

SOFTPRO SELECT

RELEASE NOTES



JUNE, 2015

Testing Release Date: June 4, 2015

Production Release Date: June 19, 2015



JUNE RELEASE NOTES

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ALL STATES/SITES

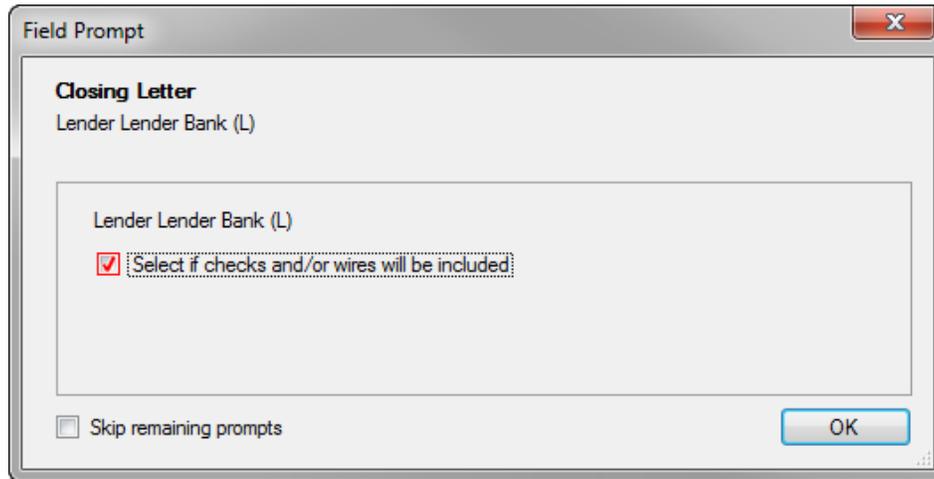
DOCUMENTS

Escrow

Closing Letter (all versions)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CA Monterey	n/a	268163	

Revised to include option to show wires.



The closing on the above referenced transaction has now been completed. In connection therewith, we enclose the following:

- Wire in the amount of \$145.00 was sent in accordance with your instructions
- Amended Settlement Statement

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W-9

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	n/a	269503	

The W-9 has been removed from SoftPro Select. Form will need to be accessed on IRS.gov.

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Title

- All Loan Policy Endorsements
- All Loan Policy Mgmt Endorsements
- All Owners Policy Endorsements
- All Owners Policy Mgmt Endorsements
- All Commitment Endorsements
- All Commitment Mgmt Endorsements

NEW/MOD Mod	REQUESTED BY FNT Concord	FOOTPRINTS No(s). n/a	TFS No(s). 274131	FILE NAME (NEW ITEMS ONLY)
----------------	-----------------------------	--------------------------	----------------------	----------------------------

Provided additional functionality for users when selecting endorsements documents. By selecting a document filtered to a specific product type (i.e., loan policy, owner's policy, commitment) only those endorsements associated with that product type will be listed.



In this example, the order has 2 commitments (each with 2 endorsements), 2 loan policies (each with 5 endorsements) and 2 owner's policies (each with 5 endorsements) for a total of 24 endorsements

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REPORTS

Customer Report Card				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	SoftPro		269524	
<ul style="list-style-type: none"> Added picklist for Escrow Officer 				

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EPU Closing Disb Tasks				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CA Div II		266520	
<ul style="list-style-type: none"> Added a new dropdown above "checklist received after" for "Select cut-off time"; options are: 4pm; 8pm (default); 9pm Removed logic that is tied to the "Select task for Closing Disb checklist" and instead use the selection in the first 2 dropdowns to control the task and the cut-off time used by the report Updated Branch move- it to pull from SPAdmin report. Updated SPAdmin pick-list maintenance report "branch" option to populate for EPU branch logic also. 				

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Escrow Trial Balance				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	IL OAC		270715	
<ul style="list-style-type: none"> Added picklist for Product Type 				

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Fees By Selection				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	FT Houston		270409	
<ul style="list-style-type: none"> Transaction detail adjustments will no longer included details outside the date range when the match up original and void option is checked. 				

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Invoice Aging				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	FT Portland		266731	
<ul style="list-style-type: none"> Added a combobox for Bill Code; options are: "All" (default) and each individual bill code; limit report results per selection On the Excel export, added columns for Invoice Sequence (the number that appears in the far left of the invoice grid; e.g. "1" or "2" and Invoice Number (the invoice number field) 				

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Order Count Revenue/Revenue Summary				
NEW/MOD MOD	REQUESTED BY FNT Portland	FOOTPRINTS No(s).	TFS No(s). 268824	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Added a combobox after “Show LCP counts/revenue” for “Show revenue amounts”; options are: “Yes-all” (default): “No” and “Yes-Except Other Revenue” <ul style="list-style-type: none"> ○ When Yes-all is selected: the report will display all revenue amounts, same as existing functionality ○ When No is selected: the report will display no revenue amounts; columns and labels can remain, but do not show any revenue amounts ○ When Yes-Except Other Revenue” is selected: the report will not include the “Other Revenue” bill codes on the report at all; the “Other Revenue” column/label can show but the column should be blank; the monthly averages, projections and prior month information should not include the “Other Revenue” bill codes, only the Title, Escrow, Referral revenue bill codes 				

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Order Log				
NEW/MOD MOD	REQUESTED BY CT Chicago Metro	FOOTPRINTS No(s).	TFS No(s). 27188	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Added a checkbox for “Show only estimated settlement date orders”; default unchecked • Added a group by option for “Settlement Agent” and “Settlement Agent, Escrow Officer/Closer” • Added a picklist for Settlement Agent Flash Code; dropdown for Settlement Agent flash code filter; picklist for Settlement agent lookup code (same as Overdraft report) • Changed “Show only one row per order” checkbox into a dropdown; labeled “Format type”; options are: “Show Attorneys and Lender”, “Show Marketing Source and Branch” (default-same as existing unchecked format), “Show only one row per order” <ul style="list-style-type: none"> ○ For “Show Attorneys and Lender” the Settlement Time will be displayed after the Settlement Date; replaced the Property Address column with “Buyer Attorney” stacked over “Seller Attorney” (company names), replaced the Marketing Source/Branch column with “Lender/Lender Phone Number” (company name) 				

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Template Applied				
NEW/MOD MOD	REQUESTED BY FT WA	FOOTPRINTS No(s).	TFS No(s). 269678	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Added a column to display the Transaction Type (there is already a filter for it) after Order Number column 				

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Title/Policy Production				
NEW/MOD MOD	REQUESTED BY Dallas CPF	FOOTPRINTS No(s).	TFS No(s). 268722	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Updated the report logic so that incomplete tasks do not get a completed date of “1753-01-01” assigned to them 				

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JUNE RELEASE NOTES

Transaction Form				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	SL/NL		268733	
<ul style="list-style-type: none">• Added new flow text custom field for Outgoing wires• Labeled "Transaction form outgoing wire instructions"• When the custom field is populated display the value under the extended memo (label as "Additional Details")				

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Transaction History				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	Houston OAC		269928	
<ul style="list-style-type: none">• Corrected the sort order when the running balance option is used				

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JUNE RELEASE NOTES

CALIFORNIA

DOCUMENTS

Escrow

Bulk – Bill of Sale

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT San Francisco	n/a	274333	

Revised to include 'Read and Approved by Buyer(s)' section:

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

Ben J. Seller

Date

Rebecca L. Seller

Date

READ AND APPROVED BY BUYER(S):

Tom D. Buyer

Date

Denise A. Buyer

Date

If this new prompt is checked this new section will be omitted:

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JUNE RELEASE NOTES

Closing Letter (Listing/Selling Broker)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Alameda / Contra Costa	n/a	270550	

Modified so that for Commercial transactions it will no longer pull "Commission Desk" in the Addressee section, but will pull the person's name associated with the Selling or Listing Broker contact. Also adjusted document selection prompt so that only Listing or Selling Agent contacts are listed.



Chicago Title
Insurance Company

101 Test Avenue
 Tulare, CA 93274
 Phone: (559)555-1111 / Fax: (559)555-2222

Lisa Lister 

The Listing Agency
1000 Listing Way
Anywhere, CA 99999

Date: June 3, 2015

Ref. No.: ListingRefNum111

Escrow No.: 2015030304-MS Test BaseMS

Property: 100 Property Street
Northridge, CA 91324

Document Selection ✕

Please make one or more selections for each document below.

Check ▾

Closing Letter (Listing/Selling Broker)

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

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JUNE RELEASE NOTES

MH Application Registration (HCD 480.5)
MH Application for Duplicate Register Card (HCD481.2)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT San Luis Obispo	n/a	271030	

Revised to give prompts for the Current/Forwarding county instead of pulling in the Property County:

Example from MH Application Registration (HCD 480.5):

Enter the Buyer's forwarding county

Enter the Buyer's current county

Current Mailing Address	Street	593 Flag Drive		
	City	County	State	Zip
	Ahwahnee	Madera	California	93601
Future Mailing Address (if different than above)	Street	123 Main Street		
	City	County	State	Zip
	Los Angeles	Los Angeles	California	90005
Effective Date >	May 17, 2013			

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JUNE RELEASE NOTES

Notice of Completion

NEW/MOD Mod	REQUESTED BY NoCal EPU	FOOTPRINTS No(s). n/a	TFS No(s). 271801	FILE NAME (NEW ITEMS ONLY)
-----------------------	----------------------------------	---------------------------------	-----------------------------	-----------------------------------

Item #5 revised to look to Vesting that contains 'tenants' to pull in the Names, Address. Reverted signature section to previous version.

Seller

Individual Organization Type:

Name(s):	First	Middle	Last	Suffix	Relationship
	Samuel		Seller		and
	Samantha		Seller		, husband and wife

Name: Samuel Seller and Samantha Seller
Payee name: Samuel Seller and Samantha Seller
Vesting: as tenants by the entirety
Interest: , as to an undivided 1/2 interest
Forwarding address:
Street: 808 Aloha Way
City/State/Zip: Honolulu HI 96813- Foreign

Seller

Individual Organization Type:

Name: Seller Company, Inc.
Payee name: Seller Company, Inc.
Vesting: as tenants in common
Interest: , as to an undivided 1/2 interest
Forwarding address: Same as current address
Street: 1001 Sellers Way
Suite 100
City/State/Zip: Northridge CA 91324- Foreign

5. The full names and full addresses of all persons, if any, who hold title with the undersigned as joint tenants or as tenants in common are:

Samuel Seller and Samantha Seller, 808 Aloha Way, Honolulu, HI 96813
Seller Company, Inc., 1001 Sellers Way, Suite 100, Northridge, CA 91324

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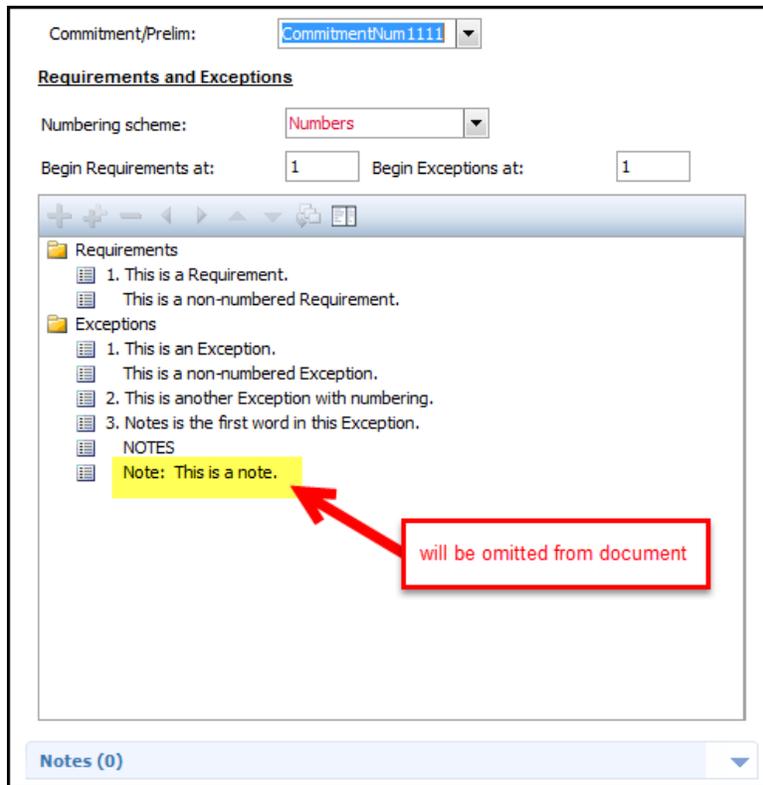
JUNE RELEASE NOTES

Recording and Policy Instructions (w/ Notes)

Recording and Policy Instructions (w/o Notes)

NEW/MOD Mod	REQUESTED BY FNT Redding	FOOTPRINTS No(s). n/a	TFS No(s). 275727	FILE NAME (NEW ITEMS ONLY)
-----------------------	------------------------------------	---------------------------------	-----------------------------	-----------------------------------

Changed logic so that exceptions that begin with "Note:" will be omitted from the policy instructions. Exceptions that begin with the word "Note" (no colon) will not be omitted.



Commitment/Prelim:

Requirements and Exceptions

Numbering scheme:

Begin Requirements at: Begin Exceptions at:

- Requirements
 - 1. This is a Requirement.
 - This is a non-numbered Requirement.
- Exceptions
 - 1. This is an Exception.
 - This is a non-numbered Exception.
 - 2. This is another Exception with numbering.
 - 3. Notes is the first word in this Exception.
 - NOTES
 - Note: This is a note. will be omitted from document

Notes (0)

INSTRUCTIONS TO RECORD

Estimated to record on June 30, 2015, when you can vest title in Brian T. Buyer and Brenda T. Buyer, as tenants by the entirety

According to the following instructions:

#	Description	Disposition	Note(s)
1.	- This is an Exception....		
	- This is a non-numbered Exception....		
2.	- This is another Exception with numbering....		
3.	- Notes is the first word in this Exception....		
	- NOTES...		

ADDITIONAL INSTRUCTIONS & FINAL ENCLOSURES

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LOOKUP TABLES

P – Endorsement - CA			
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).
MOD	National Accounting	n/a	n/a
<p>Changed process for inserting Interim Binder Credit. Users will now use the Endorsements Screen to add the Binder Credit instead of applying Credit directly to HUD lines. Revised existing Job Aid on “Entering an Interim Binder Credit”. See job aids provided.</p>			

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JUNE RELEASE NOTES

FLORIDA

DOCUMENTS

Escrow

Authorization (Survey Order)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Tampa	n/a	273186	

Added flood verbiage.

4. Payment for the survey shall be at closing. In the event the proposed transaction does not close with [Fidelity National Title Company, LLC](#) as scheduled, the survey company will send the invoice to the undersigned who shall be responsible for payment.

IS THE PROPERTY LOCATED IN A FLOOD ZONE? Yes No

IF YES, ARE WE TO ORDER AN ELEVATION CERTIFICATE? Yes No

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JUNE RELEASE NOTES

ILLINOIS

DOCUMENTS

Escrow

Addendum to Agreement for Title Insurance (Delayed Document Procedure)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Metro Const. Dept.	n/a	267575	

Removed "10A" from the reference to the Interim Mechanic's Lien Endorsement.

With respect to [Fidelity National Title Insurance Company](#) requirements for the furnishing of mechanic lien coverage to Lender at the time of each disbursement of funds by Lender, the following shall be added to Article 3, as C.(1)(e). The [Interim Mechanic's Lien Endorsement](#), to be furnished as provided hereinafter at D, shall be furnished by [Fidelity National Title Insurance Company](#) in accordance with the following procedure applicable to the receipt by [Fidelity National Title Insurance Company](#) of contractor sworn statements and waivers:

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Addendum to Agreement for Title Insurance (Gap Coverage)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Metro Const. Dept.	n/a	267575	

Removed "10A" from the reference to the Interim Mechanic's Lien Endorsement and changed the Date Down Endorsement reference from 10 to 7.

changed 10 to 7

Subsequent to the aforesaid date down and upon receipt of Lender's deposit required by Article 3.C.(2), [Fidelity National Title Insurance Company](#) will again date down Lender's policy and shall furnish Lender [Fidelity National Title Insurance Company](#) Date Down Endorsement 7 and [Interim Mechanics' Lien Endorsement](#) (in the form as attached hereto as an Exhibit) extending the effective date of Lender's policy to the date of Lender's current disbursement of funds. No addition of title exceptions will be added to Lender's title insurance policy by [Fidelity National Title Insurance Company](#) as a result of said second date down unless (i) Lender consents thereto in writing, or (ii) [Fidelity National Title Insurance Company](#) furnishes to Lender by policy endorsement (i.e., [Fidelity National Title Insurance Company](#) Policy Modification Endorsement 12) affirmative protection against loss or damage sustained as a result of the matter reflected in the new exception.

removed "10A"

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Amendment to Subcontractors Affidavit

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Metro Const. Dept.	n/a	267575	

Reduced spacing to prevent a blank page from rendering.

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JUNE RELEASE NOTES

Appointment Sheet						
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)		
Mod	CT Metro	n/a	269794			
Added the Escrow Office information (name, street address and city) in top section of the document.						
<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;"> <div style="display: flex; justify-content: space-between; align-items: center;">  <div style="text-align: center;"> <h2 style="margin: 0;">CHICAGO TITLE COMPANY</h2> </div> <div style="text-align: right;"> <h3 style="margin: 0;">APPOINTMENT SHEET</h3> </div> </div> <div style="margin-top: 10px;"> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> Order No.: 2014070299-MS Test IL Date of Closing: June 30, 2015 Time of Closing: 12:00 AM Scheduled By: Jane Doe Order Type: Title & Escrow Closing Office: Chicago Title Company 1000 Main Street, Suite 500, Chicago </td> <td style="width: 50%; vertical-align: top;"> Taken By: S Date Scheduled: June 5, 2015 Closer: Michele Scarbrough Phone: (919)829-1122 ext. 5318 Purchase Price: \$300,000.00 </td> </tr> </table> </div> </div>					Order No.: 2014070299-MS Test IL Date of Closing: June 30, 2015 Time of Closing: 12:00 AM Scheduled By: Jane Doe Order Type: Title & Escrow Closing Office: Chicago Title Company 1000 Main Street, Suite 500, Chicago	Taken By: S Date Scheduled: June 5, 2015 Closer: Michele Scarbrough Phone: (919)829-1122 ext. 5318 Purchase Price: \$300,000.00
Order No.: 2014070299-MS Test IL Date of Closing: June 30, 2015 Time of Closing: 12:00 AM Scheduled By: Jane Doe Order Type: Title & Escrow Closing Office: Chicago Title Company 1000 Main Street, Suite 500, Chicago	Taken By: S Date Scheduled: June 5, 2015 Closer: Michele Scarbrough Phone: (919)829-1122 ext. 5318 Purchase Price: \$300,000.00					

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Broker's Waiver				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Metro Const. Dept.	n/a	267575	
Changed document title from "Full Satisfaction and Waiver of Lien" to "Broker's Waiver".				

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Change in Subcontractor				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Metro Const. Dept.	n/a	267575	
In the first line, replaced "deposes and says that he executed" with "deposes and says that he/she has executed".				

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Closing Contact Information - With Notes				
Closing Contact Information				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Metro	n/a	271751	
Closing Contact Information - With Notes has Notes and Closing Contact Information does not include Notes.				

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JUNE RELEASE NOTES

Disclosure Statement - CT METRO ONLY

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Metro	n/a	268506	

Removed the fees that pull into the Other Fee section (and replaced with a blank line)

*Owner's Title Policy:	\$	_____	119.50
*Mortgage Title Policy:	\$	_____	460.00
Escrow or Closing Fee:	\$	_____	0.00
Other Fees:	\$	_____	
Total Estimated Charges:	\$	_____	579.50

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Escrow Trust Instructions (Strict Joint Order #1 - Earnest Money)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT Metro	n/a	273953	

Added address and phone to signature section.

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

SELLER(S):

Samuel Seller _____ Date

Samantha Seller _____ Date

Address: _____

Phone: _____

PURCHASER(S):

Brian T. Buyer _____ Date

Brenda T. Buyer _____ Date

Address: _____

Phone: _____

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JUNE RELEASE NOTES

Final Waiver of Lien

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Metro Const. Dept.	n/a	267575	

Added new Custom Field for Items Furnished. Corrected typos as well.

Field Prompt

Final Waiver of Lien
Order 2014070299-MS Test IL

Order 2014070299-MS Test IL

Enter the item(s) needing to be furnished for the premises

a, b, c

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by _____
to furnish a, b, c for the premises known as 100 Property Street, Santa Clara, CA 95052 of which Samuel Seller,
Samantha Seller and Seller Company, Inc. is the owner.

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JUNE RELEASE NOTES

Later Date Transmittal (Metro)				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Metro	n/a	275330	

Added prompt to enter the information underneath "Policy subject to taxes for:" in item C, rather than pulling all exceptions with a code starting with "T".

Field Prompt

Later Date Transmittal (Metro)

Commitment 1

Commitment 1

Policy subject to taxes for:

a, b, c

C. ISSUE POLICY:

The Closer should be notified immediately if file is not ready for Policy.
 The Loan Policy must be received by the Lender within thirty (30) days.
 Proposed Lender to read:

[2nd Lender Bank](#) [2nd Lender Bank Proposed Insured Clause](#)
[Lender Bank](#) [Lender Bank Proposed Insured Clause](#)

Policy subject to taxes for:

[a, b, c](#)

Added POLICY DELIVERY / MAILING INSTRUCTIONS section.

POLICY DELIVERY / MAILING INSTRUCTIONS

Owners:
[Brian T. Buyer, Brenda T. Buyer and Buyer Company, Inc.](#)
 100 Property Street adding text to make address wrap around
 Chicago, IL 60605-1111
 Attorney's Email: attorneyemail@email.com

Loan:
[2nd Lender Bank Proposed Insured Clause](#)
 Loan/Ref No.: [Loan22222](#)
 Email: 2ndLenderBank@email.com

Loan:
[Lender Bank Proposed Insured Clause](#)
 Loan/Ref No.: [Loan11111](#)
 Email: LenderBank@email.com

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JUNE RELEASE NOTES

Partial Waiver of Lien				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Metro Const. Dept.	n/a	267575	

Added new Custom Field for Items Furnished. Corrected typos as well.

Field Prompt

Final Waiver of Lien
Order 2014070299-MS Test IL

Order 2014070299-MS Test IL

Enter the item(s) needing to be furnished for the premises

a, b, c

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by _____
to furnish a, b, c for the premises known as 100 Property Street, Santa Clara, CA 95052 of which Samuel Seller, Samantha Seller and Seller Company, Inc. is the owner.

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Payment Assignment				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Metro Const. Dept.	n/a	267575	

Changed document title from "Subcontractor's Direction to Pay" to "Payment Assignment".

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Residential Trade Listing				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Metro Const. Dept.	n/a	267575	

Removed blank Item #33 and numbered Item #34 "Other Trades/Comments:" to be Item #33

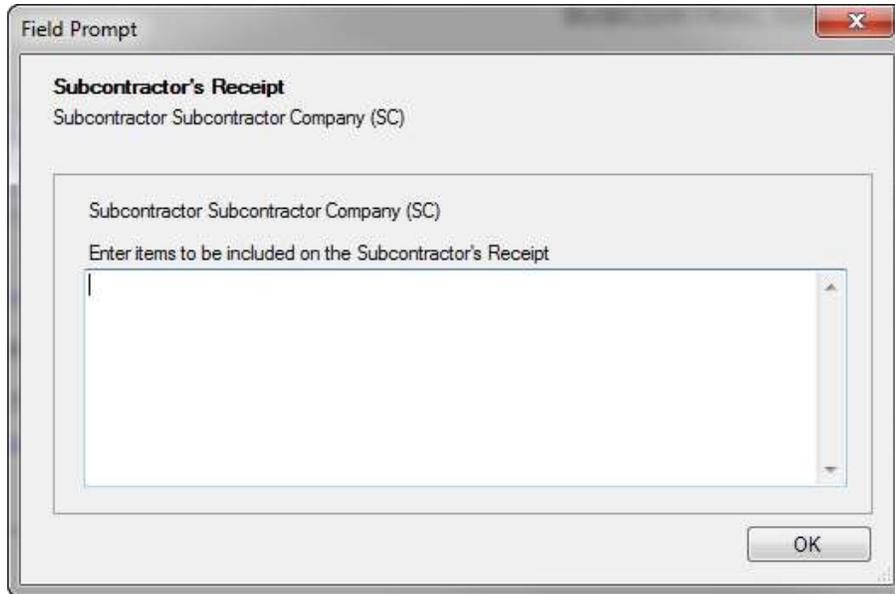
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JUNE RELEASE NOTES

Subcontractor's Receipt

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Metro Const. Dept.	n/a	267575	

Added a custom field prompt for users to type content to be rendered in body of document.



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JUNE RELEASE NOTES

Title and Escrow Contact Sheet

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	RLC FT Metro	n/a	273236	ILD0451.doc

New document. Render to view complete document.

 Fidelity National Title* Insurance Company	20 N Clark Street, Suite 220 Chicago, IL 60602 Phone: (312)621-5000 / Fax: (312)621-5035	
	Brian T. Buyer and Brenda T. Buyer 100 Property Street Chicago, IL 60605	Date: June 17, 2015 Title No.: 2015030304-MS Test IL2CLR Borrower(s): Brian T. Buyer and Brenda T. Buyer Seller(s): Samuel Seller and Samantha Seller Property: 100 Property Street Chicago, IL 60605 200 Test Avenue Springfield, IL 62794
Thank you for your business. This order is to be routed through our affiliate. Below are the title and escrow contacts for this order:		

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Waiver Package Requirements

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Metro Const. Dept.	n/a	267575	

Reduced spacing to prevent a blank page from rendering.

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JUNE RELEASE NOTES

REPORTS

Initial Fee Quote				
NEW/MOD MOD	REQUESTED BY FT Metro	FOOTPRINTS No(s).	TFS No(s). 268790	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">• Instead of printing the examiner name, the readydoc will print their initials instead. However if the initials field in SP Admin is blank continue to use the examiners name.				

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JUNE RELEASE NOTES

OREGON

DOCUMENTS

Escrow

Closing Letter

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Portland	n/a	271738	

For Lender contact in the addressee section, the system will look to the Funding Address fields first. If this address is different from the normal Lender address AND the Escrow Office State is Oregon, then it will pull the Funding Address for the Lender addressee.

◀ ▶
Lender

Lender

Lookup code:

Name:

Payee name:

Address:

City/State/Zip: Foreign

Phone: Fax:

Email address:

Funding address:

City/State/Zip: Foreign

Phone: Fax:

Lenny Lender
Lender Bank
5050 Funding Way ← funding address
Beverly Hills, CA 90210

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JUNE RELEASE NOTES

Deed (Statutory Warranty) Deed (Statutory Warranty), Legal

NEW/MOD Mod	REQUESTED BY FNT Portland	FOOTPRINTS No(s). n/a	TFS No(s). 271687	FILE NAME (NEW ITEMS ONLY)
----------------	------------------------------	--------------------------	----------------------	----------------------------

Modified coding for the Grantor's and Grantee's names at the top left of the document to drop the vesting.

RECORDING REQUESTED BY:
 **Fidelity National Title**
Company of Oregon

700 NE Multnomah, Suite 1450
Portland, OR 97232

Escrow No.: XStormy3

GRANTOR'S NAME:
Harry Seller

GRANTEE'S NAME:
Joe Buyer and June Buyer, as tenants by the entirety

SEND TAX STATEMENTS TO:
Joe Buyer and June Buyer
125 Test Lane
Portland, OR 97232

AFTER RECORDING RETURN TO:
Joe Buyer and June Buyer
125 Test Lane
Portland, OR 97232

BEFORE

RECORDING REQUESTED BY:
 **Fidelity National Title**
Company of Oregon

700 NE Multnomah, Suite 1450
Portland, OR 97232

Escrow No.: XStormy3

GRANTOR'S NAME:
Harry Seller

GRANTEE'S NAME:
Joe Buyer and June Buyer

SEND TAX STATEMENTS TO:
Joe Buyer and June Buyer
125 Test Lane
Portland, OR 97232

AFTER RECORDING RETURN TO:
Joe Buyer and June Buyer
125 Test Lane
Portland, OR 97232

AFTER

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JUNE RELEASE NOTES

EI - Sale (EIS)

NEW/MOD Mod	REQUESTED BY FNT Gresham	FOOTPRINTS No(s). n/a	TFS No(s). 271015	FILE NAME (NEW ITEMS ONLY)
----------------	-----------------------------	--------------------------	----------------------	----------------------------

When the Order is a Cash sale the highlighted verbiage will be omitted:

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

- Executed loan documents (new loan)
- Balance of funds to close escrow in the form of a wire transfer or cashier's check payable to Fidelity National Title Company of Oregon pursuant to the "Deposit of Funds", Paragraph 1 contained in the General Provisions attached hereto and made a part hereof

GENERAL 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 only. The Escrow Holder/Settlement Agent has no knowledge of these expenditures, except as provided by the Lender. They have not and cannot be verified as to the amount, the payee, nor actual payment and no liability is assumed by the closing agent as to the validity and/or sufficiency thereof.

Seller is aware that interest on the existing loan(s) does not stop accruing at close of escrow, but continues until the actual day of receipt of the payoff by Lender.

Transaction type

- Purchase
- Refinance
- Equity
- Other

- Commercial
- Construction
- Cash sale
- Out of county

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

- Balance of funds to close escrow in the form of a wire transfer or cashier's check payable to Fidelity National Title Company of Oregon pursuant to the "Deposit of Funds", Paragraph 1 contained in the General Provisions attached hereto and made a part hereof

GENERAL 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.

Seller is aware that interest on the existing loan(s) does not stop accruing at close of escrow, but continues until the actual day of receipt of the payoff by Lender.

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JUNE RELEASE NOTES

Title

Guarantee				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Portland	n/a	273109	
<p>In conjunction with MyScreens Project 273108, replaced the coding in Paragraph B on Schedule A of the Combination Form Guarantee.</p> <div style="border: 1px solid black; padding: 10px; margin: 10px auto; width: fit-content;"> <p>A. The Assured is:</p> <p style="text-align: center; color: blue;">Pacific NW Federal Credit Union</p> <p>B. The encumbrance to be enforced is:</p> <p style="text-align: center; background-color: yellow;">Information for encumbrance to be enforced goes here.</p> </div>				

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Guarantee				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Portland	n/a	275853	
<p>Adjusted coding to allow legal description to be attached as an exhibit if greater than 24,000 characters.</p>				

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JUNE RELEASE NOTES

MYSCREENS

Guarantee			
NEW/MOD Mod	REQUESTED BY FNT Portland	FOOTPRINTS No(s).	TFS No(s). 273108

Revision to the OR Title Screens // Guarantee // Combination Form - Exhibits and OR All Screens // Guarantee // Combination Form - Exhibits screen. The Ownership Interest heading and field were removed and replaced with Enforced Encumbrances field. (See Title Document TFS No. 273109 as well)

Exhibit 1
BEFORE

Interest in the Land

B I U abc ↶ ↷ ☰ ☱ ☲ ☳ ☴ ☵ ☶ ☷

Fee Simple

Select type of estate or interest in the land which is covered by this Guarantee:

Exhibit 1
AFTER ▲

Enter the encumbrance to be enforced:

Information for encumbrance to be enforced goes here.

Select type of estate or interest in the land which is covered by this Guarantee:

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JUNE RELEASE NOTES

TEXAS

DOCUMENTS

Escrow

Closer's Worksheet

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Houston	n/a	271805	

For the Escrow Office section, the Sales Rep name will pull from the Marketing Rep field.

Marketing rep.:

Closer: Erin Escrow-Officer
 Closer Number: _____
 Sales Rep: Sally Sales-Rep
 SALES PRICE: \$300,000.00
 Earnest Money
 Received: \$1,000.00

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JUNE RELEASE NOTES

Title

Form B-0023-07 Important Notice - 2014

NEW/MOD Mod	REQUESTED BY Compliance	FOOTPRINTS No(s). n/a	TFS No(s). 270648	FILE NAME (NEW ITEMS ONLY)
----------------	----------------------------	--------------------------	----------------------	----------------------------

Per instructions from Compliance, the form has been updated to reflect updated contact information, as well as updated Spanish language.

IMPORTANT NOTICE	AVISO IMPORTANTE
To obtain information or make a complaint:	Para obtener información o para presentar una queja:
You may call Fidelity National Title Insurance Company's toll-free telephone number for information or to make a complaint at:	Usted puede llamar al número de teléfono gratuito de Fidelity National Title Insurance Company's para obtener información o para presentar una queja al:
1-877-862-9111	1-877-862-9111
You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights, or complaints at:	Usted puede comunicarse con el Departamento de Seguros de Texas para obtener información sobre compañías, coberturas, derechos, o quejas al:
1-800-252-3439	1-800-252-3439
You may write the Texas Department of Insurance:	Usted puede escribir al Departamento de Seguros de Texas a:
P.O. Box 149104 Austin, TX 78714-9104 Fax: (512) 490-1007 Web: www.tdi.texas.gov E-mail: ConsumerProtection@tdi.texas.gov	P.O. Box 149104 Austin, TX 78714-9104 Fax: (512) 490-1007 Sitio web: www.tdi.texas.gov E-mail: ConsumerProtection@tdi.texas.gov
PREMIUM OR CLAIM DISPUTES: Should you have a dispute concerning your premium or about a claim you should contact the company first. If the dispute is not resolved, you may contact the Texas Department of Insurance.	DISPUTAS POR PRIMAS DE SEGUROS O RECLAMACIONES: Si tiene una disputa relacionada con su prima de seguro o con una reclamación, usted debe comunicarse con la compañía primero. Si la disputa no es resuelta, usted puede comunicarse con el Departamento de Seguros de Texas.
ATTACH THIS NOTICE TO YOUR POLICY: This notice is for information only and does not become a part or condition of the attached document.	ADJUNTE ESTE AVISO A SU PÓLIZA: Este aviso es solamente para propósitos informativos y no se convierte en parte o en condición del documento adjunto.

Texas Form B-0023-07 Important Notice (06/01/15)

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JUNE RELEASE NOTES

REPORTS

Policy Fallout Report				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	Houston CPF		266618	SSCORP5267.rpt - Policy Fallout
Created a new report as follows: Report Name = Policy Fallout Report Location = 2-ProForm Reports-All\Title Reports Report Location = 2-ProForm Reports-<state> (add to the Title Reports subfolder for ALL state-specific trees) <ul style="list-style-type: none">Shows orders where difference between closed date and current date is greater than the entered number of days				

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JUNE RELEASE NOTES

WISCONSIN

DOCUMENTS

Escrow

Search Sheet

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Wisconsin	n/a	269732	

Below Order Type, Purchase Price and Loan Amount(s) are listed for Purchase transactions, and Loan Amount(s) for Refinance transactions.

SEARCH SHEET

Order No.: 2014070299-MS Test WI
Date Wanted: June 10, 2015
 Date: June 3, 2015
 Examiner: Carly L Robidoux
 Searcher: _____
 Date Ordered: June 1, 2015
 Order Type: Sale/ Re-Sale 
 Purchase Price: \$300,000.00
 Loan Amount: \$200,000.00
 Loan Amount: \$50,000.00

SEARCH SHEET

Order No.: 2015060311-MS Refi Test WI
Date Wanted: June 10, 2015
 Date: June 3, 2015
 Examiner: Carly L Robidoux
 Searcher: _____
 Date Ordered: June 1, 2015
 Order Type: Refinance 
 Loan Amount: \$200,000.00
 Loan Amount: \$50,000.00

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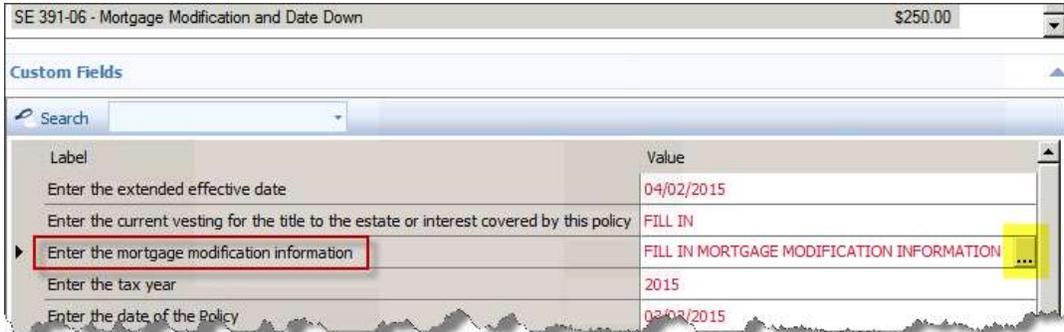
JUNE RELEASE NOTES

Title

SE 391-06 - Mortgage Modification and Date Down

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Wisconsin	n/a	270717	

Item 1.3. of the endorsement has been updated to remove the separate recording date and information fields, which have been replaced with a FlowText field enabling users to enter various mortgage modification information, as needed.



ENDORSEMENT - SE 391-06

Issued By:  CHICAGO TITLE INSURANCE COMPANY

Charge: \$250.00

MORTGAGE MODIFICATION AND DATE DOWN

Attached to Loan Policy Number:

LoanPolNum-456

1. Schedule A is hereby amended as follows:
 1. The Date of Policy is hereby extended to: **April 2, 2015** at 8:00 a.m.
 2. The estate or interest in Schedule A is at the extended effective Date of Policy vested in:
FILL IN
 3. The Mortgage identified on Schedule A is hereby amended to include:
FILL IN MORTGAGE MODIFICATION INFORMATION
2. Schedule B is hereby amended as follows:
 1. General taxes for the year **2015**, not yet due and payable.
 2. Special taxes or assessments, if any, payable with the taxes levied or to be levied for the current and subsequent years commencing after **2, 2015**.

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JUNE RELEASE NOTES

MORRIS|SCHNEIDER|WITTSTADT LLC

DOCUMENTS

Escrow

Countersignature ReadyBlocs

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	M S W	n/a	269552	

Added logic to include the signature image only when the current user is an "Authorized Agent", otherwise no image should pull (with the exception of when the person signing is hardcoded).

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JUNE RELEASE NOTES

NATIONALLINK / SERVICELINK

DOCUMENTS

Escrow

Affidavit (Baltimore City/County Owner Occupied)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	SL - Erinn Leiser	n/a	274642	

Revised document for use in all counties.

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Affidavit (Maryland First Time Home Buyer)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	SL - Erinn Leiser	n/a	274814	MDD1006.doc

New document. Render to view complete document.

**MARYLAND FIRST TIME
HOME BUYER AFFIDAVIT**

STATE OF _____ Escrow No.: [20150515-MS Test SL](#)

COUNTY OF _____

The undersigned each state under oath as follows:

- Each of the undersigned is a Grantee of the residentially improved real property described in the within and foregoing Deed.

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Letter (Welcome)

OTC Welcome Letter

REO Signing Agent Instructions (Financed Purchase)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Christopher Daniels	n/a	272894	

If NationalLink is the Escrow Office, replaced all instances of "ServiceLink" with "NationalLink".

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JUNE RELEASE NOTES

LOOKUP TABLES

Escrow Instruction Phrases

NEW/MOD New	REQUESTED BY ServiceLink	FOOTPRINTS No(s).	TFS No(s). 269526
-----------------------	------------------------------------	--------------------------	-----------------------------

A new phrase has been added:

Code	Name
disc08	DISCLOSURE - ESCROW FEES

Enter amount Seller to pay

Enter amount Buyer to pay

ESCROW FEE DISCLOSURE: Per requirements of the REO Seller, Seller will pay **One Hundred Fifty And No/100 Dollars (\$150.00)** of their Base Escrow/Settlement Fee. Buyer is hereby advised that they shall be responsible to pay the balance of the Seller's Base Escrow/Settlement Fee in addition to the Buyer Escrow/Settlement Fee for a total amount of **One Hundred And No/100 Dollars (\$100.00)**.

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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.

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