

SOFTPRO SELECT

RELEASE NOTES



JUNE, 2017

Testing Release Date: June 1, 2017

Production Release Date: June 16, 2017



JUNE RELEASE NOTES

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JUNE RELEASE NOTES

ALL STATES/SITES

DOCUMENTS

Escrow

Assignment of Funds

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT SoCal		391897	

Document now reflects correct parties on second page and pulls property information to the first page.

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Clarification of Commission

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Escrow Admin		389488	

Revised document to match Escrow Admin's version for the Selling Agent which no longer includes the paragraph starting with "THIS ASSIGNMENT PROVIDES...".

This text being removed

THIS ASSIGNMENT PROVIDES FOR THE DISBURSEMENT OF SAID COMMISSION TO THE BROKER(S) BY ESCROW HOLDER UPON CLOSE OF ESCROW.

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

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Closing Disclosure Documents

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	TT OR		386371	

- For LB/SB on page 1/5 (seller-page 1/buyer page 5) and the attachment added the main contacts cell number (if populated) to show when the LB/SB contact phone is blank
- Updated time stamp to include AM or PM along with the time zone, so 10:30 AM Eastern would show as 10:30 AME as it does on ProForm Reports.

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JUNE RELEASE NOTES

Customer Agreement/Application

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Kansas City		391727	

Corrected typo ("reply" to "rely") in first paragraph.

Applicant hereby requests that [Fidelity National Title Insurance Company](#) ("the Company") furnish Applicant with Reports from time to time based upon the hereinafter defined Title Instruments, which Reports will disclose the Ownership of and Liens and Encumbrances against the land described therein. Applicant acknowledges that the terms "Interest," "Ownership" and "Liens and Encumbrances" are defined terms and shall not have any other meaning herein except as defined in Section 1 of this Agreement/Application. Applicant does not at this time need or desire the benefit or protection afforded by a policy of title insurance nor does the Applicant desire to engage the Company as an abstractor of title. Any Report provided will be solely for the purpose of facilitating Applicant's investigation and for the sole use and benefit of the Applicant and no third party may use or **rely** upon the Report.

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EI - Disbursement

EI - Disbursement (Legal)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Escrow Admin		389666	

Removed prompt for overnight delivery charge and replaced it with "The actual charge for this service will be deducted from the funds"

BEFORE

Disbursed as indicated: HOLD for Pick Up Overnight Delivery (a fee of \$15.00 will be deducted from the funds for this service)

AFTER

Disbursed as indicated: HOLD for Pick Up Overnight Delivery (The actual charge for this service will be deducted from the funds)

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JUNE RELEASE NOTES

- Fax Transmittal - Escrow (Blank)
- Fax Transmittal - Escrow (Parties)
- Fax Transmittal - Title (Blank)
- Fax Transmittal - Title (Parties)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Indiana		391796	

Added Label of "Fax:" before the Fax number.

To: Anderson & Anderson Fax: (888)333-2244	Date: June 7, 2017 Title No.: T2 Ref No Escrow No.: JM CD Test-MGS
From: Melissa G. Smith Closing Specialist Fax: (123)111-2222	Page(s): 2 - Including coversheet Seller: Sam L. Seller and Sally Seller Borrower: Bob L. Buyer and Betty A. Buyer

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JUNE RELEASE NOTES

Outgoing Wire Information

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	WI		388386	SSCORPD5540.doc

New document. Render to view complete document.



CHICAGO TITLE COMPANY

OUTGOING WIRE REQUEST

Date of Wire: June 13, 2017 **Time:** 03:38 PM
Bank Name: First Test Trust Bank **Wire No.:** _____
Bank Account No.: 098765411
Wire Amount: \$1,200.00

Name of Bank Wire is Being Sent to: Wells Fargo
Address: 1000 Big Money Avenue, Beverly Hills, CA 90210
ABA No.: 123456789
Name of Account Holder at Bank: Lender Bank & Trust
Account No. to Credit: 4455661235
Other Reference: 4455661236

Escrow Officer Signature

Escrow Asst/Second Officer Signature

ACCOUNTING USE ONLY:

Date:

Time:

Reference No.:

Sent By:

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JUNE RELEASE NOTES

Settlement Statements				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	FNT SAC		390142	
. Updated settlement statement logic to show the charge name.				

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JUNE RELEASE NOTES

Title

ALTA Endorsements - Proforma Modifications

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	various	n/a	388548	

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

- ALTA 10-06 - Assignment
- ALTA 22-06 - Location
- ALTA 22.1-06 - Location and Map
- ALTA 23-06 - Co-Insurance - Single Policy
- ALTA 33-06 - Disbursement
- ALTA 37-06 - Assignment of Rents or Leases

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

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

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JUNE RELEASE NOTES

REPORTS

Comparison by Group Selection

NEW/MOD MOD	REQUESTED BY IL/WI	FOOTPRINTS No(s).	TFS No(s). 390143	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Added a new group by option for "Marketing Source Lookup Code" - group by just the look up code instead of the lookup code/name Added "Mkt source code or name contains" search text box Added programming notes. 				

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Fees by Selection

NEW/MOD MOD	REQUESTED BY FT IN	FOOTPRINTS No(s).	TFS No(s). 389246	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Added new parameter: "Mkt Info (pager) contains" (text field users can fill in). This will link back to the Page field of the main person on the contact marked as the source of business. Added column on the Excel Export "Mkt Info" 				

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Invoice Aging

NEW/MOD MOD	REQUESTED BY OK	FOOTPRINTS No(s).	TFS No(s). 386950	FILE NAME (NEW ITEMS ONLY)
<p>New Report Type on Invoice Aging:</p> <ul style="list-style-type: none"> Type Name: Customer Facing Statement Changes: <ul style="list-style-type: none"> Default Group by to Bill To (OK only) Inserted page break between each group (OK only - default page break to checked) Suppressed footer Changed label from Invoice Aging to Statement Remit Payment To should show top of the page for each group Pull name, address and logo from the remit to contact on the invoice screen. Should be the T contact. If No Buyer or Seller is listed suppress info, do not print "No BUYER" or "NO SELLER" Inserted spaces to make report easier to read: <ul style="list-style-type: none"> Under the bill to added space Under phone number of the bill to added space Between each FULL line item added space. 				

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Marketing Source Orders

NEW/MOD MOD	REQUESTED BY IN	FOOTPRINTS No(s).	TFS No(s). 387677	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Added new parameter: "Mkt Info contains" (text field users can fill in). This will link back to the Page field of the main person on the contact marked as the source of business. Added column on the Excel Export "Mkt Info" 				

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JUNE RELEASE NOTES

Monthly Office Business Summary				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	IN		397123	SSCORP5306.rpt - Monthly Office Business Summary
Report Name: <i>Monthly Office Business Summary</i>				
Report Parameters:				
<ul style="list-style-type: none"> Date from and to, defaulted to the month prior for the 1st of the month to the last day of the month Show order details, check box, default unchecked Include canceled orders, check box, default unchecked Branch Picklist Format for Excel export, check box, default to unchecked 				
Columns:				
<ul style="list-style-type: none"> Title Only Refi Title Only Purchase Escrow Only (purchase and refi) Refi (column will hold Refi Title & Escrow) Resale (column will hold Purchase Title & Escrow) Other Indirect 				
Grouping:				
<ul style="list-style-type: none"> Group 1 = Branch Group 2 = Commercial and Residential Group 3 Opened and Closed 				
Sorting:				
<ul style="list-style-type: none"> By Office Alphabetically 				
Totals:				
<ul style="list-style-type: none"> Under each office the YTD for each column. End of Report Total on separate page for region to show monthly opened, closed and YTD total 				
Notes:				
<ul style="list-style-type: none"> Include a page break for each office 				

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Order Mix Summary				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CTI OH		387008	
<ul style="list-style-type: none"> Added a checkbox parameter "Show 10% rollups" (default checked) after "Show order details" <ul style="list-style-type: none"> When unchecked do not show the 10% roll ups for Property county, Marketing source type and Mkt source company, checked current logic 				

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JUNE RELEASE NOTES

SPAdmin Source of Business Reports				
NEW/MOD MOD	REQUESTED BY PCD	FOOTPRINTS No(s).	TFS No(s). 387902	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">• Reports will now exclude orders at/under the following SPS-TX profile: \\Default\PTX\South Texas CPF\AUS\CBA<ul style="list-style-type: none">○ Update changed profile from Default\PTX\AUS\CBA				

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JUNE RELEASE NOTES

ARIZONA

DOCUMENTS

Escrow

Trust Certification

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT AZ		388267	

Added the ability to print document for Lenders.

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JUNE RELEASE NOTES

CALIFORNIA

DOCUMENTS

Escrow

Disbursement of Proceeds/Refunds

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Escrow Admin		389138	

Revised documents to pull all contacts to the signature section.

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Home Warranty Form

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT SoCal		388449	

Added the "Enhanced Plan" section to the document. This also caused the first page to be reformatted in order to include all information necessary.

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EI Amendment (Buyer Vesting-Lender Rate Term)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CA		389733	SCA0002822.doc

New document. Render to view complete document.

Pulls in phrases (amend01) BUYER/BORROWER VESTING and (amend03) LENDER RATE

The instructions in this escrow are hereby modified, amended and/or supplemented in the following particulars only:

BUYER/BORROWER VESTING TO READ AS FOLLOWS:

Bob L. Buyer and Betty Buyer, husband and wife

LENDER RATE AND TERMS: Deed of trust to be recorded which secures a note in the amount of One Hundred Twenty-Five Thousand And No/100 Dollars (\$125,000.00), as per its terms in favor of SunTrust Bank, with interest at Five And Three Quarters Percent (5.750%) being a Fixed Rate loan, all due and payable on June 1, 2047. Borrower's signatures on the loan documents shall constitute their approval of the terms and conditions contained therein.

END OF INSTRUCTIONS

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JUNE RELEASE NOTES

Notice of Completion				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT CA		389141	
Removed the notary acknowledgement.				

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JUNE RELEASE NOTES

Title

ALTA 19.2-06 - Contiguity - Specified Parcels

NEW/MOD New	REQUESTED BY Underwriting	FOOTPRINTS No(s). n/a	TFS No(s). 393437	FILE NAME (NEW ITEMS ONLY) E15A019_02
----------------	------------------------------	--------------------------	----------------------	--

ENDORSEMENT - ALTA 19.2-06

CONTIGUITY - SPECIFIED PARCELS

Issued By:



Fidelity National Title
Insurance Company

Attached to Policy Number:

LoanPolNum-456

Charge: \$0.00

The Company insures against loss or damage sustained by the Insured by reason of there being any gaps, strips, or gores lying within or between FILL IN of the Land except as depicted on the survey made by FILL IN dated January 15, 2017, and designated Job No. FILL IN.

This endorsement is issued as part of the policy and is subject to the policy's (i) Exclusions from Coverage, (ii) Conditions, and (iii) Exceptions from Coverage contained in Schedule B, in addition to (iv) exceptions and exclusions, if any, in this endorsement. Except as expressly stated, this endorsement does not (i) modify the policy or any other endorsement to the policy, (ii) extend the Date of Policy, or (iii) increase the Amount of Insurance. To the extent the policy or any previously issued endorsement to the policy is inconsistent with this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any other endorsements.

Fidelity National Title Insurance Company

Dated:

Countersigned By:

Authorized Officer or Agent

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ALTA 19.2-06-Contiguity-Specified Parcels

(04/02/2015)

Printed: 06.15.17 @ 09:24 AM
CA---SPS-1---X0041600048 - CP Test CA



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JUNE RELEASE NOTES

Policy-Guarantee Product Enclosure Letter (Title)				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNTG San Jose		388539	
Revised to show the Underwriter logo and address in the header of the document.				
* Premier Land Title underwriter only				

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JUNE RELEASE NOTES

FIRST TITLE OF GEORGIA

DOCUMENTS

Title

2016 Commitment (Schedule A)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	First Title, LLC		392142	
Revised document to properly pull contact information when the file does not have an Escrow Office chosen.				

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JUNE RELEASE NOTES

FLORIDA

DOCUMENTS

Escrow

- Deed (Quit Claim)
- Deed (Warranty - Corporation)
- Deed (Warranty - Corporation), Legal
- Deed (Warranty - Indiv. to Indiv.)
- Deed (Warranty - Indiv. to Indiv.), Legal

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT Orlando		389727	

Removed city reference.

BEFORE

demand which the said first party has in and to the following described lot, piece or parcel of land situate, lying and being in the City of Orlando, County of Orange, State of Florida, to-wit:

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

AFTER

demand which the said first party has in and to the following described lot, piece or parcel of land situate, lying and being in the County of Orange, State of Florida, to-wit:

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

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Wire-Proceeds Instructions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT Maitland		388138	

Removed the blank sections for "Other" to keep document to one page.

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JUNE RELEASE NOTES

HAWAII

DOCUMENTS

Escrow

Recording and Policy Instructions

NEW/MOD Mod	REQUESTED BY FT HI	FOOTPRINTS No(s).	TFS No(s). 388576	FILE NAME (NEW ITEMS ONLY)
-----------------------	------------------------------	--------------------------	-----------------------------	-----------------------------------

Added the recording charges to the document.

RECORDING CHARGES		<u>Charge</u>
Deed		\$ 15.00
Mortgage/Deed of Trust		\$ 50.00
Release		\$ 10.00

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JUNE RELEASE NOTES

IDAHO

LOOKUP TABLES

Escrow Instruction Phrases

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).
Mod	Settlement	N/A	392836

Phrase revised per Settlement:

Code	Name
short01	SHORT SALE

BEFORE

SHORT SALE: The undersigned Buyer and Seller are aware that this transaction is based on Short Sale Requirements by the underlying lender for the seller. Buyer and Seller attest that they are not related to one another and the sale of the property is an "arm's length" transaction that has been negotiated and entered freely and voluntarily.

Code	Name
short01	SHORTPAY PROVISION

AFTER

SHORTPAY PROVISION: Close of this transaction is subject to Seller's/Borrower's successful negotiation with the lender(s) of record to accept a payoff for less than the actual amount(s) owed. The settlement agent is in receipt of written short pay approval(s). Seller/Borrower has read and approved the short pay approval(s) which is considered their authorization to close.

As a condition of the short sale which is the subject of this transaction, settlement agent may be required to sign an affidavit or addendum to the lenders short pay agreement. Buyer and seller acknowledge the settlement agent agrees to sign the affidavit or addendum provided the assurances are true and correct. If settlement agent becomes aware of a fact(s) which contradicts the statements affirmed in the affidavit or addendum, buyer and seller authorize the settlement agent to disclose such fact(s) to the short sale lender(s).

Buyer and seller further acknowledge any contradictions may impose additional requirements upon them to induce settlement agent to close the short sale and for the title company to insure the new buyer and their lender (if applicable). Buyer and seller agree to cooperate with the settlement agent and the title company to satisfy any such requirements. If any information affirmed by any of the principals proves to be false, it shall be the responsibility of the breaching principal to defend the settlement agent and the title company.

A short payoff may have serious legal and/or tax consequences. By signing below, each of us acknowledges that we have not received any legal or financial advice from Test Escrow Office or its EMPLOYEES with regard to the subject matter of this escrow, any contracts previously entered into, or as to the legal effect of any documents which are a part of the closing. We understand that each of us have the right to obtain such advice from professionals of our own choosing prior to closing and acknowledge that we have either obtained such advice, or have elected not to do so.

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JUNE RELEASE NOTES

ILLINOIS

DOCUMENTS

Escrow

Closing Checklist

NEW/MOD Mod	REQUESTED BY Downstate IL	FOOTPRINTS No(s).	TFS No(s). 389738	FILE NAME (NEW ITEMS ONLY)
----------------	------------------------------	-------------------	----------------------	----------------------------

If only one attorney contact is in the file, the document will now prompt the user to ask if that attorney is for the Buyer/Borrower or Seller and will render on the document in the corresponding place. The other contact will show "N/A" if they do not have an attorney. If there is more than one attorney in the file then the "Represents" dropdown must be utilized on the attorney contact screen for the different attorney contacts to pull to their corresponding places on the document.

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JUNE RELEASE NOTES

Title

2006 Commitment
2016 Commitment

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Chicago NCS		389663	

For Commercial files only, the Project name field will pull to the Property Ref. label on the commitments. When the Project name field is empty, the property address will pull to the Property Ref. label as it currently functions.

Transaction type	
<input checked="" type="radio"/> Purchase	<input checked="" type="checkbox"/> Commercial
<input type="radio"/> Refinance	<input type="checkbox"/> Construction
<input type="radio"/> Equity	<input type="checkbox"/> Cash sale
<input type="radio"/> Other	<input type="checkbox"/> Out of county

FIDELITY NATIONAL FINANCIAL, INC.

COMMITMENT NO. CN123

ORIGINATING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Title Office Name 1 Title Office Street Chicago, IL 70808 Main Phone: (888)111-2222 Email: BRT@email.com	Chicago Title 100 Settlement Agent Street Chicago, IL 97301 Main Phone: (800)111-2222 Main Fax: (800)222-3333

SCHEDULE A

ORDER NO. JM CD Test

Property Ref.: Commercial Project Name

1. Commitment Date: May 29, 2017

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JUNE RELEASE NOTES

MY SCREENS

Escrow

Notes

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

Added custom Notes screen to IL – CT Metro Escrow under Open Order/General



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JUNE RELEASE NOTES

INDIANA

DOCUMENTS

Escrow

Ownership Certificate

Ownership Certificate - Rebuilds

NEW/MOD Mod	REQUESTED BY FNT Indiana	FOOTPRINTS No(s).	TFS No(s). 388179	FILE NAME (NEW ITEMS ONLY)
----------------	-----------------------------	-------------------	----------------------	----------------------------

Revised to pull in Countersignature.

<p>Dated June 13, 2017, at 8:00 a.m. at City of Gary, County of Lake Porter, State of Indiana.</p> <p>FIDELITY NATIONAL TITLE INSURANCE COMPANY</p> <div style="text-align: center;">  <hr style="width: 30%; margin: 0 auto;"/> <p>Authorized Signature</p> </div>

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JUNE RELEASE NOTES

MY SCREENS

All

Express Order Entry

NEW/MOD Mod	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s). 393338	FILE NAME (NEW ITEMS ONLY)
----------------	--------------	-------------------	----------------------	----------------------------

Added the Due date/time field to IN All Screens\Express Order Entry

General

- ▶ Express Order Entry
- Order Contacts
- Property
- Policy Selection
- Title Insurance Premiums
- Endorsements
- Status
- Order Information
- Sales Contract & Earnest Money

Closing

Commitment

Document Preparation

Policy

◀ ▶
Express Order Entry

Rush order

Transaction type

- Purchase
- Refinance
- Equity
- Other

- Commercial
- Construction
- Cash sale
- Out of county

Order type:

Product type:

Policy type:

Order / Escrow Status

Date/time escrow opened: Opened by:

Escrow status:

Date/time escrow closed: Closed by:

Escrow lock status:

Comments:

Escrow office: Escrow officer/Closer:

Pre-closer/Escrow assistant:

Title office: Title officer/Examiner:

Settlement date/time: Estimated date/time

Due date/time:

Related order(s):

Project name:

Sales price:

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JUNE RELEASE NOTES

KANSAS

DOCUMENTS

Title

2006 Commitment

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Kansas City		392399	

Revised 2006 Commitment to add Borrower names if a refinance OR a Loan Only purchase transaction.

SCHEDULE A

ORDER NO. MS Test MO LP Only

Property Ref.: 100 Property Street, Kansas City, MO 64101

1. Effective Date: June 9, 2017 at 08:00 AM
2. Policy or Policies to be issued:
 - a. ALTA Short Form Residential Loan Policy-Current Violations 2015
 - Proposed Insured: Lender Bank & Trust, Proposed Insured Clause
 - Policy Amount: \$250,000.00
 - Premium: \$ 0.00

Borrower(s): Brian T. Buyer and Brenda T. Buyer

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JUNE RELEASE NOTES

LANDCASTLE

DOCUMENTS

Escrow

Judicial Report Documents (15)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	LCT		391591	

Removed the hardcoded name "Dean Talaganis" and replaced to pull the person in the people grid for the title company.

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JUNE RELEASE NOTES

LOUISIANA

DOCUMENTS

Escrow

Multiple documents

NEW/MOD Mod	REQUESTED BY Baton Rouge Title	FOOTPRINTS No(s).	TFS No(s). 388469	FILE NAME (NEW ITEMS ONLY)
----------------	--------------------------------------	-------------------	----------------------	----------------------------

Changed to recordable format. Removed date from signature. Removed File No.

Affected docs:

Act of Correction	Escrow Agreement (Repair)
Act of Correction (Legal)	Escrow Agreement (Sale)
Act of Correction (Note)	Escrow Agreement (Taxes)
Act of Correction (Sale)	FSBO Purchase Agreement
Act of Deposit	Grant of Usufruct
Act of Ratification and Quitclaim	Guaranty
Affidavit (All Inclusive)	Hold Harmless (Livingston Tax)
Affidavit (Completion of Construction)	Hold Harmless (Waiver of Survey)
Affidavit (Construction Lien)	Indemnity and Security Agreement (With
Affidavit (Immobilization)	Lease Purchase
Affidavit (Non-Production)	Mortgage
Affidavit (Owner- Enhanced)	Multiple Indebtedness Mortgage
Affidavit (Owner)	Notice of Acceptance of Work and
Affidavit (Separate Property)	Option to Purchase
Affidavit (Short Sale Arms Length)	Partial Release (M/M)
Affidavit (Survey Hold Harmless)	Partial Release (PO)
Affidavit (Survey)	Partial Release of Judgment and Judicial
Affidavit (Termite Hold Harmless)	Partnership Resolution (Seller)
Agreement (Collateral Pledge)	POA - Buyer (Gen Purchase and Mortgage)
Agreement (Hold Harmless)	POA - Buyer (Mortgage)
Agreement (Maintenance)	POA - Buyer (Purchase Agreement)
Agreement (Purchase and Sell)	POA - Buyer (Purchase and DCM)
Agreement (Tax Proration - Long)	POA - Buyer (Purchase and Mortgage)
Agreement (Tax Proration - Short)	POA - Buyer (Separate Property)
Agreement (Tax Proration)	POA - Motor Vehicle
Assignment (Note)	POA - Seller (Bond for Deed)
Assignment of Agreement to Purchase and	POA - Seller (Sell by POA)
Authentic Form	POA - Seller (Sell)
Authentic Form - Multi Locations	POA - Seller With Listing Agent
Cancel Assignment Rents and Leases	POA (General)
Cancel Home Regulatory Agreement	POA Limited Correct Forms
Cancellation of Contract of Lease	POA Revocation
Cancellation of Lease - Abandonment	Resolution (Corp General)
Choice of Tenancy	Resolution (Corp Mortgage)
Collateral Mortgage	Resolution (Corp Purchase DCM)
Construction Lien Waiver (Contractor)	Resolution (Corp Purchase)
Construction Lien Waiver (Subcontractor)	Resolution (Corp Sell)
Contract Flood Disclosure	Resolution (LLC General)
Corporate Resolution (Seller)	Resolution (LLC Mortgage)
Counter Letter	Resolution (LLC Purchase DCM)
Deed (Cash Sale)	Resolution (LLC Purchase)
Deed (Exchange)	Resolution (LLC Sell)
Deed (Mortgage and Assumption)	Right of First Refusal
Deed (Quitclaim)	Short Sale Identity Certification
Deed (Sale with Assumption)	Short Sale Notice
Deed (Sale With Mortgage)	Subordination
Donation and Declaration	Subordination (Home Equity)
Donation Inter Vivos	Tutor Receipt
Escrow Agreement (General)	Waiver and Relinquishment of Usufruct
Escrow Agreement (Refi)	

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JUNE RELEASE NOTES

Title

ALTA Commitment 2016 - Modified LA

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Admin	n/a	385439	C16A_Commitm_LA_[x]_FNF

The 2016 ALTA Commitment is now available.

ALTA COMMITMENT FOR TITLE INSURANCE

Issued By:



Fidelity National Title
Insurance Company

Commitment Number:

CommitNum-12345

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

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

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Fidelity National Title Insurance Company

By: 

President

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

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

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JUNE RELEASE NOTES

MICHIGAN

DOCUMENTS

Escrow

Agreement (Loan Disbursing - Commercial - Escrow Disbursing)
Agreement (Loan Disbursing - Commercial - Lender Disbursing)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT MI		392262	

Revised logic to pull commitment number to the document rather than the word "commitment".

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Customer Agreement for Search Report
Customer Application for Search Report

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Counsel		391739	

Corrected typo ("reply" to "rely") in the 1st paragraph.

The Applicant hereby requests that **Title Office Name** ("the Company") furnish Applicant with Reports from time to time based upon the hereinafter defined Title Instruments, which Reports will disclose the information as requested by Applicant, and noted below, regarding the Ownership of and Liens and Encumbrances against the land described therein as covered by the selected Report. Applicant acknowledges that the terms "Interest," "Ownership" and "Liens and Encumbrances" are defined terms and shall not have any other meaning herein except as defined in Section 1 of this Application. Applicant does not at this time need or desire the benefit or protection afforded by a policy of title insurance nor does the Applicant desire to engage the Company as an abstractor of title. Any Report provided will be solely for the purpose of facilitating Applicant's investigation and for the sole use and benefit of the Applicant and no third party may use or **reply** upon the Report.

1. The following terms when used in this Customer Agreement and Application and the Report(s) shall mean:

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Post Closing Contact Information

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT MI		389231	

Revised document to pull in extra blank lines for additional information. Revised "Mailing Address" label for seller's to be "Forwarding Address" and hardcoded blank lines for that address.

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JUNE RELEASE NOTES

Settlement Statements				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	MI		389140	
<ul style="list-style-type: none">• Modified profile state =MI with path starting with "Default\P\FFRS so that the settlement date is always populating buyer and seller signing dates.• Updated programming Notes				

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JUNE RELEASE NOTES

REPORTS

Centralized Production Stats				
NEW/MOD MOD	REQUESTED BY MI	FOOTPRINTS No(s).	TFS No(s). 386949	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Added "Task name contains" text box parameter Removed current task restriction and show all or filter to task based on new parameter. Updated programming notes 				

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Open/Closed Orders by Selection				
NEW/MOD MOD	REQUESTED BY FT MI	FOOTPRINTS No(s).	TFS No(s). 391040	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Added checkbox under the date range: "Include Joint Venture". Defaulted to unchecked. <ul style="list-style-type: none"> When checked the pending revenue from the pending invoice should show up as it does for the revenue contacts. Note: These joint ventures have "Branch" entered into the Special Instructions field. see internal notes <ul style="list-style-type: none"> MI Only (profile contains Default\P\Michigan\FT); When new "Include Join venture" option is selected posted/sent invoices amounts are included for non revenue contacts that have "Branch" entered in the special instructions. 				

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Orders by Selection				
NEW/MOD MOD	REQUESTED BY FT MI	FOOTPRINTS No(s).	TFS No(s). 388152	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Added checkbox under the date range: "Include Joint Venture". Defaulted to unchecked. <ul style="list-style-type: none"> When checked the pending revenue from the pending invoice should show up as it does for the revenue contacts. Note: These joint ventures have "Branch" entered into the Special Instructions field. see internal notes <ul style="list-style-type: none"> MI Only (profile contains Default\P\Michigan\FT); When new "Include Join venture" option is selected posted/sent invoices amounts are included for non revenue contacts that have "Branch" entered in the special instructions. 				

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Production Summary				
NEW/MOD MOD	REQUESTED BY CT MI	FOOTPRINTS No(s).	TFS No(s). 387651	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Changed report to be able to run on T contact. Current logic runs on the T3 contact. 				

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JUNE RELEASE NOTES

MINNESOTA

DOCUMENTS

Escrow

Settlement Statements

NEW/MOD MOD	REQUESTED BY MI	FOOTPRINTS No(s).	TFS No(s). 389140	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Modified profile state =MN so that the settlement date is always populating buyer and seller signing dates. Updated programming Notes 				

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JUNE RELEASE NOTES

MISSOURI

DOCUMENTS

Escrow

File Cover Sheet

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Kansas City		389200	

Multiple revisions made to the Listing and Selling agent contacts and to the document spacing.

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File Cover Sheet

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Kansas City		389200	

Multiple revisions made to the Listing and Selling agent contacts and to the document spacing.

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Outgoing Wire Information

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	-		388388	

Made Corporate version of document. Local IT will need to add this to your trees to replace DOC_MOD1081. See TFS 388388 in the All States/Sites section.

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Verification of Title Examination

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Kansas City		389244	

Revised to pull in the Title Officer/Examiner's signature.

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JUNE RELEASE NOTES

Title

2006 Commitment

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Kansas City		392399	

Revised 2006 Commitment to add Borrower names if a refinance OR a Loan Only purchase transaction.

SCHEDULE A

ORDER NO. MS Test MO LP Only

Property Ref.: 100 Property Street, Kansas City, MO 64101

1. Effective Date: June 9, 2017 at 08:00 AM
2. Policy or Policies to be issued:
 - a. ALTA Short Form Residential Loan Policy-Current Violations 2015
 - Proposed Insured: Lender Bank & Trust, Proposed Insured Clause
 - Policy Amount: \$250,000.00
 - Premium: \$ 0.00

Borrower(s): Brian T. Buyer and Brenda T. Buyer

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JUNE RELEASE NOTES

REPORTS

Title Production				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT KS		387729	
For profile state =MO and KS added the following start/stop tasks				
<ul style="list-style-type: none">• Start Time Tasks:<ul style="list-style-type: none">○ Requested Task Contains "CTKC Open Order"○ Requested Task Contains "Policy Requested"○ Requested Task Contains "Policy Request W/HOLD"○ Requested Task Contains "Commitment Requested" • Stop Time Tasks:<ul style="list-style-type: none">○ Requested Task Contains "Distribute Commitment"○ Requested Task Contains "Title File to SVO/Transaction Complete"				

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JUNE RELEASE NOTES

MONTANA

DOCUMENTS

Escrow

Recording and Policy Instructions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	MT		388721	

Document has been revamped to work with the "Recording Instructions" screen.

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JUNE RELEASE NOTES

MY SCREENS

Recording Instructions screen

NEW/MOD Mod	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s). 392851	FILE NAME (NEW ITEMS ONLY)
-----------------------	---------------------	--------------------------	-----------------------------	-----------------------------------

The following custom fields have been added or modified on the Recording Instructions screen

Upon Recording

In addition to Escrow Officer and Assistant, Email to:

This should be Order.CORIEmailToAdditional_FNFMT#

Enter Other information, if applicable:

This should be Order.CORIOtherAdditional_FNFMT#

If applicable, enter instruction as to the sequence for recording these documents:

This should be Order.RI_SequenceRec_FNFMT#

Other Documents to be Recorded

Document Name:

Parties:

Document Name:

Parties:

Document Name:

Parties:

Document Name:

All of the CFs in this section need to be revised to the _FNFMT# versions. Currently they are the FNF# versions.

Code
DocTBRec10Name_FNFMT#
DocTBRec1Name_FNFMT#
DocTBRec2Name_FNFMT#
DocTBRec3Name_FNFMT#
DocTBRec4Name_FNFMT#
DocTBRec5Name_FNFMT#
DocTBRec6Name_FNFMT#
DocTBRec7Name_FNFMT#
DocTBRec8Name_FNFMT#
DocTBRec9Name_FNFMT#

Code
DocTBRec10Parties_FNFMT#
DocTBRec1Parties_FNFMT#
DocTBRec2Parties_FNFMT#
DocTBRec3Parties_FNFMT#
DocTBRec4Parties_FNFMT#
DocTBRec5Parties_FNFMT#
DocTBRec6Parties_FNFMT#
DocTBRec7Parties_FNFMT#
DocTBRec8Parties_FNFMT#
DocTBRec9Parties_FNFMT#

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JUNE RELEASE NOTES

LOOKUP TABLES

Escrow Instruction Phrases

NEW/MOD Mod	REQUESTED BY Settlement	FOOTPRINTS No(s). N/A	TFS No(s). 392842
-----------------------	-----------------------------------	---------------------------------	-----------------------------

New phrase added:

Code	Name
short01	SHORTPAY PROVISION

SHORTPAY PROVISION: Close of this transaction is subject to Seller's/Borrower's successful negotiation with the lender(s) of record to accept a payoff for less than the actual amount(s) owed. The settlement agent is in receipt of written short pay approval(s). Seller/Borrower has read and approved the short pay approval(s) which is considered their authorization to close.

As a condition of the short sale which is the subject of this transaction, settlement agent may be required to sign an affidavit or addendum to the lenders short pay agreement. Buyer and seller acknowledge the settlement agent agrees to sign the affidavit or addendum provided the assurances are true and correct. If settlement agent becomes aware of a fact(s) which contradicts the statements affirmed in the affidavit or addendum, buyer and seller authorize the settlement agent to disclose such fact(s) to the short sale lender(s).

Buyer and seller further acknowledge any contradictions may impose additional requirements upon them to induce settlement agent to close the short sale and for the title company to insure the new buyer and their lender (if applicable). Buyer and seller agree to cooperate with the settlement agent and the title company to satisfy any such requirements. If any information affirmed by any of the principals proves to be false, it shall be the responsibility of the breaching principal to defend the settlement agent and the title company.

A short payoff may have serious legal and/or tax consequences. By signing below, each of us acknowledges that we have not received any legal or financial advice from Test Escrow Office or its EMPLOYEES with regard to the subject matter of this escrow, any contracts previously entered into, or as to the legal effect of any documents which are a part of the closing. We understand that each of us have the right to obtain such advice from professionals of our own choosing prior to closing and acknowledge that we have either obtained such advice, or have elected not to do so.

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JUNE RELEASE NOTES

NEBRASKA

DOCUMENTS

Title

2006 Commitment

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Kansas City		392399	

Revised 2006 Commitment to add Borrower names if a refinance OR a Loan Only purchase transaction.

SCHEDULE A

ORDER NO. MS Test MO LP Only

Property Ref.: 100 Property Street, Kansas City, MO 64101

1. Effective Date: June 9, 2017 at 08:00 AM
2. Policy or Policies to be issued:
 - a. ALTA Short Form Residential Loan Policy-Current Violations 2015
 - Proposed Insured: Lender Bank & Trust, Proposed Insured Clause
 - Policy Amount: \$250,000.00
 - Premium: \$ 0.00

Borrower(s): Brian T. Buyer and Brenda T. Buyer

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JUNE RELEASE NOTES

NORTH CAROLINA

DOCUMENTS

Title

ALTA Commitment (08-01-16)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Admin	n/a	386867	C16A_Commitm_[x]_FNFNC

The 2016 ALTA Commitment is now available.

Chicago Title Insurance Company ALTA Commitment for Title Insurance
 Commitment Number: X13-00035 - CP test NCRA

ALTA COMMITMENT FOR TITLE INSURANCE
 Issued by
CHICAGO TITLE INSURANCE COMPANY

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

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

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Chicago Title Insurance Company
 By: 

 President



Countersigned By: _____
 Authorized Officer or Agent

Attest: 

 Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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ALTA Commitment for Title Insurance (08-01-16)
 101046D0024.doc / Updated: 06-07-17

Page 1

Printed: 06-15-17 @ 11:21 AM
 NC-CT-FSAC-01080.385400-X13-00035 - CP test NCRA

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

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

(Continued on next page.)



JUNE RELEASE NOTES

OHIO

DOCUMENTS

Escrow

Outgoing Wire Information

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	-		388388	

Made corporate version of document. Local IT will need to add this to your trees to replace DOC_ OHD1287. See TFS 388388 in the All States/Sites section.

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Special Tax Search

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT OH		389559	

Added Buyer's Name if transaction type is Purchase.

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JUNE RELEASE NOTES

REPORTS

Weekly Source Of Business

NEW/MOD MOD	REQUESTED BY OH	FOOTPRINTS No(s).	TFS No(s). 389337	FILE NAME (NEW ITEMS ONLY)
----------------	--------------------	-------------------	----------------------	----------------------------

Updated report to add the following to show as indirect orders.

Transaction Type	Product Type
Other	FCL
Other	INFO
Other	PTTLR

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JUNE RELEASE NOTES

OKLAHOMA

DOCUMENTS

Escrow

Limited POA - Durable Authorization

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Cleveland County Abstract		389160	

Revised document to work for Buyer/Borrower contacts as well as Sellers. The reference to being "Seller's" has been removed from the title and footer. The name of the document in the tree is now "Limited POA - Durable Authorization".

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Title Examination

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT OK		388091	

Added logic for the document to pull in indented phrases from the requirements and exceptions.

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Uniform Abstract Certificate (CTI)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT OK		392226	

Removed the prompt asking to "Enter the Certificate time, if other than 7:30AM".

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JUNE RELEASE NOTES

OREGON

DOCUMENTS

Escrow

Information Sheet (Refinance)

NEW/MOD Mod	REQUESTED BY OR	FOOTPRINTS No(s).	TFS No(s). 388128, 3881233	FILE NAME (NEW ITEMS ONLY)
----------------	--------------------	-------------------	-------------------------------	----------------------------

Added "Any improvements or remodeling..." section to the document.

<p>6. HOMEOWNER'S ASSOCIATION</p> <p>Association Name: _____</p> <p>Contact Name: _____</p> <p>Phone No.: _____</p> <p>Are you the owner occupant of this residence? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Any improvements or remodeling within the last six (6) months? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, describe the work done and provide name of builder, if any: _____</p> <p>Are you or were you a member of the U.S. Armed Forces? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>

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Information Sheet (Seller)

NEW/MOD Mod	REQUESTED BY OR	FOOTPRINTS No(s).	TFS No(s). 388128, 3881233	FILE NAME (NEW ITEMS ONLY)
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Added "Any improvements or remodeling..." section to the document.

<p>5. JUDGMENT (if applicable)</p> <p>Creditor Name: _____ Case No.: _____</p> <p>Contact Name: _____ Phone No.: _____</p> <p>Mailing Address for payment: _____</p> <p>_____</p> <p>Is the subject property your primary residence? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Any improvements or remodeling within the last six (6) months? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, describe the work done and provide the name of builder, if any: _____</p> <p>Are you or were you a member of the U.S. Armed Forces? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>

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JUNE RELEASE NOTES

Instructions (Prepare Note and Trust Deed)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	OR		388724	
Revised to updated version from State Counsel. Render document to see full version.				

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Instructions (Prepare Note and Trust Deed with Insurance)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	OR		391908	
Inactivated document.				

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JUNE RELEASE NOTES

Instructions (Scrivener)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Western Title of OR		388113	

Added a new prompt for additional terms to be listed. Also added the Acknowledged and Approved section after the notary information.

Instructions (Scrivener)
Buyer/Borrower Bob L. Buyer and Betty J. Buyer (B)

List the terms

Terms will go here

↓

THE UNDERSIGNED request(s) and instruct(s) [Western Title & Escrow](#) to prepare the following document(s):

Docs go here

with the following terms:

Terms will go here

as and to act as a scrivener in the completion of the document(s). The form and contents of said document(s) were solely chosen, approved and directed to be prepared by the undersigned as written.

State of _____
County of _____

This instrument was acknowledged before me on _____ by _____

Notary Public - State of Oregon

My Commission Expires: _____

Acknowledged and Approved by:

Signature

Print Name

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JUNE RELEASE NOTES

Letter (City Lien)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	OR		389669	

Relocated fax number centered at top of document. If there is not a fax number then nothing will render. Also, when the order type is Title & Escrow the dropdown for the signature will now include the Title Officer. Lastly, at bottom of the document the fax number will only pull if in the file.

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Letter (Opening - Custom)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Escrow Admin		389402	

The "We will advise you of any funds required..." paragraph has been revised to reflect new language provided by Settlement.

BEFORE

Thank you for selecting [Ticor Title Company of Oregon](#) as your closing agent. We look forward to providing you with quality title and escrow services in connection with the above referenced property.

We will advise you of any funds required to close this transaction. Oregon regulations require us to receive funds which are considered "collected" and therefore we must request a bank cashier's check, payable to [Ticor Title Company of Oregon](#), or preferably wired funds. Please contact our office for wiring instructions.

An official check, personal check or a money market withdrawal cannot be accepted for immediate closing.

In order to efficiently process your transaction, we ask that you attend to the following matters and forward requested documents to the attention of the undersigned at your earliest convenience.

AFTER

Thank you for selecting [Ticor Title Company of Oregon](#) as your closing agent. We look forward to providing you with quality title and escrow services in connection with the above referenced property.

We will advise of any funds required to close this transaction. Oregon regulation require all funds on deposit be "collected" before disbursing against them and therefore only wired funds can be used for same day closing. Funds remitted in any other manner will delay your closing for at least twenty-four (24) hours if not longer.

In order to efficiently process your transaction, we ask that you attend to the following matters and forward requested documents to the attention of the undersigned at your earliest convenience.

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JUNE RELEASE NOTES

Letter (Sign and Return)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	OR		388118	

Updated document to render for Sellers, Other Contacts and Lenders as well as Buyer/Borrower.

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Notice of Intent

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	OR		388570	

Revised Loan No. to pull the reference number of the payee contact for the transaction. Also revised the address to look to the Recon Dept for the " IF YOU OBJECT..." paragraph.

Ticor Title Company of Oregon notifies you that the obligation(s) secured by the Trust Deed were paid in full as follows:

Date of Payment: April 11, 2017
 Amount of Payment: \$1,000.00
 Payee: Bank of America
 Loan No.: **PL548**

IF YOU OBJECT TO THE EXECUTION AND RECORDING OF THE RELEASE OF THE TRUST DEED, YOU MUST NOTIFY TICOR TITLE COMPANY OF OREGON IN WRITING WITHIN THIRTY (30) DAYS FROM THE DATE OF MAILING OF THIS NOTICE. ANY WRITTEN OBJECTION SHOULD BE DELIVERED TO:

Ticor Title Company of Oregon, **1 Recon Address, City, OR 15415**

A Release prepared and recorded in accordance with the statute will be the equivalent of a reconveyances of the Trust Deed; it will release the lien of the Trust Deed from the real property that the Trust Deed encumbers. The Release will include, among other recitations, a statement that the obligation secured by the Trust Deed has been paid in full.

Date of this Notice: May 22, 2017

TICOR TITLE COMPANY OF OREGON

By: Melissa G. Smith
Address: 1 Recon Address
City, OR 15415

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JUNE RELEASE NOTES

Preliminary Report (Cover Letter)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Portland CPF		390598	

Added the ability to choose the abstractor and escrow company contacts at time of rendering.

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JUNE RELEASE NOTES

Release of Trust Deed

NEW/MOD Mod	REQUESTED BY OR	FOOTPRINTS No(s).	TFS No(s). 388604	FILE NAME (NEW ITEMS ONLY)
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Various changes have been made.

<p>RECORDING REQUESTED BY: Ticor Title Company of Oregon 1 Recon Address City, OR 15415</p> <p>AFTER RECORDING, RETURN TO: Melissa G. Smith Ticor Title Company of Oregon 200 Hawthorne Ave SE, Suite A-120 Salem, OR 97301</p>	<div style="border: 2px solid red; padding: 5px; display: inline-block; font-weight: bold; font-size: 1.2em;">BEFORE</div>
SPACE ABOVE THIS LINE FOR RECORDER'S USE	
<p>RELEASE OF TRUST DEED (Executed and Recorded Pursuant to the Provisions of ORS 86.720)</p>	
Date:	Tuesday, May 23, 2017
Name of Beneficiary To Whom Payment Made:	Bank of America
Name of Original Grantor:	Sam L. Seller and Seller Org
Name of Grantor's Successor, if any:	Successor Name
Trust Deed Recorded:	Date: Thursday, April 27, 2017 Place Recorded: Recording Information Recorded In: County Recorder of Humboldt County
THE OBLIGATION SECURED BY SAID TRUST DEED HAS BEEN PAID IN FULL.	
Date of Payment:	Thursday, April 27, 2017
Amount of Payment:	\$150.00
Date of Mailing of Notice:	Beneficiary: Saturday, April 29, 2017
NO WRITTEN OBJECTIONS TO THE RELEASE WERE RECEIVED.	
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.	
TICOR TITLE COMPANY OF OREGON 1 Recon Address, City, OR 15415 Trustee	
_____ Julie Miller, Recon Dept	
General Acknowledgment pulls here	

Continued on next page



JUNE RELEASE NOTES

RECORDING REQUESTED BY:
Ticor Title Company of Oregon
Order No.: JM CD Test-MGS

AFTER

AFTER RECORDING, RETURN TO:
Melissa G. Smith
Ticor Title Company of Oregon
200 Hawthorne Ave SE, Suite A-120
Salem, OR 97301

SPACE ABOVE THIS LINE FOR RECORDER'S USE

RELEASE OF TRUST DEED

THIS RELEASE IS EXECUTED AND RECORDED PURSUANT TO THE PROVISIONS OF OREGON REVISED STATUTES ("ORS") 86.720

TICOR TITLE COMPANY OF OREGON, an Oregon Corporation, herein "Releasor", has been asked to release, in accordance with ORS 86.720, the Trust Deed described as follows:

Original Grantor:	Sam L. Seller and Seller Org
Original Trustee:	Trustee Name
Original Beneficiary:	Bank of America
Date of Trust Deed:	April 17, 2017
Date of Recording:	April 27, 2017
Recording Reference:	Recording Information
County of Recording:	Humboldt
Last Record Assignment:	N/A

The obligation(s) secured by the Trust Deed were paid in full as follows:

Date of Payment:	April 11, 2017
Amount of Payment:	\$1,000.00
Payee:	Bank of America
Person on whose behalf payment was made:	Sam L. Seller and Seller Org

Releasor mailed Notice of Intention to Record this Release by first class mail, postage prepaid, to the Trust Deed's record beneficiary and to the party to whom full satisfaction payment was made. The Notices were mailed on the dates listed as follows:

Dates of Mailing of Notice of Intention to Record Release: Saturday, April 29, 2017

Releasor has received no written objection to the execution and recording of this Release. Thirty (30) days have expired following notice given pursuant to the statute. Releasor, therefore, declares that the Trust Deed is released pursuant to ORS 86.720, the same as if the real property described in the Trust Deed were reconveyed by a full reconveyance, executed without warranty by the Trustee of the Trust Deed, to the persons entitled to such reconveyance.

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

Date: May 23, 2017

TICOR TITLE COMPANY OF OREGON

By: _____
Julie Miller, Recon Dept

[General Acknowledgment pulls here](#)



JUNE RELEASE NOTES

Request (Small Loss)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	OR		388923	

Removed document from the system. It is no longer needed since losses now have to be requested using the form on the FNF intranet.

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Request (Water)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	OR		389671	

Revised document to reflect branch information on top right.



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JUNE RELEASE NOTES

LOOKUP TABLES

Escrow Instruction Phrases

NEW/MOD Mod	REQUESTED BY Settlement	FOOTPRINTS No(s). N/A	TFS No(s). 392844
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New phrase added:

Code	Name
short01	SHORTPAY PROVISION

SHORTPAY PROVISION: Close of this transaction is subject to Seller's/Borrower's successful negotiation with the lender(s) of record to accept a payoff for less than the actual amount(s) owed. The settlement agent is in receipt of written short pay approval(s). Seller/Borrower has read and approved the short pay approval(s) which is considered their authorization to close.

As a condition of the short sale which is the subject of this transaction, settlement agent may be required to sign an affidavit or addendum to the lenders short pay agreement. Buyer and seller acknowledge the settlement agent agrees to sign the affidavit or addendum provided the assurances are true and correct. If settlement agent becomes aware of a fact(s) which contradicts the statements affirmed in the affidavit or addendum, buyer and seller authorize the settlement agent to disclose such fact(s) to the short sale lender(s).

Buyer and seller further acknowledge any contradictions may impose additional requirements upon them to induce settlement agent to close the short sale and for the title company to insure the new buyer and their lender (if applicable). Buyer and seller agree to cooperate with the settlement agent and the title company to satisfy any such requirements. If any information affirmed by any of the principals proves to be false, it shall be the responsibility of the breaching principal to defend the settlement agent and the title company.

A short payoff may have serious legal and/or tax consequences. By signing below, each of us acknowledges that we have not received any legal or financial advice from Test Escrow Office or its EMPLOYEES with regard to the subject matter of this escrow, any contracts previously entered into, or as to the legal effect of any documents which are a part of the closing. We understand that each of us have the right to obtain such advice from professionals of our own choosing prior to closing and acknowledge that we have either obtained such advice, or have elected not to do so.

Removed the following per Settlement, as only the new phrase above should be used:

Code	Name
shortb01	SHORTSALE (BORROWER)
shorts01	SHORTSALE (SELLER)

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JUNE RELEASE NOTES

Zip Code Lookup Table

NEW/MOD MOD	REQUESTED BY N/A	SERVICE NOW No(s). N/A	TFS No(s). N/A
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Zip code lookup is now available, When entering the zip code and tabbing forward, the City, State, County and County GLC fields will all be automatically populated, replacing the need to complete each of those fields separately.

The screenshot shows a form with several input fields. A red arrow points to the 'Zip Code' field, which is circled in red. The form includes fields for 'Property address', 'City', 'State', 'Zip Code', 'In the', 'County GLC', and a 'Foreign' checkbox.

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JUNE RELEASE NOTES

TEXAS

DOCUMENTS

Escrow

Settlement Statements

NEW/MOD MOD	REQUESTED BY HOU TX	FOOTPRINTS No(s).	TFS No(s). 388552	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> In the commissions section changed the logic in the report to look at the fee type to show the additional payee names and not the charge type. 				

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JUNE RELEASE NOTES

MY SCREENS

Commercial

Escrow Agreement, Affidavit

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod		IN17000364435	392847	

Escrow Agreement and Affidavit screens were added to a new Miscellaneous Screen set at the bottom of the existing screen sets.



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JUNE RELEASE NOTES

WASHINGTON

DOCUMENTS

Escrow

Certification for Condominium Platting				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Vancouver		389186	
Removed title prompt and hardcoded title as "CERTIFICATION FOR CONDOMINIUM PLATTING".				

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Certification for Short Plat				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Vancouver		389190	
Removed title prompt and hardcoded title as "CERTIFICATION FOR SHORT PLAT".				

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Certification for Subdivision Platting				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Vancouver		389171	
Removed title prompt and hardcoded title as "CERTIFICATION FOR SUBDIVISION PLATTING".				

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Dedication for Short Platting				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Vancouver		389166	
Removed title prompt and replaced "DESCRIPTION" with "DEDICATION OF SHORT PLAT".				

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Dedication for Subdivision Platting				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Vancouver		389167	
Removed title prompt and replaced "DESCRIPTION" with "DEDICATION OF SUBDIVISION".				

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JUNE RELEASE NOTES

Utility Bill Request				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Seattle		390513	
Added the Escrow No. and Property reference to the top of the second page.				

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JUNE RELEASE NOTES

Title

Master Commitment with Attachments

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	WA		389490	
Added functionality for hyperlinking.				

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JUNE RELEASE NOTES

REPORTS

Open/Closed Orders by Selection				
NEW/MOD MOD	REQUESTED BY WA	FOOTPRINTS No(s).	TFS No(s). 388075	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">Created new column labeled NOTe on excel export to show fees with NOTe billcode.				

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JUNE RELEASE NOTES

LOOKUP TABLES

Zip Code Lookup Table

NEW/MOD MOD	REQUESTED BY N/A	SERVICE NOW No(s). N/A	TFS No(s). N/A
----------------	---------------------	---------------------------	-------------------

Zip code lookup is now available, When entering the zip code and tabbing forward, the City, State, County and County GLC fields will all be automatically populated, replacing the need to complete each of those fields separately.

The screenshot shows a form with several input fields. A red arrow points from the top right towards the 'Zip Code' field, which is circled in red. The form includes fields for 'Property address', 'City', 'State', 'Zip Code', 'In the', and 'County GLC'. There is also a 'Foreign' checkbox.

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JUNE 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.