

SOFTPRO SELECT

June 2020
RELEASE NOTES



Testing Release Date: June 4, 2020
Production Release Date: June 19, 2020

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ALL STATES/SITES

CHECKS

FNF Default Check (All Versions)			
New/Mod Change	Requested By	Incident No.	TFS No.
	FNF Implementation		615054
Adding an option to tie signatures to the Disbursement Approval checkboxes on the register.			
Affected item(s): FNF Default Check Template FNF Default Check Template (C,S,C,S) FNF Default Check Template (Stub, Check, Stub) FNF Default Check Template (Stub, Stub, Check)			

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DOCUMENTS

Escrow

<i>Employee Fee Waiver Request</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Western Title Escrow Admin		619497
<p>Changed the last paragraph from "... FOR THE FEES WILL BE WAIVED." to "... FOR THE FEES TO BE WAIVED."</p> <p>Affected item(s): Employee Fee Waiver Request</p>			

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<i>Letter (Additional Follow Up)</i>			
New/Mod	Requested By	Incident No.	TFS No.
New	Settlement		619239
<p>New document. Render to view complete document.</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;">  <div style="text-align: right; margin-top: 10px;"> <p>100 Escrow Office Street EO City, CA 54545 Phone: (800)777-4444 / Fax: (800)444-7777</p> </div> <div style="margin-top: 20px;"> <p>Samuel S. Seller and Samantha S. Seller 123 Seller Fwd Street Seller Fwd City, CA 55555</p> <p>Date: June 25, 2020 Order No.: JM CD Test Property: 1111 Property Avenue Prop City, CA 55555</p> </div> <p style="margin-top: 20px;">On June 9, 2020 our office contacted you regarding a shortage for the payment of a proration error. As of today we have yet to receive the funds due.</p> <p>As a reminder the amount due is Two Thousand Five Hundred And No/100 Dollars (\$2,500.00). If the funds are not received in our office on June 30, 2020, which is five (5) days from the date of this letter, we will have no choice but to pursue other options to recoup the amounts due including but not limited to filing a small claims action, referring the file to a collection company or other legal actions.</p> </div> <p>Affected item(s): SSCORPD5743.doc - Letter (Additional Follow Up) (New)</p>			

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Letter (Unjust Enrichment)

New/Mod New	Requested By Settlement	Incident No.	TFS No. 619239
-----------------------	-----------------------------------	---------------------	--------------------------

New document. Render to view complete document.



100 Escrow Office Street
EO City, CA 54545
Phone: (800)777-4444 / Fax: (800)444-7777

Samuel S. Seller and Samantha S. Seller
123 Seller Fwd Street
Seller Fwd City, CA 55555

Date: June 9, 2020
Order No.: JM CD Test
Property: 1111 Property Avenue
Prop City, CA 55555

You have previously been informed by [Joseph D Kirby](#) of our office, you received an overpayment at the close of the above referenced escrow. The amount you received to which you were not entitled totals Two Thousand Five Hundred And No/100 Dollars (\$2,500.00).

While the cause of this overpayment was a proration error by [Escrow Office Name](#), such error does not entitle you to keep the overpaid funds. The legal theory of unjust enrichment requires any party who received funds to which they are not entitled to return them to the proper party. I am quite sure that had the proration error shorted you Two Thousand Five Hundred And No/100 Dollars (\$2,500.00), you would not be content to not recover these funds and [Escrow Office Name](#) is equally entitled to recover.

Affected item(s):
SSCORPD5742.doc - Letter (Unjust Enrichment) (New)

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Wire Fraud Checklist

New/Mod Change	Requested By IL Metro	Incident No.	TFS No. 619821
--------------------------	---------------------------------	---------------------	--------------------------

Added 'Date and Time Verified'.

If the answer to the above is NO, or have manager's approval, verify the following for ALL WIRES:

Wire Instructions were verified (Select One):

Wire Instructions were filled out at closing table and info was not received via fax or email.

Verbally with: _____

- Date and Time Verified: _____

- Via Verified No.: _____

- Source of Verified No.: _____

Lender List (for payoffs)

Prior File No.: (for payoffs) _____

Affected item(s):
Wire Fraud Checklist
Wire Fraud Checklist (Prompt)

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REPORTS

Opened/Closed Orders by {Selection}			
New/Mod Troubleshooting	Requested By FNF Reports	Incident No.	TFS No. 617986
Correct issue with excel export showing duplicate buyer names			

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Orders by {Selection}			
New/Mod Change	Requested By FNF Reports	Incident No.	TFS No. 614982
Updating loan type as follows:			
<ol style="list-style-type: none"> 1. If loan type = 'Other', show the Type Description 2. Adding support for new Loan Types 			
Affected item(s): Orders by {Selection}			

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Profit Center Recap			
New/Mod Change	Requested By AZ ops	Incident No.	TFS No. 616949
Adding additional column onto the report for MTD and YTD average fee per file. This will also require the paper size on the layout to be updated.			
Affected item(s): Profit Center Recap			

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Stale Dated Check Letter			
New/Mod Change	Requested By NW IT	Incident No.	TFS No. 615951
Updating letters to use the branch logo instead of the profile logo.			
Affected item(s): Stale Dated Check Letter			

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Task Turn-Time			
New/Mod Change	Requested By Novare Ops	Incident No.	TFS No. 617268
Adding Sales Rep and Marketing as options in the group by drop down.			
Affected item(s): Task Turn-Time			

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CALIFORNIA

DOCUMENTS

Escrow

Affidavit (Estate Tax)

New/Mod New	Requested By Humboldt Land Title	Incident No.	TFS No. 620270
-----------------------	--------------------------------------------	---------------------	--------------------------

New document. Render to view complete document.

ESTATE TAX AFFIDAVIT

Escrow No.: JM CD Test-JDK

The undersigned, after being duly sworn, states the following:

- I am a resident of _____, and a citizen of the United States of America. I am the age of majority.
- _____, ("Decedent"), died on _____.
- All debts owed by the Decedent at the time of death, all claims against the estate, all estate expenses (including costs of administration), attorney's fees and funeral expenses have been paid in full.

Affected item(s):
Affidavit (Estate Tax)

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Demands (4)

New/Mod Change	Requested By CT San Jose	Incident No. INC200288703	TFS No. 619464
--------------------------	------------------------------------	-------------------------------------	--------------------------

New prompts added.

<p>Wells Fargo 1093 South Main Street Salinas, CA 93901</p> <p>Phone: ■ Fax: (831)264-4001</p>	<p>Date: June 10, 2020 Ref. No.: POLRef123 Escrow No.: JM CD Test-JDK Borrower: Samuel S. Seller and Samantha S. Seller Premises: 1111 Property Avenue Prop City, CA 55555</p>
--------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Borrower Written Authorization following this request

PLEASE RUSH

PLEASE MAKE GOOD (date will prompt if selected)

Make Good Date

Borrower Written Authorization following this request
PLEASE RUSH
PLEASE MAKE GOOD TO JUNE 12, 2020

Affected item(s):
Demand - Institutional
Demand - Institutional w/ Authorization
Demand - Institutional w/ Authorization
Demand for Lien

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<i>Info Sheets (6)</i>			
New/Mod Change	Requested By Settlement	Incident No.	TFS No. 617993
Forbearance verbiage has been added.			
<div style="border: 1px solid black; padding: 10px;"> <p>Existing Loan(s) That are Currently Recorded Against the Property:</p> <p>FIRST TRUST DEED LENDER: _____</p> <p>Address: _____</p> <p>Loan No.: _____ Phone No.: () _____</p> <p>E-Mail Address: _____ Fax No.: () _____</p> <p>Unpaid Principal Balance \$ _____ Next Due: _____</p> <p style="border: 1px solid red; padding: 2px;">Have you entered into a forbearance* agreement or loan modification with this lender? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Type of Loan: <input type="checkbox"/> VA <input type="checkbox"/> FHA <input type="checkbox"/> Conventional <input type="checkbox"/> Equity Line/Line of Credit</p> <p>Impound Acct: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>TAXES: <input type="checkbox"/> Paid <input type="checkbox"/> Unpaid <input type="checkbox"/> Taxes are being paid through my impound account</p> <p>SECOND TRUST DEED LENDER: _____</p> <p>Address: _____</p> <p>Loan No.: _____ Phone No.: () _____</p> <p>E-Mail Address: _____ Fax No.: () _____</p> <p>Unpaid Principal Balance \$ _____</p> <p style="border: 1px solid red; padding: 2px;">Have you entered into a forbearance* agreement or loan modification with this lender? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Type of Loan: <input type="checkbox"/> VA <input type="checkbox"/> FHA <input type="checkbox"/> Conventional <input type="checkbox"/> Equity Line/Line of Credit</p> <div style="border: 1px solid red; padding: 5px; margin-top: 10px;"> <p>*Forbearance: An agreement made between a mortgage lender and delinquent borrower in which the lender agrees not to foreclose on a mortgage and the borrower agrees to a mortgage repayment plan that will bring the borrower current on their payments.</p> </div> </div>			
<p>Affected item(s): Info Sheet Info Sheet (Letter) MH Owner Info Request Letter Owner Info Request Owner Info Request (Commercial) Owner Info Request (Letter)</p>			

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<i>Letter (AIR Timeline)</i>			
New/Mod Change	Requested By CT SoCal	Incident No.	TFS No. 618001
Updated label to "Seller's Disclosures to Buyer" instead of "Seller's Disclosures Provided".			
<p>Affected item(s): Letter (AIR Timeline)</p>			

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Title

<i>Proforma Policies - Date of Policy</i>			
New/Mod Change	Requested By CA State Counsel	Incident No.	TFS No. 619007
At the direction of state and regional underwriting counsel, for proforma policies on commercial transactions, added prompt to enter desired language for "Date of Policy". If left empty, "PROFORMA" text will show as usual.			

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REPORTS

EPU Task Summary			
New/Mod Change	Requested By	Incident No.	TFS No.
	FNF Config Team		617067
Updating the display name of the same day closing disbursement task to include number.			
Affected item(s): EPU Closing Disb Tasks EPU Task Summary/Productivity by County Manager EPU Task Summary/Productivity by Employee			

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Ratified Purchase Orders			
New/Mod Change	Requested By	Incident No.	TFS No.
	FNF Config		613318
1. Adding escrow officer to the group by and sort by options			
2. Adding Excel export option.			
Affected item(s): Ratified Purchase Orders			

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COLORADO

REPORTS

CO SoftPro Summary			
New/Mod	Requested By	Incident No.	TFS No.
New	Heritage Title Ops		605300
New report for CO operations to export SoftPro data to their CRM system.			
Affected item(s): SSCORP5433.rpt - CO SoftPro Summary (New)			

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EPU Task Summary/Productivity by County Manager and Employee			
New/Mod	Requested By	Incident No.	TFS No.
Change	CO Ops		614971
Updating tasks for new CO R tasks Clear to Close and Closing Protection Letter			
Affected item(s): EPU Task Summary/Productivity by County Manager EPU Task Summary/Productivity by Employee EPU Trends			

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DISTRICT OF COLUMBIA

DOCUMENTS

Title

<i>ALTA 25-06 - Same as Survey - DC/CT BALTIMORE ONLY</i>			
<i>ALTA 25.1-06 - Same as Portion of Survey - DC/CT BALTIMORE ONLY</i>			
New/Mod Change	Requested By DC/CT Baltimore	Incident No.	TFS No. 617440
DC/CT BALTIMORE ONLY: When rendering the endorsement as a Proforma, a checkbox field will prompt for the option to include "last revised _____" (with blank line) if the last revised date is not filled in.			

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FLORIDA

DOCUMENTS

Escrow

Wire Information			
New/Mod Change	Requested By FNF Documents/LCT	Incident No.	TFS No. 617004
<p>The FL version of the Wire Information document has been removed from trees and replaced with the corporate approved version which includes the alert warning box. All other FL/operational customization still applies.</p> <p>Also, revised for "LCT" profiles to always show "LandCastle Title Group, LLC" as the Account Name.</p> <p>Affected item(s): Wire Information</p>			

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REPORTS

Florida District Daily Report			
New/Mod Change	Requested By FL FT Ops	Incident No.	TFS No. 619172
Updating default to include canceled orders and include all operations in Fee Per File column.			
Affected item(s): Florida District Daily Report			

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HAWAII

REPORTS

Multiple Contacts			
New/Mod	Requested By	Incident No.	TFS No.
New	NW IT		615248
New report for ID, HI, MT, OR, WA to show orders where the first LB, SB, L, MB contacts have 2 or more individuals listed.			
Affected item(s): SSCORP5435.rpt - Multiple Contacts (New)			

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IDAHO

REPORTS

Multiple Contacts			
New/Mod	Requested By	Incident No.	TFS No.
New	NW IT		615248
New report for ID, HI, MT, OR, WA to show orders where the first LB, SB, L, MB contacts have 2 or more individuals listed.			
Affected item(s): SSCORP5435.rpt - Multiple Contacts (New)			

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ILLINOIS

DOCUMENTS

Escrow

Affidavit (Establish Reliance Upon POA)
Agent's Certification and Acceptance of Authority (POA)
Certification of POA

New/Mod Change	Requested By IL State Counsel	Incident No.	TFS No. 617247
-----------------------	-----------------------------------------	---------------------	--------------------------

The "Certification and Acceptance of Authority (Agent's)" has been renamed to "Agent's Certification and Acceptance of Authority (POA)". It has been revised to be filled out by hand.

"Certification of POA" and "Affidavit (Establish Reliance Upon POA)" have been disabled and removed from trees in favor of the "Agent's Certification and Acceptance of Authority (POA)".

AGENT'S CERTIFICATION AND ACCEPTANCE OF AUTHORITY
(Pursuant to 755 ILCS 45/2-8)

Order No.: [CJ CD Comm Purchase-JDK](#)

I, _____ (insert name of agent), certify that the attached is a true copy of a power of attorney naming the undersigned as agent or successor agent for _____ (insert name of principal).

I certify that to the best of my knowledge the principal had the capacity to execute the power of attorney, is alive, and has not revoked the power of attorney; that my powers as agent have not been altered or terminated; and that the power of attorney remains in full force and effect.

I accept appointment as agent under this power of attorney.

This certification and acceptance is made under penalty of perjury.*

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

Dated: _____

(Agent's Signature)

Affected item(s):
 Affidavit (Establish Reliance Upon POA)
 Agent's Certification and Acceptance of Authority (POA)
 Certification of POA

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REPORTS

HE Product			
New/Mod New	Requested By FNF Config	Incident No.	TFS No. 614481
New report for IL CT Home Equity group that will show order opened in the date range grouped by the HE Product type custom field.			
Affected item(s): SSCORP5434.rpt - HE Product (New)			

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INDIANA

DOCUMENTS

Escrow

[Remote Online Notary \(RON\)](#)

New/Mod	Requested By	Incident No.	TFS No.
New	IN State Counsel		617647

New document. Render to view complete document.

 <p>Company Name</p>	<p>CONSENT TO USE OF ELECTRONIC DOCUMENTS, ELECTRONIC SIGNATURES AND ONLINE NOTARIZATION</p>
<p>Date: June 3, 2020 Escrow No.: JM CD Test-JDK Seller(s): Samuel S. Seller and Samantha S. Seller Borrower(s): Bryan B. Buyer and Brenda B. Buyer Property: 1111 Property Avenue, Prop City, IN 55555</p>	
<p>By signing below, you are expressly consenting to conduct your real estate transaction using Electronic Signatures and hereby request an online notary public to conduct the signing ceremony for any documents necessary to consummate the above referenced real estate transaction. You understand that your Electronic Signature and initials on a document or form are just as valid and legally binding as your pen and ink signature and initials.</p>	

Affected item(s):
 IND1329.doc - Remote Online Notary (RON) (New)

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MARYLAND

DOCUMENTS

Escrow

<i>MD Income Tax Withholding</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Liberty Title, MD Branch		617256
Updated the title from "MD Income Tax Withholding" to "MD Nonresident Income Tax Withholding". Also, data from the order will pull/do calculations for box 8.			
<u>Affected item(s):</u> MD Nonresident Income Tax Withholding			

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MICHIGAN

REPORTS

SPAdmin-Custom Source of Business Export\Missing Fields			
New/Mod Change	Requested By	Incident No.	TFS No.
	FNF Business Ops		616989
Updating report to exclude orders that are owned by the below profile: Default\PCPU\FFRS Affected item(s): SSCORP5255.rpt – SPAdmin-Custom Source of Business Export SSCORP5268.rpt – SPAdmin-Custom Source of Business Export-Missing Fields			

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MINNESOTA

REPORTS

SPAdmin-Custom Source of Business Export\Missing Fields			
New/Mod Change	Requested By FNF Business Ops	Incident No.	TFS No. 616989
Updating report to exclude orders that are owned by the below profile: Default\PCPU\FFRS <u>Affected item(s):</u> SSCORP5255.rpt – SPAdmin-Custom Source of Business Export SSCORP5268.rpt – SPAdmin-Custom Source of Business Export-Missing Fields			

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MONTANA

REPORTS

Multiple Contacts			
New/Mod	Requested By	Incident No.	TFS No.
New	NW IT		615248
New report for ID, HI, MT, OR, WA to show orders where the first LB, SB, L, MB contacts have 2 or more individuals listed.			
Affected item(s): SSCORP5435.rpt - Multiple Contacts (New)			

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NEW JERSEY

DOCUMENTS

Escrow

[Notice to Customers](#)

New/Mod	Requested By	Incident No.	TFS No.
New	NJ State Counsel		617660
New document. Render to view complete document.			
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>FIDELITY NATIONAL TITLE GROUP NOTICE TO CUSTOMERS</p> <p>Redemption of Tax Sale Certificates</p> <p>Redemption of tax sale certificates ["TSCs"] can present difficulties for buyers and sellers, as well as for their attorneys and title companies. <i>N.J. Title Practice, §101.17 (4th Ed. 2016)</i> discusses issues relating to the redemption of TSCs. The process was made more complex as a result of the decisions of the New Jersey Supreme Court in <i>Simon v. Cronecker</i>, 189 N.J. 304 (2007); <i>Simon v. Rando</i>, 189 N.J. 339 (2007); and <i>Malinowski v. Jacobs</i>, 189 N.J. 345 (2007). As noted therein, the statutory scheme envisions that, regardless of whether a "TSC" is municipally-or privately-held, redemption is to be made through the tax collector. It is important to bear in mind that the amount necessary to redeem a privately-held TSC includes subsequently-accruing taxes paid by the holder thereof. The amount needed to redeem a municipally-held certificate includes unpaid subsequently-accruing taxes. Many title companies thus believe it is advisable to add a notation to this effect to the title commitment in order to avoid future misunderstandings.</p> </div>			
<p>Affected item(s): NJD1116.doc - Notice to Customers (New)</p>			

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NEW MEXICO

DOCUMENTS

Escrow

<i>Affidavit (Occupancy)</i>			
New/Mod Change	Requested By FT NM	Incident No.	TFS No. 616794
Users will now be prompted to choose Buyer/Borrower or Seller for the signature section.			
Affected item(s): Affidavit (Occupancy)			

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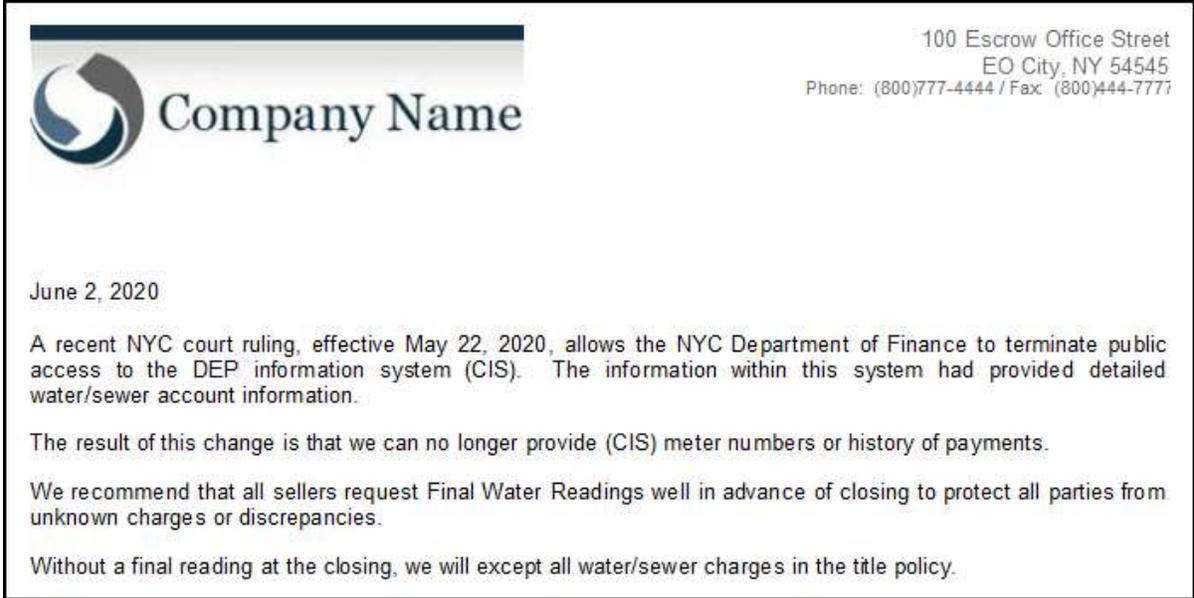
NEW YORK

DOCUMENTS

Escrow

Bankruptcy Search (3)			
New/Mod	Requested By	Incident No.	TFS No.
Change	NY		617493
Corrected the spelling of Tompkins County.			
Affected item(s): Bankruptcy Search (Entity) Bankruptcy Search (Individual) Bankruptcy Search (Prompt)			

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Letter (Final Water Reading)			
New/Mod	Requested By	Incident No.	TFS No.
New	FNT Garden City		618169
New document. Render to view complete document.			
			
Affected item(s): NYD1724.doc - Letter (Final Water Reading) (New)			

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REPORTS

Policy Production			
New/Mod Change	Requested By Albany-NY Ops	Incident No.	TFS No. 615956
Adding new start and stop tasks for EC orders			

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Title Production			
New/Mod Change	Requested By Novare Ops	Incident No.	TFS No. 615603
1. Novare Update - default Search Vendor drop down to 'All'			
2. Novare Update - To no show Vendors with zero orders			
3. NY Update - update logic for start and stop times to no include EC tasks			
<u>Affected item(s):</u> Title Production			

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OHIO

DOCUMENTS

Escrow

Water Status Request			
New/Mod Change	Requested By CT OH	Incident No.	TFS No. 616407
For CT profiles, the email for the "City of Cleveland Water only" has been updated from order-noohio@ctt.com to Orders-NoOhio@ctt.com. No changes were made for FT profiles.			
Affected item(s): Water Status Request			

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OREGON

DOCUMENTS

Escrow

<i>Escrow Instructions (10)</i>			
New/Mod Change	Requested By Penny Hoskins	Incident No.	TFS No. 617127
Replaced the custom field for 'Effective Date' to instead look to the system 'Effective date/time' field.			
Affected item(s): EI - Borrower's (EIS - Legal) EI - Borrower's (EIS) EI - Buyer's (EIS - Legal) EI - Buyer's (EIS) EI - Lender's (EIS - Legal) EI - Lender's (EIS) EI - Sale (EIS - Legal) EI - Sale (EIS) EI - Seller's (EIS - Legal) EI - Seller's (EIS)			

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Title

<i>Instructions (Recording - Title Only)</i>			
New/Mod Change	Requested By OR CPF South	Incident No.	TFS No. 616497
Revised to prompt user to choose the title company contact when there is more than one.			
Affected item(s): Instructions (Recording - Title Only)			

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REPORTS

Multiple Contacts			
New/Mod New	Requested By NW IT	Incident No.	TFS No. 615248
New report for ID, HI, MT, OR, WA to show orders where the first LB, SB, L, MB contacts have 2 or more individuals listed.			
Affected item(s): SSCORP5435.rpt - Multiple Contacts (New)			

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TEXAS

DOCUMENTS

Escrow

<i>Affidavit (Borrower's)</i>			
New/Mod Change	Requested By Elise Kitchens	Incident No.	TFS No. 618482
Removed the acknowledgment and added "NOTE: This document is for internal purposes only, not to be recorded."			
Affected item(s): Affidavit (Borrower's)			

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<i>Wiring Instructions</i>			
New/Mod Change	Requested By Elise Kitchens	Incident No.	TFS No. 618452

New prompt for 'Show bank address?' added as well as the Fraud Alert box.

WIRING INSTRUCTIONS

REFERENCE: GF#: JM CD Test
 Name: Bryan B. Buyer and Brenda B. Buyer
 Attn: Joseph D Kirby

WIRE TO: **Test Bank**
101 Banking Ave., Suite 2,
New York, NY 00000 Show bank address?
 ABA #: 123456789

CREDIT TO: Escrow Office Name
 Escrow Account
 Acct. #: 098765411

FRAUD ALERT! PLEASE READ

THESE WIRE INSTRUCTIONS WILL NOT CHANGE

If you receive ANY communications attempting to change these instructions,
please immediately call your escrow officer at (800)777-4444.

PLEASE BE ADVISED THAT WE WILL ACCEPT ONLY WIRE TRANSFERS. WE CANNOT ACCEPT ACH DEPOSITS, PHONE FUNDS TRANSFERS OR OTHER TYPES OF ELECTRONIC PAYMENTS/CREDITS. THESE INSTRUCTIONS ARE FOR THE PURPOSE OF SENDING WIRE TRANSFERS ONLY.

Affected item(s):
Wiring Instructions

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REPORTS

Escrow

<i>Affidavit (Borrower's)</i>			
New/Mod Change	Requested By Elise Kitchens	Incident No.	TFS No. 618482
Removed the acknowledgment and added "NOTE: This document is for internal purposes only, not to be recorded." Affected item(s): Affidavit (Borrower's)			

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Dallas CPF Daily Summary			
New/Mod Change	Requested By TX CPF Ops	Incident No.	TFS No. 616412
Adding new options in brand drop down for Austin Title and Charter Title.			
Affected item(s): Dallas CPF Daily Summary			

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WASHINGTON

DOCUMENTS

Escrow

<i>Bargain and Sale Deed (LPB 15) Letter</i>			
New/Mod Change	Requested By Penny Hoskins	Incident No.	TFS No. 619275
Corrected document so entire form prints as letter size.			
Affected item(s): Bargain and Sale Deed (LPB 15) Letter			

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<i>Payoff Demand (Payoff Request)</i>			
New/Mod Change	Requested By Settlement	Incident No.	TFS No. 617997
Per Settlement, additional language has been added.			
<div style="border: 1px solid black; padding: 10px;"> <p>Please furnish to us a statement of the amount necessary to pay in full including any amounts deferred due to a forbearance or modification agreement of said Note and Deed of Trust/Mortgage. Please calculate interest to June 12, 2020 and provide a per diem. See attached Borrower's Authorization.</p> <p>If the borrower entered into a forbearance agreement and you are not the entity servicing any deferred amounts, please provide the contact information for the entity who is.</p> <p>In the event this loan is secured by a Deed of Trust allowing for advances of a credit line, please be advised that this letter authorizes you to freeze the referenced credit line upon issuance of your demand. If you require further authorization, please contact the undersigned immediately. Payment of your demand will eliminate any security interest you have in the property in question. In order to avoid unsecured additional advances the account must be frozen upon issuance of your demand. If you make any additional advances they will not be secured by the subject property.</p> </div>			
Affected item(s): Payoff Demand (Payoff Request)			

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Title

Deletion of Arbitration 2006 (SE 91) Deletion of Arbitration 2006 (SE 93)			
New/Mod Change	Requested By WA State Counsel	Incident No.	TFS No. 619659
At the direction of state underwriting counsel, the word "Paragraph" has been replaced with the word "Section", to read: The policy is hereby amended by deleting Section [13/14] of the Conditions, relating to Arbitration.			

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REPORTS

Multiple Contacts			
New/Mod	Requested By	Incident No.	TFS No.
New	NW IT		615248
New report for ID, HI, MT, OR, WA to show orders where the first LB, SB, L, MB contacts have 2 or more individuals listed.			
Affected item(s): SSCORP5435.rpt - Multiple Contacts (New)			

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StartSAFE Missing Data			
New/Mod	Requested By	Incident No.	TFS No.
Change	NW IT		616442
1. Adding option to show what data is missing			
2. updating layout to provide more room for branch and contact names			
Affected item(s): StartSAFE Missing Data			

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WISCONSIN

DOCUMENTS

Escrow

Affidavit (Owner's - Dane County) (Legal)			
New/Mod New	Requested By Dane County	Incident No.	TFS No. 619829
Created legal size version of Affidavit (Owner's - Dane County).			
Affected item(s): WID0293.doc - Affidavit (Owner's - Dane County) (Legal) (New)			
Back to Table of Contents			

General Authorization			
New/Mod Change	Requested By CT Wisconsin	Incident No.	TFS No. 617185
Added phone no. to the Mortgagee information.			
<div style="border: 1px solid black; padding: 10px;"> <p>The information obtained is only to be used in the sale of my property located at 100 Property Street, Appleton, WI 55555 and 200 Property Street, Appleton, WI 99999</p> <p>Dated this 29th day of May, 2020.</p> <p>Stephen S. Seller, Jr. _____ Social Security Number</p> <p>Sandy S. Seller _____ Social Security Number</p> <p>650 Forwarding Address, Unit 115, Flagstaff, AZ 86001 New address (919)863-2564 Phone No.</p> <p>Mortgage Company: Wells Fargo Loan No.: 6523212 Phone: _____</p> <p>Second Mortgage Company: General Contractors Inc. Loan No.: _____ Phone: _____</p> </div>			
Affected item(s): General Authorization			
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McFarland Village Assessment Form			
New/Mod Change	Requested By Dane County	Incident No.	TFS No. 619402
Updated to the 2020 version.			
Affected item(s): McFarland Village Assessment Form			
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<i>Notary Public Certification</i>			
New/Mod Change	Requested By WI Operations Mgr	Incident No.	TFS No. 617652
Revised the document so it can be used with any type of deed not just Warranty Deed.			
<p>NOTARY PUBLIC CERTIFICATION</p> <p>I am a notary public in the State of Wisconsin and am making this certification pursuant to Section 140.20(3), Wis. Stats. to permit a Wisconsin Register of Deeds to accept for recording a tangible copy of the following Quit Claim Deed ("Deed") which the Grantor(s) signed electronically appearing before me either physically in my presence or in my presence involving the use of communication technology:</p>			
<p>Affected item(s): Notary Public Certification</p>			

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Outgoing Wire Authorization

New/Mod Change	Requested By CT Wisconsin	Incident No.	TFS No. 617231
--------------------------	-------------------------------------	---------------------	--------------------------

Revised so blank lines print if data not in file.



**AUTHORIZATION
FOR OUTGOING WIRES**

THIS FORM MUST BE COMPLETED FOR ALL CUSTOMERS REQUESTING WIRE TRANSFERS

Due to recent changes in the Uniform Commercial Code, [Escrow Office Name](#) must have signed wire transfer instructions prior to sending any wire transfers to your account. Please complete, sign and date this form, specifying the wiring instructions for your bank account.

Reference (i.e. Escrow No., T.I. No., etc.): [MS CD Test WI-JDK](#)

Amount: \$ _____

FOR FED BANKS

The undersigned customer hereby authorizes and directs [Escrow Office Name](#) to transfer funds by wire to the receiving bank and account identified below. Customer warrants that the information provided in this authorization is complete and accurate.

Receiving Bank:

City: _____ State: _____

ABA No.:

Party to Credit: [Brian T. Buyer and Brenda T. Buyer](#)

Account No. to Credit:

Phone Advise: _____

Name _____ Phone _____

Other Reference Info: _____

Additional Info:

Affected item(s):
Outgoing Wire Authorization

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Payoff Letter

New/Mod Change	Requested By WI State Manager	Incident No.	TFS No. 617500
--------------------------	-----------------------------------------	---------------------	--------------------------

New prompt added to control language on where to send the satisfaction.

Choose where to send satisfaction

County Recorder's Office

County Recorder's Office

Title Company

PLEASE FORWARD THE SATISFACTION OF MORTGAGE TO APPROPRIATE COUNTY RECORDER'S OFFICE.

WITHIN THIRTY (30) DAYS FROM THE DATE OF THIS LETTER.

Please forward directly to your mortgagor any other documentation which you may wish returned to the following address:

Samuel S. Seller and Samantha S. Seller
123 Seller Fwd Street
Seller Fwd City, WI 55555

Please note that any refund checks for excess interest or escrow account funds should be delivered to your borrower.

Choose where to send satisfaction

Title Company

County Recorder's Office

Title Company

PLEASE FORWARD THE SATISFACTION OF MORTGAGE ALONG WITH THIS LETTER TO:

Title Office Name
1000 Title Avenue, Suite 500
TO City, WI 99999

WITHIN THIRTY (30) DAYS FROM THE DATE OF THIS LETTER.

Please forward directly to your mortgagor any other documentation which you may wish returned to the following address:

Samuel S. Seller and Samantha S. Seller
123 Seller Fwd Street
Seller Fwd City, WI 55555

Please note that any refund checks for excess interest or escrow account funds should be delivered to your borrower. Also please note that all recording fees have been collected and paid at closing.

Affected item(s):
Payoff Letter

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Wire Instructions

New/Mod Change	Requested By Landmark Title	Incident No.	TFS No. 619129
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All files with the settlement agent showing Landmark Title (when the A contact is Landmark Title) the To: section will show Landmark Title Kenosha, a division of Chicago Title and the account will show Chicago Title.

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LIBERTY TITLE

DOCUMENTS

Escrow

Affidavit (Refinance)

New/Mod Change	Requested By Liberty Title	Incident No.	TFS No. 617701
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Modified to pull the Principal balance from page 3 of the CDF, but only when the Mortgagee/Payoff Lender Name match. If there are no Principal balance amounts added to the CDF, then blank lines will show.

Mortgagor/Mortgagee Information

Given by (Borrower/Mortgagor):	Barty Buyer
In favor of (Lender/Mortgagee):	Payoff Lender Bank

CDF: Loan 1 - Lender Bank ,Trust

Payoffs and Payments

Description	Re	To	Name	Amount
01 Payoff		P	Payoff Lender Bank	\$131,500.00

MARYLAND REFINANCE AFFIDAVIT

Pursuant to Section 12-108(g), Tax Property Article, Annotated Code of Maryland, the undersigned hereby certify under oath, that he/she/they is/are the original Mortgagor(s), that the secured property indicated below is his/her/their principal residence, and that the following loans are being refinanced:

LIBER	FOLIO	UNPAID PRINCIPAL BALANCE
12	16-24	\$131,500.00
TOTAL		\$131,500.00

Payoff Calculation Details Payors Payees

● **Principal balance:** \$131,500.00

Affected item(s):
Affidavit (Refinance)

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Case Information Sheet for Files (VA)

New/Mod Change	Requested By Liberty Title	Incident No.	TFS No. 619685
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Added emails for buyers, sellers, listing agent and selling agents and removed the hazard insurance section.

File Type: Purchase Purchase Price: \$505,000.00 Assessed: _____

EMD: \$5,000.00 Held By: SA Property Address: 1 Property Avenue, Prop City, VA 55555

Buyer: Bryan B. Buyer and Brenda B. Buyer

Email: BryanBuyer@email.com and BrendaBuyer@email.com

Contact: Hm: Cell: Wk:

Seller: Samuel S. Seller and Samantha S. Seller

Email: SSeller@email.com

Contact: Hm: Cell: Wk:

Listing Agent/Co.: Century 22

Email: Linda.Lister@email.com

Contact: Linda Lister Ofc: (888)111-2222 Cell: (111)222-3333

Selling Agent/Co.: ReMax United

Email: CarolSmith@email.com

Contact: Carol Smith Ofc: (877)222-3333 Cell: (401)555-7777

Survey Ordered: _____ Due: _____ Rec'd: _____ Sent: _____

Payoffs: 1st Co.: _____ Phone: _____

Acct. No.: _____ Ordered: _____ Due: _____

2nd Co.: _____ Phone: _____

Acct. No.: _____ Ordered: _____ Due: _____

Deed Ordered: _____ Due: _____ Rec'd: _____ Sent: _____

HOA/Condo: _____ Ordered: _____ Rec'd: _____

~~Cert of Insurance Co.: _____ Phone: _____ Ordered: _____~~

~~Hazard Insurance: _____ Premium: _____ Paid: _____~~

Termite: _____ Amount: _____

Affected item(s):
Case Information Sheet for Files (VA)

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MD Income Tax Withholding

New/Mod Change	Requested By Liberty Title, MD Branch	Incident No.	TFS No. 617256
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Updated the title from "MD Income Tax Withholding" to "MD Nonresident Income Tax Withholding". Also, data from the order will pull/do calculations for box 8.

Affected item(s):
MD Nonresident Income Tax Withholding

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Escrow/Title

Letter (COVID-19)			
New/Mod Change	Requested By Liberty Title	Incident No.	TFS No. 616420
Revised to show Corporate Counsel's signature.			
Affected item(s): Letter (COVID-19)			

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NOVARE NATIONAL SETTLEMENT SERVICES

DOCUMENTS

Escrow

[Clear to Close](#)

New/Mod	Requested By	Incident No.	TFS No.
New	Novare NSS		617683

New document. Render to view complete document.

	<p style="text-align: right;">100 Escrow Office Street EO City, FL 54545 Phone: (800)777-4444 / Fax: (800)444-7777</p> <p style="text-align: center;">CLEAR-TO-CLOSE CERTIFICATE</p>
<p>DATE: June 2, 2020</p> <p>LOAN NO.: LN12345</p> <p>LOAN AMOUNT: \$450,000.00</p> <p>PROCESSOR NAME: Mary Smith</p> <p>PROCESSOR EMAIL: MarySmith@email.com</p>	<p>BORROWER NAME: Bryan Buyer</p> <p>CO-BORROWER NAME: Brenda Buyer</p>

Affected item(s):
NOVD1123.doc - Clear to Close (New)

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[Search Order Request \(Title Only\)](#)

New/Mod Change	Requested By Novare NSS	Incident No.	TFS No. 617681
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Auctioneer File No. added.



Company Name

TITLE ONLY REQUEST

Disclosure Source
Via Email

Date Opened: May 18, 2020 Date Required: June 12, 2020

Search Request Information:

File No.: JM CD Test-SLM
 Auctioneer File No.: AUC123
 Transaction Type: Purchase

Other Contact

Other Contact

Contact type:	<input type="text" value="Auctioneer"/>		<small>Save And Add New</small>
<small>Lookup code:</small>	<input type="text"/>		<input type="checkbox"/> <small>Include on revenue reports</small>
<small>Name:</small>	<input type="text" value="Auctioneer Name"/>		<input type="checkbox"/> <small>Marketing source</small>
<small>Short name:</small>	<input type="text" value="Auctioneer Name"/>		
<small>Payee name:</small>	<input type="text" value="Auctioneer Name"/>	<small>Marketing rep.:</small>	<input type="text"/>
<small>Address:</small>	<input type="text"/>	<small>Marketing rep. 2:</small>	<input type="text"/>
<small>City/State/Zip:</small>	<input type="text"/>	<small>Marketing rep. 3:</small>	<input type="text"/>
	<input type="text"/>	<small>Reference #:</small>	<input type="text" value="AUC123"/>

Affected item(s):

Search Order Request (Title Only)

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REPORTS

Opened/Closed Order Export			
New/Mod Change	Requested By	Incident No.	TFS No.
	Novare Ops		616416
Adding parameter to allow report to be run on a specific marketing source			
Adding new export option for Customer Pipeline			
Affected item(s): Opened/Closed Order Export			

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Title Production			
New/Mod Change	Requested By	Incident No.	TFS No.
	Novare Ops		615603
1. Novare Update - default Search Vendor drop down to 'All'			
2. Novare Update - To no show Vendors with zero orders			
3. NY Update - update logic for start and stop times to no include EC tasks			
Affected item(s): Title Production			

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TECHNICAL NOTES (FOR LOCAL IT/SUPPORT)

Any new documents or reports in this build are listed in the Title and/or Escrow User Release Notes. Due to the state-specific 'All Documents' tree, these new documents are automatically available to the users upon the push to test or production.

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

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