Cindy Jones</u>	Cell: <u>(111)222-2222</u>	Email: <u>CJ@email.com</u>
Commission: _____ % Total _____ % Listing _____ % Selling Based on: <input type="checkbox"/> Purchase Price <input type="checkbox"/> \$ _____ Additional Commission/Fees: \$ _____ Show on Settlement Statement as: _____		
BUYERS (Fill in blanks or correct as needed. Use Comments section below for additional Buyers.)		
Buyer 1: <u>Bob Buyer</u>	Cell: _____	Email: _____
Check applicable: <input type="checkbox"/> Male <input type="checkbox"/> Female <input type="checkbox"/> Single <input type="checkbox"/> Married: Spouse (if not Buyer 2) _____		
Buyer 2: <u>Shelly Buyer</u>	Cell: _____	Email: _____
Check applicable: <input type="checkbox"/> Male <input type="checkbox"/> Female <input type="checkbox"/> Single <input type="checkbox"/> Married: Spouse (if not Buyer 1) _____		

Affected item(s):

OHD1432.doc - Agent Information Sheet (New)

[Back to Table of Contents](#)



Sale Verification - Cuyahoga			
New/Mod Change	Requested By CT OH	Incident No.	TFS No. 615249
For "FNOX" profiles, the buyer and seller phone numbers will now pull from their cell phone fields.			
Affected item(s): Sale Verification - Cuyahoga			

[Back to Table of Contents](#)



OREGON

DOCUMENTS

Escrow

<i>EI - Statutory Warning</i>			
New/Mod New	Requested By OR State Counsel	Incident No.	TFS No. 614088
New document. Render to view complete document. For the signatures there is a prompt to select who is signing, and if nothing is selected, the default is to pull both Buyer/Seller signatures. [INSERT IMAGE]			
Affected item(s): ORD1504.doc - EI - Statutory Warning (New)			

[Back to Table of Contents](#)

<i>FIRPTA - Statement of Qualified Substitute</i>			
New/Mod Change	Requested By Penny Hoskins	Incident No.	TFS No. 614085
Added the system date when the imaged signature appears.			
Affected item(s): FIRPTA - Statement of Qualified Substitute			

[Back to Table of Contents](#)

Remote Online Notarization Consent

New/Mod Change	Requested By OR State Counsel	Incident No.	TFS No. 612107
--------------------------	---	---------------------	--------------------------

Added ability for user to add a lender signature section.

OR properties only: custom field prompt for schedule B is suppressed so language will always show.

Show lender signature

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

Bryan B. Buyer	Date
Brenda B. Buyer	Date

LENDER(S):
BOA

Signature	Date
-----------	------

By: _____
Print Name

Its: _____
Print Title

Affected item(s):
Remote Online Notarization Consent

[Back to Table of Contents](#)



Site Inspection Form

New/Mod New	Requested By TT Astoria	Incident No.	TFS No. 614545
-----------------------	-----------------------------------	---------------------	--------------------------

New document. Render to view complete document.

PREMISES REPORT			
Title Company:	<u>Title Office Name</u>		
Contact:	<u>Sandy L Moore and Joseph D Kirby</u>		
Order No.:	<u>JM CD Test-JDK</u>		
Subject Address:	<u>1111 Property Avenue, Prop City, OR 55555</u>		
Address Verified:	_____		
Access Observed:	_____		
Property Type:	_____		
New Construction:	<input type="checkbox"/> No <input type="checkbox"/> Yes Approx % complete: _____		
Yes	No	Feature	Comments
<input type="checkbox"/>	<input type="checkbox"/>	Evidence of access	
<input type="checkbox"/>	<input type="checkbox"/>	Evidence of private roads	
<input type="checkbox"/>	<input type="checkbox"/>	Street access is physically open, directly or indirectly by easement to premises	

Affected item(s):
Site Inspection Form

[Back to Table of Contents](#)



Title

[OTIRO 211-06 - Mortgage Modification \(ALTA 11-06\)](#)
[OTIRO 211.1-06 - Mortgage Modification with Subordination \(ALTA 11.1-06\)](#)
[OTIRO 211.2-06 - Mortgage Modification with Additional Amount of Insurance \(ALTA 11.2-06\)](#)

New/Mod Change	Requested By OR state counsel	Incident No.	TFS No. 615589
-------------------	----------------------------------	--------------	-------------------

A new drop-down custom field has been added on the Endorsements screen labeled:
 "Does the endorsement need an exception for off record items?"

Yes or No must be answered for this field in order to render the endorsement. If the new custom field is answered Yes, the following language will be shown for the lack-of-priority coverage provisions in Section 2 of the 211-06 & 211.1-06 and Section 3(b) of the 211.2-06:
 "Defects in and liens and encumbrances on the Title that are not shown by the Public Records at the effective date hereof."

[Back to Table of Contents](#)



SOUTH CAROLINA

DOCUMENTS

Title

- [\[ALTA 14.1-06\] Future Advance - Knowledge](#)
- [\[ALTA 14.2-06\] Future Advance - Letter of Credit](#)
- [\[ALTA 14.3-06\] Future Advance - Reverse Mortgage](#)
- [\[ALTA 32-06\] Construction Loan](#)
- [\[ALTA 32.1-06\] Construction Loan - Direct Payment](#)
- [\[ALTA 32.2-06\] Construction Loan - Insured's Direct Payment](#)
- [\[ALTA 43-06\] Anti-Taint](#)

New/Mod Change	Requested By First Title GA	Incident No.	TFS No. 609942
<p>At the direction of South Carolina state counsel, these endorsements have been modified to remove the ALTA reference from the form, as they each contain language specific to the state of South Carolina and therefore cannot be referred to as an ALTA endorsement. These now appear as:</p> <ul style="list-style-type: none"> Future Advance - Knowledge Future Advance - Letter of Credit Future Advance - Reverse Mortgage Construction Loan Construction Loan - Direct Payment Construction Loan - Insured's Direct Payment Anti-Taint 			

[Back to Table of Contents](#)



TEXAS

DOCUMENTS

Escrow

<i>Acknowledgment and Agreement of Delayed Funding</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Elise Kitchens		613634
Modified to enable editing.			
Affected item(s): Acknowledgment and Agreement of Delayed Funding			

[Back to Table of Contents](#)

<i>Affiliated Business Arrangement Disclosure Statement</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Elise Kitchens	INC200075003	611770
Updated signatures to include names and dates.			
Affected item(s): Affiliated Business Arrangement Disclosure Statement			

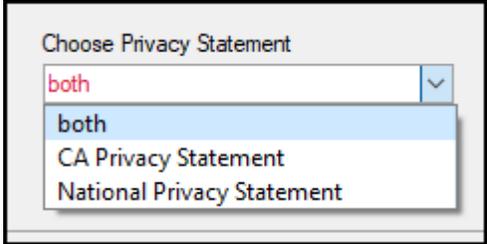
[Back to Table of Contents](#)

<i>Closing Agreement and Disclosure Form</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	TX		612932
Corrected item H "law sprinkling systems" to "lawn sprinkling systems" and corrected item G from "there are boundary conflicts" to "there are no boundary conflicts".			
Affected item(s): Closing Agreement and Disclosure Form			

[Back to Table of Contents](#)

<i>Policy Instructions</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Elise Kitchens		611696
Revised lender email to not pull from the lender contact, instead added a custom field which will allow users to type an email address and/or mailing address.			
Affected item(s): Policy Instructions			

[Back to Table of Contents](#)

<i>Privacy Statement(s)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	FNF Documents		613286
<p>The privacy statement has been revised to account for buyer/borrowers or sellers that reside in California. In this scenario the user will be given control over which privacy statement to render.</p> <div data-bbox="565 413 1052 657" data-label="Image">  </div> <p>Affected item(s): Buyer Preclosing Information Commitment (Privacy Statement) Seller Preclosing Information Statement of Identity</p>			

[Back to Table of Contents](#)



Title

Commitment Schedule D - Alamo Title ONLY			
New/Mod Change	Requested By Admin	Incident No.	TFS No. 614661
Alamo Title ONLY: Item 2(c) of Schedule D has been updated to replace "Todd B. Rasco (President and County Manager)" with "Natalie Warren (President and County Manager)". The name "Nancy Fox (Vice President)" has also been removed from the form.			

[Back to Table of Contents](#)



REPORTS

Dallas CPF Daily Summary			
New/Mod Change	Requested By Dallas CPF	Incident No.	TFS No. 604887
Updating logic in report for Dallas CPF to include orders where the product type selected contains 'Commercial' to be shown as commercial.			
Affected item(s): Dallas CPF Daily Summary			

[Back to Table of Contents](#)

Dallas CPF Daily Summary			
New/Mod Change	Requested By TX CPF Ops	Incident No.	TFS No. 610504
MISSING EXTERNAL RELEASE NOTES			
Affected item(s): Dallas CPF Daily Summary			

[Back to Table of Contents](#)

Invoice Aging			
New/Mod Change	Requested By Dallas CPF	Incident No.	TFS No. 612995
Adding columns for Product Type and Property County on the Title Only Agent Invoicing Excel export.			
Affected item(s): Invoice Aging			

[Back to Table of Contents](#)

Title Production			
New/Mod Change	Requested By Dallas CPF	Incident No.	TFS No. 604885
Updating logic in report for Dallas CPF to include orders where the product type selected contains 'Commercial' to be shown as commercial.			
Affected item(s): Title Production			

[Back to Table of Contents](#)

UTAH

DOCUMENTS

Escrow

[EI Borrowers Loan \(EIS\)](#)

New/Mod New	Requested By Novare NSS	Incident No.	TFS No. 615302
-----------------------	-----------------------------------	---------------------	--------------------------

New document. Render to view complete document.



Company Name

BORROWERS LOAN INSTRUCTIONS

Joseph D Kirby, Title Examiner
 Escrow Office Name
 100 Escrow Office Street
 EO City, UT 54545
 Phone: (800)777-4444 Fax: (800)444-7777

Date: May 14, 2020
Escrow No.: JM CD Test-JDK
Property: 1111 Property Avenue
 Prop City, UT 55555

The undersigned is obtaining a new loan with [Loans Unlimited](#) on the property hereinafter described, in the amount of Four Hundred Fifty Thousand And No/100 Dollars (\$450,000.00), or an amount to be determined by the Lender prior to Close of Escrow, and will execute a Note and Mortgage/Deed of Trust on the property described below, to be used in accordance with these instructions.

Lender to deposit into [Escrow Office Name](#), loan funds accruing from said loan, less any fees, costs and charges made by Lender, which are hereby approved by Borrowers, provided upon recordation of documents called for in this escrow, provided you can obtain a Policy of Title Insurance in the form required by Lender, with a liability of not less than the amount of said loan, on the following described real property, in the [City of Prop City](#), County of [County Name](#), State of [Utah](#):

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

Affected item(s):

NOVD1142.doc - EI Borrowers Loan (EIS) (New)

[Back to Table of Contents](#)

Escrow Closing Agreement (UT)

New/Mod New	Requested By Novare NSS	Incident No.	TFS No. 615261
-----------------------	-----------------------------------	---------------------	--------------------------

New document. Render to view complete document.



Company Name

ESCROW CLOSING AGREEMENT

Date: May 15, 2020
Escrow No.: JM CD Test-JDK
Buyer(s): Bryan B. Buyer and Brenda B. Buyer
Seller(s): Samuel S. Seller and Samantha S. Seller
Property: 1111 Property Avenue, Prop City, UT 55555

This Escrow Closing Agreement (this "**Agreement**") governs the duties and obligations between **Escrow Office Name**, hereinafter "**EO Name**", and the undersigned signers, who are parties to the above referenced transaction. The undersigned are respectively Buyer and Seller of the above described property (the "**Property**") and hereby agree as follows:

Affected item(s):

NOVD1141.doc - Escrow Closing Agreement (UT) (New)

[Back to Table of Contents](#)

WASHINGTON

DOCUMENTS

Escrow

<i>Affidavit (Borrower's)</i>			
New/Mod Change	Requested By WA State Counsel	Incident No.	TFS No. 615136
The State/County caption in the upper left of the document has been suppressed for WA operations.			
Affected item(s): Affidavit (Borrower's)			

[Back to Table of Contents](#)

<i>Affidavit (Lack of Probate)</i>			
New/Mod Change	Requested By CT-Bellingham	Incident No.	TFS No. 612751
A new checkbox prompt has been added to give users the option to exclude the Recordable Inheritance Lack of Probate Affidavit.			
Affected item(s): Affidavit (Lack of Probate)			

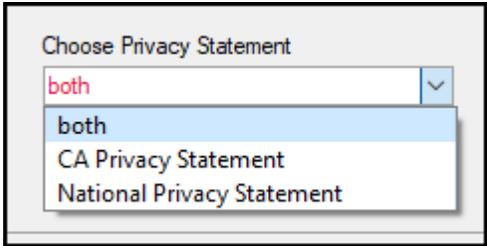
[Back to Table of Contents](#)

<i>Bargain and Sale Deed (LPB 15) (2)</i>			
New/Mod Change	Requested By CT Everett	Incident No.	TFS No. 611906
Adjusted documents to account for extra exhibits when necessary (A, B, C) and added new exhibit regarding "Covenants and Restrictions Concerning Arbitration and Resolution of Disputes".			
<div style="border: 1px solid black; padding: 10px; margin: 10px auto; width: 80%;"> <p>EXHIBIT "C"</p> <p>Covenants and Restrictions Concerning Arbitration and Resolution of Disputes</p> <p>1. Deed restriction here</p> </div>			
Affected item(s): Bargain and Sale Deed (LPB 15) Bargain and Sale Deed (LPB 15) Letter			

[Back to Table of Contents](#)

<i>Master Real Estate Excise Tax Affidavit (2020) (3)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	Penny Hoskins		612145
<p>Adjusted Grantor/Grantee phone numbers to pull from the home/current phone fields when "Show phone numbers as entered in file" is chosen.</p> <p>Section 3 has been adjusted to uncheck the box and show the Name/Address and prompt for Phone information when the custom field on the deed screen for the Grantee Name has information. If that field is empty the box stays checked and the fields stay empty.</p> <p>Also in section 3, for files with more than 4 parcels, prompts have been added for their values and added to the exhibit next to the parcel ID.</p> <p>The new document includes a prompt for "Which line from E. Taxes and Other Government Fees section to be used in calculation?"</p> <p>Affected item(s): Master Real Estate Excise Tax Affidavit - Exempt (2020) Master Real Estate Excise Tax Affidavit (2020) WA00001075.doc - Master Real Estate Excise Tax Affidavit (2020) Multiple Affidavits (New)</p>			

[Back to Table of Contents](#)

<i>Privacy Statement(s)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	FNF Documents		613387
<p>The privacy statement has been revised to account for buyer/borrowers or sellers that reside in California. In this scenario the user will be given control over which privacy statement to render.</p> <div data-bbox="565 1041 1052 1287" data-label="Image">  </div> <p>Affected item(s): EI - Lender's Private Loan (EIS) EI - Limited Escrow Services EI - Mobile Home (Purchase and Sale) EI - Refi Part 1 of 2 EI - Sale Part 1 of 2 EI - Sale Part 1 of 2 - DS EI-Refi (EIS) Part 1 of 1 EI-Refi (EIS) Part 1 of 1 Letter EI-Sale (EIS) Part 1 of 1 EI-Sale (EIS) Part 1 of 1 Letter</p>			

[Back to Table of Contents](#)

PHRASES(S)

New EI phrase

New/Mod New	Requested By CT Everett	Incident No.	TFS No. 612172
-----------------------	-----------------------------------	---------------------	--------------------------

New phrase

Code	Name
hoa05	ACTIVE HOMEOWNER'S ASSOCIATION

Enter percent of plat sold before dues will be collected

HOMEOWNER'S ASSOCIATION: Escrow Office Name as Escrow Holder has been made aware that the subject property is a part of a homeowner's association. Said association is currently active, however will be not be collecting dues until **Fifty Percent (50%)** of the plat is sold. The principals hereby agree to proceed with the close of escrow without collecting any dues. Should it be determined after the close of escrow there are any outstanding association fees and/or dues which are payable buyer and seller agree they will be handled direct and outside of escrow. Buyer and Seller understand neither the title insurer nor Escrow Agent shall have any responsibility for any unpaid HOA dues. Buyer and Seller agree to hold Escrow Office Name harmless from liability, responsibility and risk of loss whatsoever (including but not limited to court costs and attorney fees) for any matters that may arise regarding any property owner's association.

[Back to Table of Contents](#)



REPORTS

EPU Task Summary/Productivity by County Manager and Employee			
New/Mod Change	Requested By NW IT	Incident No.	TFS No. 609651
Adding new tasks for WA EPU for Expedited Payoff			
Affected item(s): EPU Task Summary/Productivity by County Manager EPU Task Summary/Productivity by Employee			

[Back to Table of Contents](#)

Order Revenue Current/Historical			
New/Mod New	Requested By NW IT	Incident No.	TFS No. 605319
New report to show current and historical revenue per order.			
Affected item(s): SSCORP5430.rpt - Order Revenue Current/Historical (New)			

[Back to Table of Contents](#)

StartSAFE Missing Data			
New/Mod New	Requested By NW IT	Incident No.	TFS No. 609279
New report for to show orders missing buyer/borrower and/or seller contacts missing information needed for StartSAFE.			
Affected item(s): SSCORP5431.rpt - StartSAFE Missing Data (New)			

[Back to Table of Contents](#)

WISCONSIN

DOCUMENTS

Escrow

[General Authorization](#)

New/Mod	Requested By	Incident No.	TFS No.
New	CT Wisconsin		612328

New document. Render to view complete document.

 Company Name	100 Escrow Office Street EO City, WI 54545 Phone: (800)777-4444 / Fax: (800)444-7777
GENERAL AUTHORIZATION	
<p>I hereby authorize <u>Escrow Office Name</u> to order any mortgage payoff statements, association letters or other related information needed to complete the sale of my property. It is understood that a photocopy of this document shall also serve as an authorization to provide the information requested.</p>	
<p>The information obtained is only to be used in the sale of my property located at <u>1111 Property Avenue, Prop City, WI 55555</u></p>	
<p>Dated this 6th day of May, 2020.</p>	
<u>Samuel S. Seller</u>	<u>Social Security Number</u>
<u>Samantha S. Seller</u>	<u>Social Security Number</u>

Affected item(s):
 WID0291.doc - General Authorization (New)

[Back to Table of Contents](#)

<i>Notary Public Certification</i>			
New/Mod	Requested By	Incident No.	TFS No.
New	WI MWIT		615025
New document. Render to view complete document.			
<p>NOTARY PUBLIC CERTIFICATION</p> <p>I am a notary public in the State of Wisconsin and am making this certification pursuant to Section 140.20(3), Wis. Stats. to permit a Wisconsin Register of Deeds to accept for recording a tangible copy of the following Warranty Deed ("Deed") which the Grantor(s) signed electronically appearing before me either physically in my presence or in my presence involving the use of communication technology:</p> <p>Grantor(s): Buy R Land and Stephen S. Seller, Jr. and Sandy S. Seller, as community property and Seller Corporation No Individual</p> <p>Grantee(s): The Buyer Corporation and Billy Bob Buyer, Jr.</p> <p>Property Address: 100 Property Street, Appleton, WI 55555 and 200 Property Street, Appleton, WI 99999</p> <p>Date Signed Electronically: April 27, 2020</p> <p>I hereby certify that the attached tangible copy of the Deed is an accurate copy of the electronic record.</p>			
<p>Affected item(s): WID0292.doc - Notary Public Certification (New)</p>			

[Back to Table of Contents](#)

<i>Termination of Decedent's Interest</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Dane County		611650
Updated form to latest version.			
<p>Affected item(s): Termination of Decedent's Interest</p>			

[Back to Table of Contents](#)

<i>Wire Information (2)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	CT WI / Dane County Title		613776
Trust Account information is now hardcoded for profiles under 'FTMS' and 'FDLC'.			
<p>Affected item(s): Wire Information Wire Information (International)</p>			

[Back to Table of Contents](#)



Initial Fee Quote			
New/Mod Change	Requested By FNF Implementation	Incident No.	TFS No. 613617
Adding an option to show additional contacts to be listed at the bottom of the invoices under the label "Copies To"			
Affected item(s): Initial Fee Quote			

[Back to Table of Contents](#)



FIRST TITLE OF GEORGIA

DOCUMENTS

Title

<p><i>[ALTA 14.1-06] Future Advance - Knowledge (for SC properties only)</i> <i>[ALTA 14.2-06] Future Advance - Letter of Credit (for SC properties only)</i> <i>[ALTA 14.3-06] Future Advance - Reverse Mortgage (for SC properties only)</i> <i>[ALTA 32-06] Construction Loan (for SC properties only)</i> <i>[ALTA 32.1-06] Construction Loan - Direct Payment (for SC properties only)</i> <i>[ALTA 32.2-06] Construction Loan - Insured's Direct Payment (for SC properties only)</i> <i>[ALTA 43-06] Anti-Taint (for SC properties only)</i></p>			
New/Mod Change	Requested By First Title GA	Incident No.	TFS No. 609942
<p>For South Carolina properties ONLY - at the direction of South Carolina state counsel, these endorsements have been modified to remove the ALTA reference from the form, as they each contain language specific to the state of South Carolina and therefore cannot be referred to as an ALTA endorsement. These now appear as:</p> <p>Future Advance - Knowledge Future Advance - Letter of Credit Future Advance - Reverse Mortgage Construction Loan Construction Loan - Direct Payment Construction Loan - Insured's Direct Payment Anti-Taint</p>			

[Back to Table of Contents](#)



LIBERTY TITLE

DOCUMENTS

Title

<p><i>[ALTA 14.1-06] Future Advance - Knowledge (for SC properties only)</i> <i>[ALTA 14.2-06] Future Advance - Letter of Credit (for SC properties only)</i> <i>[ALTA 14.3-06] Future Advance - Reverse Mortgage (for SC properties only)</i> <i>[ALTA 32-06] Construction Loan (for SC properties only)</i> <i>[ALTA 32.1-06] Construction Loan - Direct Payment (for SC properties only)</i> <i>[ALTA 32.2-06] Construction Loan - Insured's Direct Payment (for SC properties only)</i> <i>[ALTA 43-06] Anti-Taint (for SC properties only)</i></p>			
New/Mod Change	Requested By First Title GA	Incident No.	TFS No. 609942
<p>For South Carolina properties ONLY - at the direction of South Carolina state counsel, these endorsements have been modified to remove the ALTA reference from the form, as they each contain language specific to the state of South Carolina and therefore cannot be referred to as an ALTA endorsement. These now appear as:</p> <p>Future Advance - Knowledge Future Advance - Letter of Credit Future Advance - Reverse Mortgage Construction Loan Construction Loan - Direct Payment Construction Loan - Insured's Direct Payment Anti-Taint</p>			

[Back to Table of Contents](#)



REPORTS

Branch Logic Update			
New/Mod Change	Requested By Novare Ops	Incident No.	TFS No. 612741
Updating how "branch" logic works to provide better insights for these operations.			

[Back to Table of Contents](#)

Opened/Closed Pipeline (LIB)			
New/Mod New	Requested By Liberty Title Ops	Incident No.	TFS No. 608864
New report for Liberty Title to show orders with loan numbers.			
Affected item(s): SSCORP5429.rpt - Opened/Closed Pipeline (LIB) (New)			

[Back to Table of Contents](#)

Order Exceptions			
New/Mod Change	Requested By Liberty Title Ops	Incident No.	TFS No. 613609
Adding new exceptions for Liberty Title to show orders with settlement dates in the date range where the date is and is not estimated and has pending revenue.			
Affected item(s): Order Exceptions			

[Back to Table of Contents](#)

Outstanding/Paid Invoices			
New/Mod Change	Requested By Liberty Title Ops	Incident No.	TFS No. 612998
Adding an option to show invoices that are in a 'Pending' status. Report will be able to show the following: Pending and Sent Sent Only Pending Only			
Affected item(s): Outstanding/Paid Invoices			

[Back to Table of Contents](#)

WSOB Export			
New/Mod Change	Requested By Liberty Title Ops	Incident No.	TFS No. 613607
1. Updating Closed Date column to show the settlement date 2. Updating closed count column to only show 1 for the first revenue posting date.			
Affected item(s): WSOB Export			

[Back to Table of Contents](#)

NOVARE NATIONAL SETTLEMENT SERVICES

DOCUMENTS

Escrow

[Letter \(Buyer Notification\)](#)

New/Mod	Requested By	Incident No.	TFS No.
New	Novare NSS		612971

New document. Render to view complete document.

 Company Name	100 Escrow Office Street EO City, CA 54545 Phone: (800)777-4444 / Fax: (800)444-7777
	BUYER NOTIFICATION LETTER
Bryan B. Buyer and Brenda B. Buyer 1 Buyer Fwd Address Buyer Fwd City, CA 48759	Date: May 6, 2020 Escrow No.: JM CD Test-JDK EM Deposit: \$5,000.00 Property: 1111 Property Avenue Prop City, CA 55555
Dear Bryan B. Buyer and Brenda B. Buyer: This letter is written pursuant to the Purchase and Sale Agreement of the above referenced property, dated March 1, 2020, by and between Samuel S. Seller and Samantha S. Seller ("Seller") and Bryan B. Buyer and Brenda B. Buyer ("Buyer") and acknowledged by Escrow Office Name.	

Affected item(s):

NOVD1140.doc - Letter (Buyer Notification) (New)

[Back to Table of Contents](#)



Title

[\[ALTA 14.1-06\] Future Advance - Knowledge \(for SC properties only\)](#)
[\[ALTA 14.2-06\] Future Advance - Letter of Credit \(for SC properties only\)](#)
[\[ALTA 14.3-06\] Future Advance - Reverse Mortgage \(for SC properties only\)](#)
[\[ALTA 32-06\] Construction Loan \(for SC properties only\)](#)
[\[ALTA 32.1-06\] Construction Loan - Direct Payment \(for SC properties only\)](#)
[\[ALTA 32.2-06\] Construction Loan - Insured's Direct Payment \(for SC properties only\)](#)
[\[ALTA 43-06\] Anti-Taint \(for SC properties only\)](#)

New/Mod Change	Requested By First Title GA	Incident No.	TFS No. 609942
-----------------------	---------------------------------------	---------------------	--------------------------

For South Carolina properties ONLY - at the direction of South Carolina state counsel, these endorsements have been modified to remove the ALTA reference from the form, as they each contain language specific to the state of South Carolina and therefore cannot be referred to as an ALTA endorsement. These now appear as:

- Future Advance - Knowledge
- Future Advance - Letter of Credit
- Future Advance - Reverse Mortgage
- Construction Loan
- Construction Loan - Direct Payment
- Construction Loan - Insured's Direct Payment
- Anti-Taint

[Back to Table of Contents](#)



REPORTS

Branch Logic Update			
New/Mod Change	Requested By Novare Ops	Incident No.	TFS No. 612741
Updating how "branch" logic works to provide better insights for these operations.			

[Back to Table of Contents](#)

Opened/Closed Order Export			
New/Mod Change	Requested By Novare Ops	Incident No.	TFS No. 612753
Updating multiple export formats with the following change:			
<ol style="list-style-type: none"> 1. Adding a column for Additional Description 2. Adding a column for Escrow Assistant 3. Adding a column for Title Officer 4. Adding a column for Client Name 5. Updating Marketing Source column to only show the contact selected as the marketing source 6. Updating Sales Rep column to pull the name from the Client contact 7. Adding a column for Commissions contact 			
Affected item(s):			
Opened/Closed Order Export			

[Back to Table of Contents](#)

Opened/Closed Pipeline (NOV)			
New/Mod New	Requested By Novare Ops	Incident No.	TFS No. 610926
New report for Novare Ops to show opened and closed orders where the report will display the Affiliated Sales Rep.			
Affected item(s):			
SSCORP5432.rpt - Opened/Closed Pipeline (NOV) (New)			

[Back to Table of Contents](#)



STRATEGIC MARKETING SERVICES

DOCUMENTS

Title

<p><i>[ALTA 14.1-06] Future Advance - Knowledge (for SC properties only)</i> <i>[ALTA 14.2-06] Future Advance - Letter of Credit (for SC properties only)</i> <i>[ALTA 14.3-06] Future Advance - Reverse Mortgage (for SC properties only)</i> <i>[ALTA 32-06] Construction Loan (for SC properties only)</i> <i>[ALTA 32.1-06] Construction Loan - Direct Payment (for SC properties only)</i> <i>[ALTA 32.2-06] Construction Loan - Insured's Direct Payment (for SC properties only)</i> <i>[ALTA 43-06] Anti-Taint (for SC properties only)</i></p>			
New/Mod Change	Requested By First Title GA	Incident No.	TFS No. 609942
<p>For South Carolina properties ONLY - at the direction of South Carolina state counsel, these endorsements have been modified to remove the ALTA reference from the form, as they each contain language specific to the state of South Carolina and therefore cannot be referred to as an ALTA endorsement. These now appear as:</p> <p>Future Advance - Knowledge Future Advance - Letter of Credit Future Advance - Reverse Mortgage Construction Loan Construction Loan - Direct Payment Construction Loan - Insured's Direct Payment Anti-Taint</p>			

[Back to Table of Contents](#)

NCS

REPORTS

Deposit Transfers by Order			
New/Mod	Requested By	Incident No.	TFS No.
New	FNF Config\Corp. Accounting		608334
New report to show transfer made using the Deposit Transfer Tool for multiple orders.			
Affected item(s): SSCORP5427.rpt - Deposit Transfer by Order (New)			

[Back to Table of Contents](#)



TECHNICAL NOTES (FOR LOCAL IT/SUPPORT)

Any new documents or reports 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 or reports may also need to be added to the operation specific tree(s) for packaging and other purposes. This is at your discretion.

[Back to Table of Contents](#)