

SOFTPRO SELECT

RELEASE NOTES



JUNE, 2016

Testing Release Date: June 2, 2016

Production Release Date: June 17, 2016



JUNE RELEASE NOTES

TABLE OF CONTENTS

ALL STATES/SITES	6
DOCUMENTS	6
Escrow.....	6
1099-S Copy B.....	6
Buyer/Seller CDF Statement.....	6
Double Escrow Disclosure (Acquisition Escrow)	7
Double Escrow Disclosure (Resale Escrow).....	8
Double Escrow Disclosure (Resale Escrow - No Lender)	9
ID Verification	10
Privacy Statement, documents containing.....	10
REPORTS	11
Endorsement Count	11
Escrow Trial Balance with IBA Balances	11
Orders By Settlement Date	12
Policy Production	14
CALIFORNIA.....	15
DOCUMENTS	15
Escrow.....	15
Affidavit (PACA-PASA Indemnity).....	15
City Report Request - Los Angeles.....	15
City Report Request - Port Hueneme	16
Deeds	16
Recording and Policy Instructions (3)	17
TEMPLATES	17
Natural Hazard Disclosure and Home Warranty - Northern California Only (Residential Sale Templates)	17
FLORIDA.....	19
DOCUMENTS	19
Escrow.....	19
Certificate of Search (Miami Government).....	19
IDAHO	20
REPORTS	20
Order Exceptions	20
ILLINOIS	21
DOCUMENTS	21
Escrow.....	21
ABI (Non-Imputation Endorsement Requirement)	21
Agreement (Line of Credit)	21
Attorney Agent Disclosure Statement	21
Commitments (CT Metro only)	21
Disclosure Statement	21



JUNE RELEASE NOTES

Set Up Questionnaire	22
Title.....	23
Zoning - Non-Conforming Structure.....	23
Zoning - Non-Conforming Use	24
SE 297 - ZoningNone.....	25
REPORTS	26
Title Production	26
MICHIGAN.....	27
DOCUMENTS	27
Escrow.....	27
Blank Grantee Deed (MI)	27
Blank Grantor Deed (MI)	27
Deed (Quitclaim - Statutory Form)	27
Deed (Warranty - Land Contract).....	27
Deed (Warranty - Statutory Form).....	27
Land Contract.....	27
MSHDA Quit Claim Deed	27
Record Title Search (CTMI only).....	28
Waiver of Commercial Real Estate Broker's Lien	29
Title.....	30
Commitments and Policies (CTMI only).....	30
REPORTS	31
Allocation Report.....	31
Orders Due Out	31
Production Summary.....	31
NEW MEXICO	32
DOCUMENTS	32
Escrow.....	32
Affidavit (City of Santa Fe Transfer).....	32
Affidavit (Encroachment).....	33
Affidavit (Lien)	33
Initial Fee Quote	33
Letter (Search and Report)	34
Letter (Final Documents - Lender)	34
Letter (Final Documents - Buyer)	34
Special Warranty Deed	35
Special Warranty Deed (Joint Tenants)	35
Warranty Deed	35
Warranty Deed (Joint Tenants)	35
Title.....	36
New NM Endorsements	36
REPORTS	37
Policy Production	37



JUNE RELEASE NOTES

Title Production	37
OREGON.....	38
DOCUMENTS	38
Escrow.....	38
Affidavit (Compliance Relating to Manufactured Dwelling Parks).....	38
Affidavit (Compliance Relating to Marina).....	38
Affidavit (Indemnity Agreement by Owner)	39
Agreement (Regarding Lot Sale - MH)	39
Bill of Sale	40
Certification (Regarding Lot Sale - MH)	40
Deeds	41
EPU Closing Checklist	42
Escrow Instructions (5 of them).....	43
Escrow Instructions - General Provisions	43
Indemnity Agreement (General - Construction Liens)	44
Information Sheets (3).....	45
Instructions (Disbursement)	46
Instructions (Partial Satisfaction of Support)	47
Open Order Sheet (Order Summary).....	47
Open Order Sheet (Order Summary) - Ltr	47
Open Order Sheet (Order Summary) with Notes	47
Open Order Sheet (Order Summary) with Notes - Ltr	47
Ownership and Monetary Encumbrances Report	48
Personal Property Search	48
Preliminary Report	48
Preliminary Report (Schedule A).....	48
Title Plant Records Report	49
Title.....	50
Combination Form Guarantee.....	50
LOOKUP TABLES	51
Escrow Instruction Phrases.....	51
SERVICELINK.....	52
DOCUMENTS	52
Escrow.....	52
Affidavit (Supporting FinCEN GTO - Miami-Dade County).....	52
Certification (FinCEN)	53
Notice and Disclosure Form.....	54
Notice of Settlement.....	54
TEXAS.....	55
DOCUMENTS	55
Escrow.....	55
Letter (Mail Out)	55



JUNE RELEASE NOTES

WASHINGTON 56

DOCUMENTS 56

- Escrow.....56
 - Additional Disbursements from Broker's Commissions56
 - Affidavit (Lack of Probate)57
 - Master Commitment with Attachments57
 - Open Order Sheet (Order Summary).....58
 - Open Order Sheet (Order Summary) - Ltr58
 - Open Order Sheet (Order Summary) with Notes58
 - Open Order Sheet (Order Summary) with Notes - Ltr58
 - Payoff Demand (Zero Balance).....59
 - Questionnaire (3)59
- Title.....60
 - Environmental Protection Lien 2006 - ALTA 8.1-06.....60

WISCONSIN 61

DOCUMENTS 61

- Escrow.....61
 - CPL Information Request.....61
 - Search Sheet.....61
- Back to Table of Contents.....61

TECHNICAL NOTES (FOR LOCAL IT/SUPPORT)..... 62

DOCUMENTS 62

- Double Escrow Disclosure (Acquisition Escrow)62
- Double Escrow Disclosure (Resale Escrow).....62



JUNE RELEASE NOTES

ALL STATES/SITES

DOCUMENTS

Escrow

1099-S Copy B

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	OR		327927	

The document now will pull the APN field when the escrow brief legal field is blank.

[Back to Table of Contents](#)

Buyer/Seller CDF Statement

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod			329634	

Increased size of proration text field to accommodate larger amounts.

[Back to Table of Contents](#)



JUNE RELEASE NOTES

Double Escrow Disclosure (Acquisition Escrow)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FNT Portland	n/a	331259	SSCORPD5510.doc

New document. Render to view complete document.

DOUBLE ESCROW DISCLOSURE "ACQUISITION ESCROW"

Date: June 14, 2016
Escrow No.: MS Test CDF OR Other
Property: 100 Property Street, Portland, OR 97294

The closing of this escrow is subject to and contingent upon the concurrent closing of Escrow No. 123 ("Resale Escrow"), wherein Buyer herein is selling the subject property at an increased purchase price.

Seller acknowledges that proceeds from the Resale Escrow transactions are the source of all or part of the purchase price herein. Escrow Holder is authorized and instructed to record all appropriate documents regarding this escrow, even though funds necessary to consummate this transaction will not be transferred to this escrow until after such documents are recorded.

With full knowledge of the foregoing, the parties hereto authorize and instruct Escrow Holder to proceed with the closing of this escrow pursuant to instructions relative thereto. The Parties further agree that Escrow Holder shall have no liability for and shall be held harmless from any matter resulting from Escrow Holder's compliance with these instructions.

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

SELLER(S):

Samuel Seller _____ Date

Samantha Seller _____ Date

PURCHASER(S):

Brian T. Buyer _____ Date

[Back to Table of Contents](#)



JUNE RELEASE NOTES

Double Escrow Disclosure (Resale Escrow)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FNT Portland	n/a	331259	SSCORPD5511.doc

New document. Render to view complete document.

**DOUBLE ESCROW DISCLOSURE
"RESALE ESCROW"**

Date: June 14, 2016
Escrow No.: MS Test CDF OR Other
Property: 100 Property Street, Portland, OR 97294

The closing of this escrow is subject to and contingent upon the concurrent closing of Escrow No. 123 ("Acquisition Escrow"), wherein Seller herein is acquiring the subject property at a lesser purchase price.

Buyer is aware that all or a portion of the proceeds from this transaction are the source of all or a portion of the purchase in the Acquisition Escrow. Escrow Holder is authorized and instructed to transfer funds from Seller's proceeds in this escrow to the Acquisition Escrow sufficient for purchase of the subject property and closing of the Acquisition Escrow.

With full knowledge of the foregoing, the parties hereto, including any Lender providing new financing for the acquisition of the subject property, authorize and instruct Escrow Holder proceed with the closing of this escrow pursuant to instructions relative thereto. The parties further agree that Escrow Holder shall have no liability for and shall be held harmless from any matter resulting from Escrow Holder's compliance with these instructions.

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

PURCHASER(S):

Brian T. Buyer	Date
Brenda T. Buyer	Date

SELLER(S):

Samuel Seller	Date
---------------	------

[Back to Table of Contents](#)



JUNE RELEASE NOTES

Double Escrow Disclosure (Resale Escrow - No Lender)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FNT Portland	n/a	331259	SSCORPD5512.doc

New document. Render to view complete document.

**DOUBLE ESCROW DISCLOSURE
"RE SALE ESCROW" (No Lender)**

Date: June 14, 2016
Escrow No.: MS Test CDF OR Other
Property: 100 Property Street, Portland, OR 97294

The Closing of this escrow is subject to and contingent upon the seller acquiring the property through Escrow No. 123 ("Acquisition Escrow"), wherein Seller herein is acquiring the subject property at a lesser purchase price.

With full knowledge of the foregoing, the parties hereto authorize and instruct Escrow Holder proceed with the closing of this escrow pursuant to instructions relative thereto. The parties further agree that Escrow Holder shall have no liability for and shall be held harmless from any matter resulting from Escrow Holder's compliance with these instructions.

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

SELLER(S):

Samuel Seller	Date
Samantha Seller	Date

PURCHASER(S):

Brian T. Buyer	Date
----------------	------

[Back to Table of Contents](#)



JUNE RELEASE NOTES

REPORTS

Endorsement Count				
NEW/MOD MOD	REQUESTED BY NM	FOOTPRINTS No(s).	TFS No(s). 330044	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Changed "Show details" to drop down: Options: Summary; Details; Summary Breakdown; Format for Excel export (default) Added Format for Excel export = current report exported to Excel format <i>Summary = current report without details</i> <i>Details = current report with details</i> <i>Breakdown = new, show grand summary with range premium breakdown</i> <i>Premium ranges:</i> <i>5,10,20,30,40,50,60,70,80,90,100,200,300,400,500,600,700,800,900,1,000,2,000,3,000,4,000,5,000,10,000,15,000,25,000,50,000,75,000, 100,000,Over 100,000</i> 				

[Back to Table of Contents](#)

Escrow Trial Balance with IBA Balances				
NEW/MOD MOD	REQUESTED BY SoftPro	FOOTPRINTS No(s).	TFS No(s). 329646	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Added a column for the order date Added export to excel Added search criteria for a number of days past the order date 				

[Back to Table of Contents](#)



JUNE RELEASE NOTES

Orders By Settlement Date				
NEW/MOD NEW	REQUESTED BY TX	FOOTPRINTS No(s).	TFS No(s). 329521	FILE NAME (NEW ITEMS ONLY)
<p>New report requested by Texas</p> <ul style="list-style-type: none"> • General: <ul style="list-style-type: none"> Title – Orders by Settlement Date • Tree location – Order Reports All trees • Parameters: <ul style="list-style-type: none"> - Settlement date from - Settlement date through - Order status – All (default), Open, Closed, Canceled; based on WSOB order status - Group by - No Grouping (default), Branch, Escrow Officer/Closer, Property County, Sales Rep, Settlement Agent, Settlement Agent, Escrow Officer/Closer - Page break per group 1 – checkbox - Sort by - Order Number (default), Settlement Date - Format for Excel export – checkbox - Branch – picklist - Escrow officer/closer - Property state (county filter only) – Default “All”, filters the “Property county” picklist - Property county – picklist - Order type – picklist - Transaction type – picklist - Product type – picklist - Report comments • Groups: <ul style="list-style-type: none"> - Based on “Group by” parameter • Branch – Escrow or Title office whichever is the marked as revenue contact • Escrow officer/Closer – {Order.Escrow.Officer} • Property county – {Order.Properties.County} (1st property) • Sales rep – {Order.Contacts.MarketingRep/MarketingRep2/MarketingRep3}, any marketing rep 1, 2 or 3 on a contact, name only listed once if selected multiple times • Settlement Agent – {Order.SettlementAgents.LookupCode}, name is shown in group, 1st settlement agent “A” contact • Columns: <ul style="list-style-type: none"> - Order Number - Contract Expires {Order.SalesContract.ExpirationDate} - Commit. Eff Date {Order.Title.TitleProducts.EffectiveDate} (if multiple this is the earliest date) - Order Type {Order.Type} (show the code) - Settlement Date {Order.SettlementDate} 				



JUNE RELEASE NOTES

- Status (open/closed/canceled) – based on WSOB status
- Status Date – open = {Order.ReceivedDate}, closed = calculated closed date, canceled = calculated canceled date
- Buyer {Order.Buyers.NameShort}
- Seller {Order.Sellers.NameShort}
- Property County {Order.Properties.County} (1st property)
- Property Address, City, State, Zip {Order.Properties.Address.FullAddress} (1st property)
- Escrow Officer/Closer {Order.Escrow.Officer}
- Sales Rep {Order.Contacts.MarketingRep/MarketingRep2/MarketingRep3}, on any contact, code included in parentheses and * shown when marketing source contact
- Sales Price {Order.SalesContract.SalesPrice}
- Loan Amount {Order.Loans.Funding.LoanAmount} (total of all loans when there are multiple)
- Totals:
 - Order counts - Per group if grouped by selected
 - Order counts - Report totals
- Sorting:
 - Based on "Sort by"
- Logic:
 - Show all orders in entered settlement date range
 - Status/Status Date definition:
- Closed:
 - Whichever of the following 3 dates occurs first is used as the closed date:
 - first revenue transfer date (even if the transfer has been voided)
 - first invoice sent date, unless 'This invoice does not close the order' is checked (even if the invoice has been un-sent)
 - order completed date
 - If an order status is changed to 'Canceled' after there has been a revenue transfer or a sent invoice, then the revenue transfer/invoice sent date is the closed date
- Canceled:
 - Order Status = Canceled and was canceled before any revenue was posted, date is the 1st time the order status was set to canceled
- Open: If not Closed or Canceled

[Back to Table of Contents](#)



JUNE RELEASE NOTES

Policy Production

NEW/MOD MOD	REQUESTED BY AT Austin	FOOTPRINTS No(s).	TFS No(s). 328971	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">Updated the checkbox label to "Show orders closed [enter below] days w/o policy" and add a text box below for the days "Closed days w/o policy", defaulted to 90				

[Back to Table of Contents](#)



JUNE RELEASE NOTES

CALIFORNIA

DOCUMENTS

Escrow

Affidavit (PACA-PASA Indemnity)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Support Call	n/a	329005	

Corrected document to allow the hotspot for the State of Incorporation to function properly.

[Back to Table of Contents](#)

City Report Request - Los Angeles

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT SoCal	n/a	331084	

Updated document to reflect most current version.

[Back to Table of Contents](#)

JUNE RELEASE NOTES

City Report Request - Port Hueneme

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT SoCal	n/a	331656	

Updated document to reflect most current version. See highlighted for specific changes.



City of Port Hueneme

Division of Building and Safety
250 N. Ventura Road
Port Hueneme, CA 93041
(805) 986-6500

APPLICATION FOR REPORT OF (805) 986-6675/fax
RESIDENTIAL/COMMERCIAL BUILDING RECORDS

It is requested that a report of building records be provided for:

PROPERTY ADDRESS: 100 Test Avenue, Unit 101, Riverside, CA 92519

ASSESSOR'S PARCEL NO.: 111-11-111-1APN

NAME OF PURCHASER: Brian T. Buyer and Brenda T. Buyer and Buyer Company, Inc.

USE OF BUILDING: _____

OWNER OF BUILDING: Stephen T. Seller and Samantha T. Seller and Seller Company, Inc.

ADDRESS: 100 Seller Current Street, Seller Current City, CA 99999

SIGNATURE OF APPLICANT: _____ DATE: _____
(Owner or Authorized Agent)

FEE: RECORDS ONLY	\$ 48.00
RECORDS AND PROPERTY INSPECTION	\$ 119.00
*Includes 1/2 hour inspection fee, each additional 1/2 hour inspection will incur a \$71.00 fee per half hour.	

[Back to Table of Contents](#)

Deeds

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT San Bernardino	n/a	329054	

Revised the top section for all deeds to be within 2 1/2" from the top.

[Back to Table of Contents](#)



JUNE RELEASE NOTES

Recording and Policy Instructions (3)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNTG SaCl-San Jose	n/a	331090	

The following have been revised for the Loan Policy to prompt to have the delivery instructions reflect RealEC:

- Recording and Policy Instructions - Out of County
- Recording and Policy Instructions (w/ Notes)
- Recording and Policy Instructions (w/o Notes)

Is this a REAL EC Order?

POLICY DELIVERY / MAILING INSTRUCTIONS

Owners:

Bob Buyer, Betty Buyer and John Buyer
1 Buyer Fwd Address
City, FL 38282

Loan:
REAL EC ORDER

[Back to Table of Contents](#)

TEMPLATES

Natural Hazard Disclosure and Home Warranty - Northern California Only (Residential Sale Templates)

NEW/MOD	REQUESTED BY	SERVICE NOW No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement and Regional Management	IN16000340643	n/a	

Per Settlement and Regional Management with the approval from the operations in CA, the Natural Hazard Disclosure and the Home Warranty will be added to default in section H on resitricted (non-personal) Residential sale templates for both CDF transactions for all of Northern CA. The list of effected templates are below. Please note that this can cause duplication of the charge if this fee has been added previously to templates not managed by SoftPro (personal templates). If this is desired for Cash or other templates, please notify your manager.

CDF Templates:

In Section H there will be a defined line set for the Natural Hazard Disclosure and the Home Warranty. This will be alphabetization enabled and will update as needed. The fee will appear as shown in the below image.

H. Other			
	Description	Re	To
01	Commission - Listing Agent		LB
02	Commission - Selling Agent		SB
03	Home Warranty		O4
04	Natural Hazard Disclosure		O5

FTAC-CDF-Sale
FTCC-CDF-RESI Sale



JUNE RELEASE NOTES

CTCV-CDF-RESI Sale
CTFM-CDF-RESI Sale
FTFM-CDF-RESI Sale
CTKern-CDF-RESI Sale
LTIC-CDF-RESI Sale
CTIM-CDF-RESI Sale
D2DSC-CDF Sale Template
CTSAC-CDF-Sale Template
FTSAC-CDF-Sale Template
TTC-CDF-Sale Template
CTSF-CDF-Sale Template
FT Marin-CDF-RESI Sale
FTSF-CDF-RESI Sale
SF-CDF-Marin Sale Template
CTSC-CDF-RESI Sale
FTSC-CDF-Sale
CTLP-CDF-RESI Sale
FSLB-CDF-RESI Sale
CTSM-CDF-SALE
FTSM-CDF-SALE
FTSOL-CDF-Sale
FTSON-CDF-RESI Sale
CTTK-CDF Sale

[Back to Table of Contents](#)



JUNE RELEASE NOTES

FLORIDA

DOCUMENTS

Escrow

Certificate of Search (Miami Government)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FL Timeshare	n/a	328921	

Added limited liability verbiage.

Legal:

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

Electronically transmitted executed copies of this Certificate of Search shall be fully binding and effective for all purposes whether or not originally executed documents are transmitted to the other party.

CERTIFICATE OF SEARCH
(continued)

In accordance with Florida Statutes Section 627.7843, the liability Greenridge may sustain for providing incorrect information in this Report shall be the actual loss or damage of the Certified Party named above up to a maximum amount of One Thousand And No/100 Dollars (\$1,000.00).

[Back to Table of Contents](#)



JUNE RELEASE NOTES

IDAHO

REPORTS

Order Exceptions				
NEW/MOD MOD	REQUESTED BY ID	FOOTPRINTS No(s).	TFS No(s). 326357	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">Added new exception: "Order funded with order status not closed/completed". Display this exception for any orders where the custom field for funding date (Order.Loans.FundingDate_FNF#) is populated (for loan 1) and the order status is not closed or completed.				

[Back to Table of Contents](#)



JUNE RELEASE NOTES

ILLINOIS

DOCUMENTS

Escrow

ABI (Non-Imputation Endorsement Requirement)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT IL	n/a	332357	

Replaced hardcoded instances of "Chicago Title" with logic to pull EO company name from the file

[Back to Table of Contents](#)

Agreement (Line of Credit)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT IL	n/a	332357	

Replaced hardcoded instances of "Chicago Title" with logic to pull EO company name from the file

[Back to Table of Contents](#)

Attorney Agent Disclosure Statement

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Downstate IL	n/a	329396	

Revised to pull T contact and AT contact per State Counsel

[Back to Table of Contents](#)

Commitments (CT Metro only)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Metro	n/a	327482	

Revised Commitments to show Title Office (T contact) as issuing office

[Back to Table of Contents](#)

Disclosure Statement

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Downstate IL	n/a	329396	

Revised to pull T contact and AT contact per State Counsel

[Back to Table of Contents](#)



JUNE RELEASE NOTES

Set Up Questionnaire

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT IL	n/a	332357	
Replaced hardcoded instances of "Chicago Title" with logic to pull EO company name from the file				

[Back to Table of Contents](#)



JUNE RELEASE NOTES

Title

Zoning - Non-Conforming Structure

NEW/MOD New	REQUESTED BY Underwriting	FOOTPRINTS No(s).	TFS No(s). 332181, 332182	FILE NAME (NEW ITEMS ONLY) EyrS_ZNCS_IL_FNF
----------------	------------------------------	-------------------	------------------------------	--

Two new Zoning endorsements have been added, Non-Conforming Use and Non-Conforming Structure. These are replacing the SE 296 endorsement, which has been removed at the direction of Underwriting counsel.

ENDORSEMENT - IL ZNC S

**ZONING
NON-CONFORMING STRUCTURE**

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Attached to Policy Number:

**LoanPolNum-456
REVISION ReVID-123**

1. The Company insures against loss or damage sustained by the Insured in the event that, at Date of Policy,
 - a. according to applicable zoning ordinances and amendments, the Land is not classified Zone FILL IN;
 - b. the following use or uses are not allowed under that classification:
FILL IN
 - c. There shall be no liability under paragraph 1.b. if the use or uses are not allowed as the result of any lack of compliance with any conditions, restrictions, or requirements contained in the zoning ordinances and amendments, including but not limited to the failure to secure necessary consents or authorizations as a prerequisite to the use or uses. This paragraph 1.c. does not modify or limit the coverage provided in Covered Risk 5.
2. The Company further insures against loss or damage sustained by the Insured by reason of a final decree of a court of competent jurisdiction either prohibiting the use of the Land, with any existing structure, as specified in paragraph 1.b. or requiring the removal or alteration of the structure, because, at Date of Policy, the zoning ordinances and amendments have been violated with respect to any of the following matters:
 - a. Area, width, or depth of the Land as a building site for the structure
 - b. Floor space area of the structure
 - c. Setback of the structure from the property lines of the Land
 - d. Height of the structure, or
 - e. Number of parking spaces.

With respect to FILL IN, the structure on the Land constitutes a non-conforming structure permitted to continue subject to the terms and provisions of the applicable zoning ordinances.
3. There shall be no liability under this endorsement based on:
 - a. the invalidity of the zoning ordinances and amendments until after a final decree of a court of competent jurisdiction adjudicating the invalidity, the effect of which is to prohibit the use or uses;
 - b. the refusal of any person to purchase, lease or lend money on the Title covered by this policy.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Chicago Title Insurance Company

Dated: January 4, 2016

Zoning - Non-Conforming Structure Printed: 06.09.16 @ 06:23 PM
IL-FNT-FILL-03000.233213-SP S-72307-1-16-2015040304 - CP Test IL-1-Sta

[Back to Table of Contents](#)



JUNE RELEASE NOTES

Zoning - Non-Conforming Use

NEW/MOD New	REQUESTED BY Underwriting	FOOTPRINTS No(s).	TFS No(s). 332181, 332182	FILE NAME (NEW ITEMS ONLY) EyrS_ZNCU_IL_FNF
----------------	------------------------------	-------------------	------------------------------	--

Two new Zoning endorsements have been added, Non-Conforming Use and Non-Conforming Structure. These are replacing the SE 296 endorsement, which has been removed at the direction of Underwriting counsel.

ENDORSEMENT - IL ZNCU

**ZONING
NON-CONFORMING USE**

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Attached to Policy Number:

**LoanPolNum-456
REVISION ReVID-123**

1. The Company insures against loss or damage sustained by the Insured in the event that, at Date of Policy,
 - a. according to applicable zoning ordinances and amendments, the Land is not classified Zone FILL IN;
 - b. the following use or uses are not allowed under that classification:
FILL IN
 - c. There shall be no liability under paragraph 1.b. if the use or uses are not allowed as the result of any lack of compliance with any conditions, restrictions, or requirements contained in the zoning ordinances and amendments, including but not limited to the failure to secure necessary consents or authorizations as a prerequisite to the use or uses. This paragraph 1.c. does not modify or limit the coverage provided in Covered Risk 5.
 - d. The use of the Land for FILL IN constitutes a non-conforming use that is not permitted to continue under the terms and provisions of the applicable zoning ordinances.
2. The Company further insures against loss or damage sustained by the Insured by reason of a final decree of a court of competent jurisdiction either prohibiting the use of the Land, with any existing structure, as specified in paragraph 1.b. or requiring the removal or alteration of the structure, because, at Date of Policy, the zoning ordinances and amendments have been violated with respect to any of the following matters:
 - a. Area, width, or depth of the Land as a building site for the structure
 - b. Floor space area of the structure
 - c. Setback of the structure from the property lines of the Land
 - d. Height of the structure, or
 - e. Number of parking spaces.
3. There shall be no liability under this endorsement based on:
 - a. the invalidity of the zoning ordinances and amendments until after a final decree of a court of competent jurisdiction adjudicating the invalidity, the effect of which is to prohibit the use or uses;
 - b. the refusal of any person to purchase, lease or lend money on the Title covered by this policy.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Chicago Title Insurance Company

Dated: January 4, 2016

Zoning - Non-Conforming Use Printed: 06.09.16 @ 06:23 PM
IL-FNT-FILL-03000.233213-SPS-72307-1-16-2015040304 - CP Test IL-1-Stp

[Back to Table of Contents](#)



JUNE RELEASE NOTES

SE 297 - ZoningNone

NEW/MOD Mod	REQUESTED BY Underwriting	FOOTPRINTS No(s).	TFS No(s). 330090	FILE NAME (NEW ITEMS ONLY)
----------------	------------------------------	-------------------	----------------------	----------------------------

At the direction of Underwriting counsel, the document has been corrected to add the word "in" in the first paragraph and to remove the unnecessary field.

BEFORE

The Company hereby insures the Insured against loss or damage which the Insured shall sustain the event that, at Date of Policy:

~~FILL IN~~

The land described in Schedule A of the above referenced policy is subject to any county, municipal or other governmental entity, zoning codes or zoning restrictions.

AFTER

The Company hereby insures the Insured against loss or damage which the Insured shall sustain **in** the event that, at Date of Policy:

The land described in Schedule A of the above referenced policy is subject to any county, municipal or other governmental entity, zoning codes or zoning restrictions.

[Back to Table of Contents](#)



JUNE RELEASE NOTES

REPORTS

Title Production				
NEW/MOD MOD	REQUESTED BY IL	FOOTPRINTS No(s).	TFS No(s). 328983	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">• Added a column in the "Completed Order Details" after "Out of County: T2 Ref#" for "Level" – show Alpha, Lambda or Zeta based on which task is completed (Alpha Task, Lambda Task or Zeta Task)• Included a "Level" summary for the completed order details				

[Back to Table of Contents](#)



JUNE RELEASE NOTES

MICHIGAN

DOCUMENTS

Escrow

Blank Grantee Deed (MI)
 Blank Grantor Deed (MI)
 Deed (Quitclaim - Statutory Form)
 Deed (Warranty - Land Contract)
 Deed (Warranty - Statutory Form)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CTMI	n/a	328755	

*CTMI only

New prompt added to ask if Deed is being furnished by the Attorney or Settlement Agent

[Back to Table of Contents](#)

Land Contract

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FTMI	n/a	330490	

Removed the Buyer's signature from page 4 (in the first set of sigs)

[Back to Table of Contents](#)

MSHDA Quit Claim Deed

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FTMI	n/a	330224	

Removed duplicate language regarding legal description

[Back to Table of Contents](#)



JUNE RELEASE NOTES

Record Title Search (CTMI only)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CTMI	n/a	332490	

Updated title to include the Revision Label and Revision ID from Commitment Schedule A screen.

Commitment - Schedule A

Revision Label:

Revision ID:



Chicago Title Insurance Company

RECORD TITLE SEARCH
UPDATE REVISION 2

File No.: CW - Michigan (CDF)

Customer: Chicago Title Insurance Company

Property: 304 Adelaid Road, Apt J, Holly Springs, MI 12020

[Back to Table of Contents](#)



JUNE RELEASE NOTES

Waiver of Commercial Real Estate Broker's Lien

NEW/MOD Mod	REQUESTED BY Support	FOOTPRINTS No(s). IN16000250499	TFS No(s). 331550	FILE NAME (NEW ITEMS ONLY)
-----------------------	--------------------------------	---	-----------------------------	-----------------------------------

For HUD orders, revised document to exclude Earnest Money Deposit from commission totals. CDF orders already had this functionality.

Commissions (700)

	Description	Re	Commission	Borrower	Seller	HUD-1 To Code	HUD-1 To Name
▶ 701	Listing agent commission		\$9,000.00			LB	The Listing Agency
702	Selling agent commission		\$9,000.00			SB	The Selling Agency
703	Commission paid at settlement				\$17,000.00		
704	Dep. retained by The Listing Agency	P.O.C.\$1,000.00(B)*				LB	The Listing Agency

BEFORE

The Broker does hereby acknowledge the receipt of **Ten Thousand And No/100 Dollars (\$10,000.00)**, in hand paid, and represents that the monies received are the full amount of the commission due and owing pursuant to the Agreement and that as of the date of execution of this Waiver, the Broker is not and will not be owed future commissions under the Agreement or any other written agreement which may affect the land.

AFTER

The Broker does hereby acknowledge the receipt of **Nine Thousand And No/100 Dollars (\$9,000.00)**, in hand paid, and represents that the monies received are the full amount of the commission due and owing pursuant to the Agreement and that as of the date of execution of this Waiver, the Broker is not and will not be owed future commissions under the Agreement or any other written agreement which may affect the land.

[Back to Table of Contents](#)



JUNE RELEASE NOTES

Title

Commitments and Policies (CTMI only)

NEW/MOD Mod	REQUESTED BY CTMI	FOOTPRINTS No(s). n/a	TFS No(s). 330474	FILE NAME (NEW ITEMS ONLY)
*CTMI only Revised to add "Issued By" above the countersignature lines for the Commitments and Policies.				



JUNE RELEASE NOTES

REPORTS

Allocation Report

NEW/MOD MOD	REQUESTED BY MI	FOOTPRINTS No(s).	TFS No(s). 330133	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Report will now use Product Code Description instead of Product Code. Included Residential or Commercial property use. (based in Is Commercial check box, can abbreviate Resid/Comm if needed for space. 				

[Back to Table of Contents](#)

Orders Due Out

NEW/MOD MOD	REQUESTED BY MI	FOOTPRINTS No(s).	TFS No(s). 330130	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> The report should now show last task completed for 1, 2, 3 and 4. If 5 or 6 required and assigned then show assigned to. Added task 8-Product Delivered to ABA when this task has been completed and the "Include delivered to ABA" is checked on report details. 				

[Back to Table of Contents](#)

Production Summary

NEW/MOD MOD	REQUESTED BY MI	FOOTPRINTS No(s).	TFS No(s). 330145	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Changed average time use total out orders for the avg instead of business days Added a new text box parameter for "Title company lookup code (separate multiple with comma):" after "Title company lookup code/name contains". If both these are uses only the "Title company lookup code/name contains" is used. 				

[Back to Table of Contents](#)



JUNE RELEASE NOTES

NEW MEXICO

DOCUMENTS

Escrow

Affidavit (City of Santa Fe Transfer)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FNT NM	N/A	330476	NMD1161.doc

New document. Render to view complete document.



CITY OF SANTA FE TRANSFER AFFIDAVIT

City of Santa Fe
Fax: (505)955-4363

Escrow No.: [MS Test CDF NM1 CH](#)

Transferor/Seller: [Samuel Seller](#) and [Samantha Seller](#)
Mailing Address: [100 Seller Forward Street](#)
[Seller Forward City, NM 99999](#)

Transferee/Buyer: [Brian Buyer](#) and [Bethany Buyer](#)
Mailing Address: [100 Buyer Forward Street](#)
[Buyer Forward City, NM 99999](#)

Property Address: [100 Property Street](#)
[Albuquerque, NM 87191](#)

Date of Closing: [March 31, 2016](#)

City of Santa Fe Account No.: _____

[Fidelity National Title Insurance Company](#) will send this transfer to The City of Santa Fe as a courtesy to the Seller and Buyer. Seller and Buyer agree to and does hereby indemnify and hold [Fidelity National Title Insurance Company](#) harmless from any and all liability which may be alleged or caused by reason of the City of Santa Fe transfer. [Fidelity National Title Insurance Company](#) shall be indemnified, protected and held harmless from any and all claims, demands, suits, whether judicial or otherwise, liabilities and judgments, including costs and attorneys' fees, arising from or relating to revisions.

[Back to Table of Contents](#)



JUNE RELEASE NOTES

Affidavit (Encroachment)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT NM	N/A	329985	

Revised to pull the Surveyor Person contact name instead of the Surveyor Company.

[Back to Table of Contents](#)

Affidavit (Lien)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT NM	N/A	331887	

Revised to pull Borrower information and signature for a Refinance transaction:

LIEN AFFIDAVIT

STATE OF NEW MEXICO

Date: June 13, 2016

COUNTY OF _____

GF No.: JM CD Test NM

Personally appeared before me, the undersigned Notary Public in an for the jurisdiction aforesaid, Bob Buyer and Betty Buyer

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

Bob Buyer

Betty Buyer

[Back to Table of Contents](#)

Initial Fee Quote

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	NM		330148	

- Added "Remit Payment To" text about the remit to name (like corporate invoice)
- Added "Due upon receipt" text below remit to name (like corporate invoice)
- No longer show the "Invoice Notes" text

[Back to Table of Contents](#)



JUNE RELEASE NOTES

Letter (Search and Report)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT NM	N/A	331117	

Added "at" between date and time:

posted to the Joint Plant used by CTC Title Company and the records of the Office of the Santa Clara County Treasurer, from June 1, 2016 at 08:00 AM to June 10, 2016 at 09:00 AM, pertaining to the following described property:

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

[Back to Table of Contents](#)

Letter (Final Documents - Lender)

Letter (Final Documents - Buyer)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT NM	N/A	331714	

Revised Header and logo to pull the Title Office for Title Only orders:

Order type:

Product type:

Title Company

Lookup code:

Name:

Short name:

Payee name:

Address:

City/State/Zip:

Phone: Fax:



1 Title Company Drive, Suite 108
Albuquerque, NM 87106
Phone: (360)456-7878 / Fax: (360)493-1985

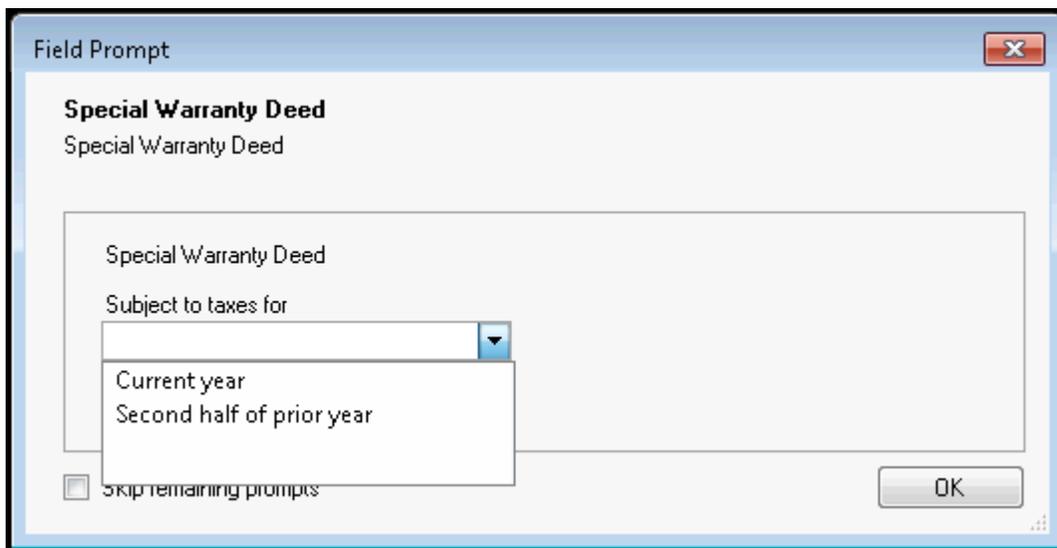
[Back to Table of Contents](#)

JUNE RELEASE NOTES

Special Warranty Deed
Special Warranty Deed (Joint Tenants)
Warranty Deed
Warranty Deed (Joint Tenants)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT NM	n/a	330025	

Custom field prompt added to allow users to choose time frame for taxes due: either Current year's taxes or taxes from the Second half of the prior year.



SUBJECT TO Patent, reservations, restrictions, and easements of record and to taxes for the year 2016, and subsequent years.

or

SUBJECT TO Patent, reservations, restrictions, and easements of record and to taxes for the second half of 2015, and subsequent years.

[Back to Table of Contents](#)



JUNE RELEASE NOTES

Title

New NM Endorsements

NEW/MOD New	REQUESTED BY Compliance	FOOTPRINTS No(s).	TFS No(s). 329670	FILE NAME (NEW ITEMS ONLY) Various E16Nnnn_nn_NM_FNF
----------------	----------------------------	-------------------	----------------------	---

The following endorsements are now available:

- NM 64.1 - Zoning - Unimproved Land - No Applicable Zoning Ordinances
- NM 65.1 - Zoning - Land Under Development (ALTA 3.2-06)
- NM 65.2 - Zoning - Completed Structure - No Applicable Zoning Ordinances
- NM 80.1 - Mortgage Modification with Subordination (ALTA 11.1-06)
- NM 80.2 - Mortgage Modification with Additional Amount of Insurance (ALTA 11.2-06)
- NM 88 - Energy Project - Leasehold/Easement - Owner's (ALTA 36-06)
- NM 88.1 - Energy Project - Leasehold/Easement - Loan (ALTA 36.1-06)
- NM 88.2 - Energy Project - Leasehold - Owner's (ALTA 36.2-06)
- NM 88.3 - Energy Project - Leasehold - Loan (ALTA 36.3-06)
- NM 88.4 - Energy Project - CC&Rs - Land Under Development - Owner's (ALTA 36.4-06)
- NM 88.5 - Energy Project - CC&Rs - Land Under Development - Loan (ALTA 36.5-06)
- NM 88.6 - Energy Project - Encroachments (ALTA 36.6-06)
- NM 88.7 - Energy Project - Fee Estate - Owner's Policy (ALTA 36.7-06)
- NM 88.8 - Energy Project - Fee Estate - Loan Policy (ALTA 36.8-06)
- NM 89 - Mezzanine Financing (ALTA 16-06)

[Back to Table of Contents](#)



JUNE RELEASE NOTES

REPORTS

Policy Production				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	NM		330041	
<ul style="list-style-type: none">Added the same start/stop options to CO as NM				

[Back to Table of Contents](#)

Title Production				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	NM		330041	
<ul style="list-style-type: none">Added the same start/stop options to CO as NMAdded turn time start for "Order Open Date"				

[Back to Table of Contents](#)



JUNE RELEASE NOTES

OREGON

DOCUMENTS

Escrow

Affidavit (Compliance Relating to Manufactured Dwelling Parks)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	NW IT	IN16000116515	329404	

Updated document to reflect most recent version provided by state counsel.

[Back to Table of Contents](#)

Affidavit (Compliance Relating to Marina)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	NW IT	IN16000116515	329406	ORD1405.doc

New document. Render to view complete document.

AFTER RECORDING RETURN TO:

Paula Preparer
We Prepare Docs, Inc.
100 Prepare Way, Suite 111
Anywhere, OR 99999

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**AFFIDAVIT OF COMPLIANCE RECORDED UNDER ORS 90.830
RELATING TO MARINA PURCHASE BY TENANTS' ASSOCIATION**

STATE OF _____

COUNTY OF _____

I, _____, being first duly sworn, depose and say that:

1. I am (check applicable box)

the owner of, or

[Back to Table of Contents](#)

JUNE RELEASE NOTES

Affidavit (Indemnity Agreement by Owner)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Portland	N/A	331684	

Revised the lien period from 120 days to 75 days:

4. There are no contracts for the making of repairs or for new construction on said Land or for the services of architects, engineers or surveyors, nor are there any unpaid bills or claims for labor or services performed or material furnished or delivered during the last seventy-five (75) days for alterations, repair work or new construction on said Land, including site preparation, soil tests, site surveys, demolition, etc., except (if none, check "None"):

[Back to Table of Contents](#)

Agreement (Regarding Lot Sale - MH)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	NW IT	IN16000116515	329406	ORD1406.doc

New document. Render to view complete document.



**AGREEMENT REGARDING
LOT SALES IN NEWLY SUBDIVIDED
MANUFACTURED DWELLING PARK**

RECITALS

A. The undersigned, referred to in this Agreement as "Owner," is the owner and developer of a subdivision (the "Subdivision") known, or to be known, as **Sunny Meadows**. The Subdivision consists, or will consist, of lots platted in an existing park of manufactured dwellings or mobile homes. Some or all of the dwellings or homes are occupied by person (the "Tenants") under lease or other tenancies of occupancy.

[Back to Table of Contents](#)



JUNE RELEASE NOTES

Bill of Sale

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Portland	N/A	331700	

Revised to remove the Acknowledgment section:

[Back to Table of Contents](#)

Certification (Regarding Lot Sale - MH)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	NW IT	IN16000116515	329406	ORD1407.doc

New document. Render to view complete document.

CERTIFICATION	
Lender Bank 1000 Big Money Avenue Beverly Hills, CA 90210	Date: June 14, 2016 Ref. No.: LenderRefNum11111 OrderNo.: MS Test CDF OR1 Lot: 101 Property: 100 Property Street Portland, OR 97294
<p>The undersigned seller of the above referenced lot certifies:</p> <ol style="list-style-type: none"> 1. That the lot is not subject to the offer of sale requirements of Oregon Revised Statutes (ORS) 92.840 for the reason that the lot is not occupied by a tenant; or 	

[Back to Table of Contents](#)



JUNE RELEASE NOTES

Deeds

NEW/MOD Mod	REQUESTED BY TT Portland	FOOTPRINTS No(s). n/a	TFS No(s). 328842	FILE NAME (NEW ITEMS ONLY)
----------------	-----------------------------	--------------------------	----------------------	----------------------------

Affected docs:

- Deed (Statutory Quitclaim)
- Deed (Statutory Quitclaim), Legal
- Deed (Statutory Special Warranty - Modified)
- Deed (Statutory Special Warranty - Modified), Legal
- Deed (Statutory Special Warranty - REO)
- Deed (Statutory Special Warranty - REO), Legal
- Deed (Statutory Special Warranty In Fulfillment of Contract)
- Deed (Statutory Special Warranty In Fulfillment of Contract), Legal
- Deed (Statutory Special Warranty)
- Deed (Statutory Special Warranty), Legal
- Deed (Statutory Warranty)
- Deed (Statutory Warranty), Legal
- Deed (Timber)
- Deed (Timber), Legal

Adjusted document to format spacing when exceptions print on Exhibit page with no numbering scheme selected.

EXHIBIT "B"
Exceptions

BEFORE

Subject to:

Deed Exception 1
Deed Exception 2
Deed Exception 3 with additional text being added to test formatting when text wraps to additional line. Deed Exception 3 Deed Exception 3 Deed Exception 3.

Also adding more text to test formatting when Deed Exception contains multiple paragraphs.
Deed Exception 4 with additional text being added to test formatting when text wraps to additional line. Deed Exception 4 Deed Exception 4 Deed Exception 4.

Also adding more text to test formatting when Deed Exception contains multiple paragraphs.

EXHIBIT "B"
Exceptions

AFTER

Subject to:

Deed Exception 1
Deed Exception 2

Deed Exception 3 with additional text being added to test formatting when text wraps to additional line. Deed Exception 3 Deed Exception 3 Deed Exception 3.

Also adding more text to test formatting when Deed Exception contains multiple paragraphs.

Deed Exception 4 with additional text being added to test formatting when text wraps to additional line. Deed Exception 4 Deed Exception 4 Deed Exception 4.

Also adding more text to test formatting when Deed Exception contains multiple paragraphs.

[Back to Table of Contents](#)



JUNE RELEASE NOTES

EPU Closing Checklist

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	TT Salem	N/A	329644	ORD1408.doc

New document. Render to view complete document.

SALE - EVENING

PRIVATE LENDER CASH SHORT SALE

EPU Closing Checklist

Upload the Checklist and Documents Below in smartVIEW

Documents to be Named (i.e. Checklist, Broker Pkg, Note, etc.). Move to 'EPU Requests' folder in smarVIEW

Request Task 62 in SoftPro OR Email as listed below

Email Request (No Attachments) to: CLOSINGS-EPU@FNF.COM or @CTT.COM

Enter Escrow Number in Email Subject Line

Escrow No.: MS Test CDF OR1 Escrow Officer: SPS Administrator
 Escrow Branch: Ticor Title Company of Oregon 1st Loan: HUD CDF Mark Final
 COE: June 30, 2016 2nd Loan: HUD CDF Mark Final
 O/C Title No.: _____ - County Name: Multnomah

Recording Charges: EPU to Adjust Branch to Adjust Branch Already Adjusted

Closing CD Encryption Password (if CD Requested): _____

Please process the following:

Send Buyer's package via:

Mail DEL *B2B* c/o Agent Fed-Ex On-Trac UPS
 Email: _____ NEW YEARS LETTER - B2B Funds Wired by Branch
 Include _____ copies of CD Please Include: _____

Send MB package via:

DEL *B2B* Fed-Ex On-Trac UPS Mail
 Email: _____ N/A - Done in Branch
 Please include copies of: Note 1003 Other: _____

Send 1st Lender's package via:

DEL *B2B* Fed-Ex On-Trac UPS Mail
 Email: _____
 Include: Check Loan Docs Other: _____

[Back to Table of Contents](#)



JUNE RELEASE NOTES

Escrow Instructions (5 of them)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	OR State Counsel	N/A	332375	

The Instructions below have been revised to have a new sentence added in the 'General Instructions' section:

- 🔗 EI - Borrower's (EIS)
- 🔗 EI - Buyer's (EIS)
- 🔗 EI - Lender's (EIS)
- 🔗 EI - Sale (EIS)
- 🔗 EI - Seller's (EIS)

GENERAL INSTRUCTIONS

The General Provisions attached to these instructions are part of these instructions.

Buyer agrees to provide new hazard insurance policy acceptable to lender and to authorize payment of premium through escrow unless a paid receipt is provided to escrow.

The items indicated by "POC" or "PAID" or "*" are included at the direction of the Lender for disclosure purposes

[Back to Table of Contents](#)

Escrow Instructions - General Provisions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	OR State Counsel	N/A	332375	

Prorations and Adjustments revised for the following verbiage:

2. PRORATIONS AND ADJUSTMENTS

Make each proration on the basis of the actual number of days in the year covered by said item, annualizing monthly amounts. Tax prorations shall be based on the amount of the latest available tax statement (which may include reductions based on any deferral or exemption); during periods in which the current years tax figures are not available, you shall prorate taxes or assessments upon the immediate preceding year's figures, any further adjustment in actual taxes shall be handled between the parties outside of this escrow and Escrow Agent shall have no liability for the collection or payment thereof. If the parties herein have provided Escrow Agent with a rent schedule on the subject property, you shall prorate rents and charge seller and credit buyer with any deposits paid in advance pursuant to the rent schedule approved by the parties. Seller represents that they will collect all rents which fall due prior to the close of escrow. Make no adjustment against buyer for uncollected rent. Buyer acknowledges that the assessor's office customarily mails tax notices for the July 1 to June 30 tax year in October of the tax year and that Escrow Agent cannot guarantee that the tax assessor's office will address the tax bill to Buyer. Buyer accepts responsibility for contacting the assessor's office and obtaining a tax bill in a timely manner. Buyer acknowledges that a discount applies only if taxes are paid in full on or before November 15 of the tax year and that interest and billing charges may accrue after November 15.

[Back to Table of Contents](#)



JUNE RELEASE NOTES

Indemnity Agreement (General - Construction Liens)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Penny Hoskins	IN16000320261	332169	

Revised to include a Warning first page:

**THIS INDEMNITY
AGREEMENT
CANNOT BE USED
IN THIS
TRANSACTION
UNLESS
AUTHORIZED BY
LOCAL OR STATE
COUNSEL.**

[Back to Table of Contents](#)



JUNE RELEASE NOTES

Information Sheets (3)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	TT Salem		331332	

The below documents have been revised to remove the option for how the customer would like to receive their document copies:

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

This section has been removed after the Signatures:

At the time of closing, please indicate the preferred method to receive document copies:

CD USB Flash Drive* Paper

* This option is not available in all branches. Please check with your escrow officer.

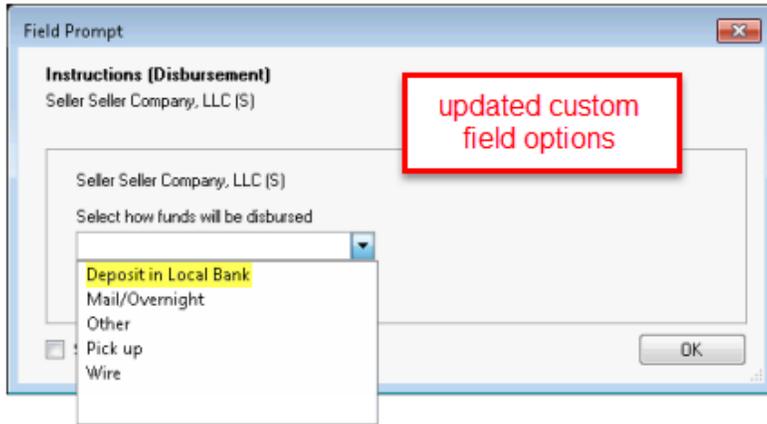
[Back to Table of Contents](#)

JUNE RELEASE NOTES

Instructions (Disbursement)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Portland	n/a	326338	

Revised document to give users option to select if funds are to be deposited in a local bank. **If not chosen, it will not pull to the document at all.



If "Deposit in Local Bank" is selected, you will get prompt below

Call when ready to pick up, Phone No.: _____

Mail/Overnight to:

Deposit in Local Bank (attach VOIDED check)

Bank Name: _____

Account Name: Seller Company, LLC _____

ABA No. _____

Account No. _____

Wire to:

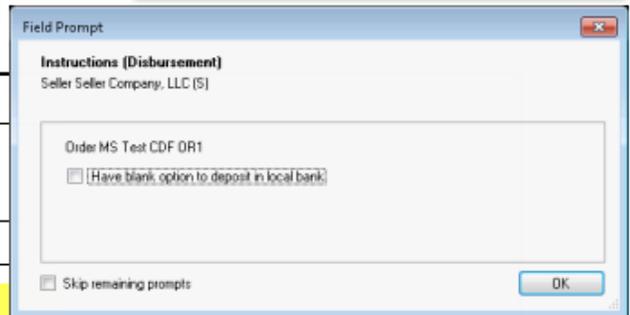
Bank Name: _____

Account Name: _____

ABA No. _____

Account No. _____

Other:



If this custom field prompt checkbox is left empty, this will be left blank.

NOTE: If any other option from above updated custom field drop down is selected, the highlighted section will not appear on the document.

[Back to Table of Contents](#)



JUNE RELEASE NOTES

Instructions (Partial Satisfaction of Support)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Escrow Admin	n/a	332134	

Revised title of document in tree [previously, Instructions (Support Satisfaction)], removed the General Provisions and the signatures lines that follow per request from Escrow Admin.

[Back to Table of Contents](#)

Open Order Sheet (Order Summary)

Open Order Sheet (Order Summary) - Ltr

Open Order Sheet (Order Summary) with Notes

Open Order Sheet (Order Summary) with Notes - Ltr

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	NW IT	IN16000277086	328871	

Added the "Special Instructions/Comments" as the last section.

Field Prompt

Open Order Sheet (Order Summary)
Order CarlyWATest-CDF

Order CarlyWATest-CDF

Enter specific distribution information (no. of copies, document type, and to whom)

Special Instructions go here

SPECIAL INSTRUCTIONS/COMMENTS

Special Instructions go here

[Back to Table of Contents](#)



JUNE RELEASE NOTES

Ownership and Monetary Encumbrances Report

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement		331250/329483	

Added the Limitations of Liability page. Render doc to see the entire verbiage:

LIMITATIONS OF LIABILITY

APPLICANT EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REPORT. APPLICANT RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, APPLICANT UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. APPLICANT AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS.

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

[Back to Table of Contents](#)

Personal Property Search

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement		331252/329483	

Added the Limitations of Liability page. Render doc to see the entire verbiage:

LIMITATIONS OF LIABILITY

APPLICANT EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REPORT. APPLICANT RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, APPLICANT UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. APPLICANT AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS.

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

[Back to Table of Contents](#)

Preliminary Report

Preliminary Report (Schedule A)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	TT Portland	n/a	328867	

Added company email address to top of the Schedule A of the document.

[Back to Table of Contents](#)



JUNE RELEASE NOTES

Title Plant Records Report

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Portland /Settlement		329451/329483	

Added the Limitations of Liability page. Render doc to see the entire verbiage:

LIMITATIONS OF LIABILITY

APPLICANT EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REPORT. APPLICANT RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, APPLICANT UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. APPLICANT AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS.

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

Revised Customer Reference to pull in the Escrow Company Reference Number.

Lender Bank
1000 Big Money Avenue
Beverly Hills, CA 90210

Customer Ref.: EscrowCoRefNum11111
Order No.: MS Test CDF OR1
Effective Date: April 1, 2016 at 12:00 AM
Fee(s): \$150.00

[Back to Table of Contents](#)



JUNE RELEASE NOTES

Title

Combination Form Guarantee

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Portland		332621	

At the direction of Underwriting counsel, the document has been updated to add the disclaimer at the end of Exhibit 2.

CHICAGO TITLE INSURANCE COMPANY

GUARANTEE NO. LoanPolNum-456

EXHIBIT 2

Relative to the encumbrance to be enforced, if any, shown on Exhibit 1:

1. Attention is directed to The Servicemembers Civil Relief Act (successor to The Soldiers' and Sailors' Civil Relief Act of 1940), which restricts proceedings against persons in the military service of the United States.
2. Attention is called to the Federal Tax Lien Act of 1966 (Public Law 89-719) which, among other things, provides that written notice of a non-judicial sale be given to the Secretary of the Treasury or his or her delegate as a requirement for the discharge of a federal tax lien or the divestment of any title of the United States, and establishes a right in the United States to redeem the property within a period of One Hundred Twenty (120) Days from the date of such sale.
3. Except as shown on Exhibit 1, no notice of pendency of an action for the foreclosure of the encumbrance to be enforced has been recorded in the county in which the premises are situated.
4. This Guarantee provides no assurances with respect to any facts, rights, title, interest or claims which are not shown by the public records, and this Exhibit 2 is not intended to show the names of persons whose rights, title, interests or claims are not shown by the public records, including, without limitation, those who may be known to the Assured or who could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.
5. If applicable, the names and addresses, as shown therein, of persons who have recorded requests for a copy of a notice of sale or notice of default, under ORS 86.806 of the Oregon trust deed statutes, are:
N/A
6. If applicable, the name of the Grantor in the encumbrance whose lien is to be enforced is:
Steven S. Smith
7. If applicable, the name of the successor in interest to the Grantor is:
N/A
8. If applicable, the names of additional necessary persons not shown above to be made defendants in a suit to enforce the subject encumbrance; or, if applicable, the names of additional persons who are entitled, under the Oregon trust deed statutes, ORS 86.705 et seq., to receive notice of sale; or, if applicable, the names of additional persons who are entitled, under the land sale contract forfeiture statutes, ORS 93.905 et seq., to receive notice of default, are:

FILL IN NAMES AND ADDRESSES

NOTE: Any address shown in this Exhibit 2 is transcribed from a recorded or filed document; the address is not necessarily current or reliable for providing notice. For giving notice to the Internal Revenue Service, see IRS Publications 786 and 4235.

END OF EXHIBIT 2



JUNE RELEASE NOTES

LOOKUP TABLES

Escrow Instruction Phrases

NEW/MOD New	REQUESTED BY FNT Salem	FOOTPRINTS No(s). IN16000297041	TFS No(s). 330020
-----------------------	----------------------------------	---	-----------------------------

New phrase added:

Code	Name
vetex02	ARMED FORCES

The undersigned hereby represents he/she is or has been a member of the Armed Forces and that the property which is the subject of this escrow will be or is occupied by said member or former member of the Armed Forces.

[Back to Table of Contents](#)



JUNE RELEASE NOTES

SERVICELINK

DOCUMENTS

Escrow

Affidavit (Supporting FinCEN GTO - Miami-Dade County)

NEW/MOD New	REQUESTED BY SL - Teri Jones	FOOTPRINTS No(s). n/a	TFS No(s). 329442	FILE NAME (NEW ITEMS ONLY) FLD1238.doc
----------------	---------------------------------	--------------------------	----------------------	---

FL document

New document. Render to view complete document.

SUPPORTING FinCEN GTO AFFIDAVIT MIAMI, DADE COUNTY, FL

The Financial Crimes Enforcement Network ("FinCEN"), a bureau of the U.S. Department of Treasury, has issued Geographic Targeting Orders to various title insurance companies on or about January 13, 2016 ("Order"). A full copy of the Order is available upon request. The Order requires [Fidelity National Title Insurance Company](#) (the "Company"), including any subsidiaries and agents of the Company (defined in the Order as a "Covered Business"), to collect certain information with respect to certain transactions defined as "Covered Transactions" that are handled by the Covered Business. As a Covered Business, the Company and [Wayne Buehrer](#) ("Settlement Agent") require that, using this form, you certify that the transaction in which you are entering is either not a Covered Transaction as defined in the Order, or, if it is a Covered Transaction, that you furnish this sworn statement.

STATE OF FLORIDA)
) ss:
COUNTY OF MIAMI-DADE)

Escrow No.: [MS Test CDF FL Multi-WRB](#)

BEFORE ME, the undersigned authority, personally appeared _____
(the "Affiant") who, being by me first duly sworn, under oath, deposes and says:

1. That Affiant is the _____ of _____
(the "Purchaser") and is authorized to make this Affidavit and the agreements set forth herein.
2. That the Employer Identification Number of Purchaser is: _____.
3. That title insurance commitment no. _____ involves the purchase of real property (the "Property") located in Miami-Dade County, Florida by Purchaser (the "Transaction").
4. That address of the Property is _____.
5. That the date of Purchaser's closing on the Transaction is _____.

[Back to Table of Contents](#)



JUNE RELEASE NOTES

Certification (FinCEN)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	SL - Teri Jones	n/a	329447	NYD1003.doc

HY document

New document. Render to view complete document.

FinCEN Certification

The Financial Crimes Enforcement Network ("FinCEN"), a bureau of the United States Department of Treasury, has issued Geographic Targeting Orders to various title insurance companies on January 13, 2016 ("GTO Order"). A full copy of the Order is available on request. The Order requires that this Company, including its subsidiaries and agents of the Company (defined in the Order as a "Covered Business") collect certain information with respect to certain transactions defined as "Covered Transactions" that are handled by the Covered Business.

As Covered Businesses, [Underwriter ONE](#) and [Title Company ONE](#) require that, using this form, you certify that the transaction in which you are entering is either (1) **not** a Covered Transaction as defined in the Order, or, (2) if it is a Covered Transaction, that you furnish _____ ("Agent") information which is required by the GTO.

Address of Property: [100 Property Street](#), Unit/Apt #[100A](#)
New York, N.Y.

Date of Closing: [June 30, 2016](#)

Name of Seller: [Seller Company, Inc.](#)

Name of Buyer: [Brian T. Buyer](#) and [Barbara T. Buyer](#)

(Check one (1) of the two (2) certifications below.)

The undersigned, being a representative of the buyer in the captioned matter, hereby certifies that the closing transaction is not a Covered Transaction under the Order.

[Back to Table of Contents](#)



JUNE RELEASE NOTES

Notice and Disclosure Form

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	SL - Teri Jones	n/a	329490	
<u>AZ document</u> Removed seller signatures.				

[Back to Table of Contents](#)

Notice of Settlement

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	SL - Tammy Boren	n/a	330215	
<u>NJ document</u> Added the jurat back to the document.				

[Back to Table of Contents](#)



JUNE RELEASE NOTES

TEXAS

DOCUMENTS

Escrow

Letter (Mail Out)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	AT Houston	IN16000316360	331333	

Removed the language "Please note the bottom line figure on line 303 of the first page of the settlement statement."

[Back to Table of Contents](#)

JUNE RELEASE NOTES

WASHINGTON

DOCUMENTS

Escrow

Additional Disbursements from Broker's Commissions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Seattle	IN16000281302	329416	

Added optional signature section for buyers, sellers, listing agents and selling agents. For each contact selected, signature lines will print.

Select Any
✕

Additional Disbursements from Broker's Commissions
HUD 1

A reference to some Contacts was encountered. Please choose any of the qualifying Contacts below.

Check ▾

- Buyer/Borrower Brian T. Buyer and Brenda T. Buyer (B)
- Seller Samuel T. Seller and Samantha T. Seller (S)
- Buyer/Borrower The Brian and Brenda Buyer Revocable Trust (B2)
- Seller Seller Company, Inc. (S2)
- Buyer/Borrower Buyer Company, Inc. (B3)

Select Any
✕

Additional Disbursements from Broker's Commissions
HUD 1

A reference to some Contacts was encountered. Please choose any of the qualifying Contacts below.

Check ▾

- Listing Agent/Broker The Listing Agency (LB)
- Selling Agent/Broker The Selling Agency (SB)
- Listing Agent/Broker The Second Listing Agency (LB2)
- Selling Agent/Broker The Second Selling Agency (SB2)

[Back to Table of Contents](#)



JUNE RELEASE NOTES

Affidavit (Lack of Probate)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	State Counsel	IN16000295905	331082	

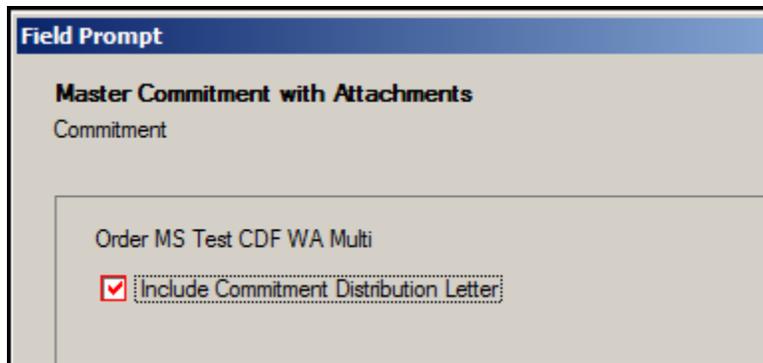
Updated document to reflect most recent version provided by state counsel.

[Back to Table of Contents](#)

Master Commitment with Attachments

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	NW IT	IN16000276090	328877	

Added a checkbox prompt 'Include Commitment Distribution Letter', this letter will now only render to the document when this box is checked.



[Back to Table of Contents](#)

JUNE RELEASE NOTES

- [Open Order Sheet \(Order Summary\)](#)
- [Open Order Sheet \(Order Summary\) - Ltr](#)
- [Open Order Sheet \(Order Summary\) with Notes](#)
- [Open Order Sheet \(Order Summary\) with Notes - Ltr](#)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	NW IT	IN16000277086	328871	

Added the "Special Instructions/Comments" as the last section.

Field Prompt

Open Order Sheet (Order Summary)
Order CarlyWATest-CDF

Order CarlyWATest-CDF

Enter specific distribution information (no. of copies, document type, and to whom)

Special Instructions go here

SPECIAL INSTRUCTIONS/COMMENTS

Special Instructions go here

[Back to Table of Contents](#)

JUNE RELEASE NOTES

Payoff Demand (Zero Balance)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Vancouver	IN16000219773	331115	WA00001019.doc

Render to see entire doc:



**CHICAGO TITLE
COMPANY**

PAYOFF REQUEST

To: Chase
1 Payoff Lender Street
Vancouver, WA 98661

Date: June 13, 2016
Escrow No.: JM CD Test WAJM
Borrower: Bob Buyer
Property: 1 Property Address
Friday Harbor, WA 98250

There has been a transaction placed in our Escrow Department for closing which provides for the payment in full of your Note and Deed of Trust/Mortgage.

THE LETTER MUST CONTAIN THE FOLLOWING:

- Loan has a zero (0) balance
- Reconveyance fee is or is not due and amount
- HELOC Closure Letter if applicable
- Statement indicating the reconveyances is in process

[Back to Table of Contents](#)

Questionnaire (3)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Penny Hoskins	IN16000311117	331110	

The below documents have been revised for a Buyer's Purchase to have the 1031 exchange verbiage:

-  Questionnaire
-  Questionnaire (Buyer-Borrower)
-  Questionnaire (Buyer-Borrower), Letter

Will you be using a Power of Attorney? Yes No If your answer is yes:

Who is giving Power of Attorney? _____

Who is signing on your behalf? _____

If the Power of Attorney is not already recorded, please provide us with a copy.

If the Power of Attorney is recorded, please provide name of the county in which it is recorded: _____

Will you be doing a 1031 exchange? Yes No

The undersigned hereby authorizes [Chicago Title Company EO](#) to provide my/our name and address information to

[Back to Table of Contents](#)



JUNE RELEASE NOTES

Title

Environmental Protection Lien 2006 - ALTA 8.1-06

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Underwriting	IN16000281663	332040	

The document has been modified to automatically render the Washington statute number "RCW 70 121 140" when the property state is WA. The field on the Endorsements screen does not need to be filled in for the form to render the Washington statute number.

ENDORSEMENT - ALTA 8.1-06
ENVIRONMENTAL PROTECTION LIEN

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Attached to Policy Number:

LoanPolNum-456

Environmental Protection Lien 2006 - ALTA 8.1-06	03/09/2015
--	------------

Custom Fields

Search

Label	Value
▶ Enter the state statute numbers that provide environmental protection liens	
Part of an aggregate fee	No

(b) any environmental protection lien provided by any state statute in effect at Date of Policy, except environmental protection liens provided by the following state statutes:

RCW 70 121 140

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of

Note: If the field is filled in, it will still pull in what is entered by the user.
Also, policies that reference the statute number for this endorsement have also been updated for the same.

[Back to Table of Contents](#)



JUNE RELEASE NOTES

WISCONSIN

DOCUMENTS

Escrow

CPL Information Request

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT WI	n/a	329763	WID0125.doc

New document. Render to view complete document.



INTERNAL CPL INFORMATION REQUEST

Date: June 15, 2016

Order No.: MS Test CDF WI

Loan No.: Loan11111

Lender: Lender Bank
1000 Big Money Avenue
Beverly Hills, CA 90210

Mortgagee Clause: Mortgagee Clause is entered here by the user. Adding more text to test the formatting when text wraps to additional line.

Borrower(s): Brian Buyer, Bethany Buyer, Buyer Company, Inc. and Brenda T. Buyer Revocable Trust

Property: 100 Property Street, Sheboygan, WI 53081

[Back to Table of Contents](#)

Search Sheet

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT WI	n/a	332355	

Added "20yr" to the FTL column.

NAME SEARCH	DATE		C-CAP TSCAN	GRANTOR AND GRANTEE	OFAC	PROBATE/ MISC	CHILD SUPPORT LIENS/CRIS	FTL
	SINCE	TO						20yr
Brian Buyer								

[Back to Table of Contents](#)



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.

Double Escrow Disclosure (Acquisition Escrow) Double Escrow Disclosure (Resale Escrow)

New/Mod New	Action Required Replace	Applicable States/Sites WA	File Name (new items only)
Replace DOC_WA00000957 with DOC_SSCORPD5510. Replace DOC_WA00000958 with DOC_SSCORPD5511.			

[Back to Table of Contents](#)