

SOFTPRO SELECT

RELEASE NOTES



JUNE, 2019

Testing Release Date: June 6, 2019

Production Release Date: June 21, 2019



JUNE RELEASE NOTES

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JUNE RELEASE NOTES

ALL STATES/SITES

DOCUMENTS

Escrow

CSS Statements

NEW/MOD MOD	REQUESTED BY FRS MI	INCIDENT No.	TFS No(s). 543004	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> On the buyer, seller and individual CSS statements, if the statement title field starts with an '*' asterisk, then statement will just print the text after as the statement title. <ul style="list-style-type: none"> All other CSS statements, Master and Property were update to ignore the '*' and print using the same logic it does today. All versions: in the header for buyer and seller. <ul style="list-style-type: none"> if an * is the first character in the buyer/seller text statement will use the order contacts to print the buyer/seller names and will show the title for each name. If the "SSHeader_BuyerTitle_FNF#" or if "SSHeader_SellerTitle_FNF#" is populated for the buyer/seller print that as the title. 				

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Supplemental Report

Supplemental Report - Current Owner Effective Date and Exceptions

Supplemental Report - Effective Date

Supplemental Report - Effective Date and Coverage Amount

Supplemental Report - Proposed Insured Effective Date and Exceptions

NEW/MOD Mod	REQUESTED BY FT Seattle NCS	INCIDENT No.	TFS No(s). 541689	FILE NAME (NEW ITEMS ONLY)
<p>Revised the amended effective date section</p> <div style="border: 1px solid black; padding: 10px;"> <p>The above numbered report dated May 20, 2019 including any supplements or amendments thereto, is hereby modified and/or supplemented in order to reflect the following:</p> <p>The effective date is amended as follows:</p> <p>The Effective Date of May 13, 2019 is hereby amended to be: May 20, 2019 at 08:00 AM</p> </div>				

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Seller CD				
NEW/MOD MOD	REQUESTED BY CORP	INCIDENT No.	TFS No(s). 546713	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> When the user selects None or Attachment Page, new questions verbiage will print in place of the signature line. If the users selects Page 1 or Page 1 and Attachments, then signatures lines will print in lieu of the questions blurb. <div style="border: 2px solid black; padding: 5px; margin: 10px 0;">  <p>Questions? If you have questions about the loan terms or costs on this form, use the contact information above. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at www.consumerfinance.gov/mortgage-closing</p> </div>				

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Master Commitment				
NEW/MOD MOD	REQUESTED BY FT\SC\WA	INCIDENT No.	TFS No(s). 540727	FILE NAME (NEW ITEMS ONLY)
<p>HTML version</p> <ul style="list-style-type: none"> For First Title of AL lookup codes, Instead of pulling TitleAddressee_FNF, commitment will pull in the underwriter name, followed by "Issued by:" followed by the hard-coded Alabama Title Office name and address. If lookup code of contact selected in the Title Office drop down is equal to "FIRS-0040, FIRS-5850, or FIRS-5851, then show name and address as follows: <ul style="list-style-type: none"> First National Financial Title Services of Alabama, Inc. 605 A Second Avenue SW Cullman, AL 35055 For SC added a new head section for CT SC, if profile path contain "CT South Carolina", then show the header as follows <ul style="list-style-type: none"> Title Office Name Title Office Address 1Address2 Title Office CityStateZip "Main Phone:" title office phone "FAX:" title office fax If Profile path contains '%NCS\WA%', then the following was updated: <ul style="list-style-type: none"> Updated to not page break on exceptions Inserted a page break before "Special Exceptions". This will work like the "Notes" where it will have an exception labeled "SPECIAL EXCEPTIONS" with show on document checked. Added in page break and list special exceptions and notes will follow after this, but no page break needed between special exceptions and notes Added in additional charge information for owners policy only <ul style="list-style-type: none"> If "Include Extended Surcharge" <ul style="list-style-type: none"> {{Oder.Title.TitleInsuranceCalcaulations.OwnersPolicy.IncludeExtSurcharge_Fnf#}} custom field is checked, then show Extended Surcharge Premium {{Oder.Title.TitleInsuranceCalcaulations.OwnersPolicy.ExtSurchargePrem_Fnf#}} and Extended Surcharge Tax {{Oder.Title.TitleInsuranceCalcaulations.OwnersPolicy.ExtSurchargeTax_Fnf#}} in owners policy, as follows: <ul style="list-style-type: none"> "The above total includes an Extended Surcharge as follows:" Extended Surcharge Premium: \$(amount, if box is checked to include but amount is empty show as NO CHARGE) Extended Surcharge Tax: \$(amount, if box is checked to include but amount is empty show as NO CHARGE) Added in remarks after policy version for owners and lenders with a dash as "Policy Version - Remarks" but suppress dash if remarks are blank 				

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JUNE RELEASE NOTES

Title

ALTA 12 Endorsement ALTA 12.1 Endorsement

NEW/MOD MOD	REQUESTED BY NCS Ops	INCIDENT No.	TFS No(s). 546735	FILE NAME (NEW ITEMS ONLY)
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Added a new optional flow-text custom field in which the policy number, state, and amount information can be entered at once from copy/paste instead of having to fill out each individual field. The document automatically generates an Exhibit page with the data entered in the new custom field.

Custom Fields	
Label	Value
Enter maximum aggregate coverage for all policies	\$123,456.00
Enter Item 1 info (number, state, amt) here to send to an attachment OR complete fields below	Policy NumberStateAmount12345NC\$123,456.004434444SC\$235,461.12346237257hHI\$...
Enter the policy number issued 1	
Enter the state 1	
Enter the amount insured 1	

ENDORSEMENT -ALTA 12-06

AGGREGATION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Attached to Policy Number:

PROFORMA

Charge: \$0.00

- The following policies are issued in conjunction with one another:

SEE EXHIBIT ATTACHED HERETO AND MADE A PART HEREOF

- The amount of insurance available to cover the Company's liability for loss or damage under this policy at the time of payment of loss shall be the Aggregate Amount of Insurance defined in Section 3 of this endorsement.
- Subject to the limits in Section 4 of this endorsement, the Aggregate Amount of Insurance under these policies is One Hundred Twenty-Three Thousand Four Hundred Fifty-Six And No/100 Dollars (\$123,456.00).

Attached to Policy No. PROFORMA

EXHIBIT

Policy Number	State	Amount
12345	NC	\$123,456.00
4434444	SC	\$235,461.12
346237257h	HI	\$137,742.33
457835126a24	CT	\$347,124.56



JUNE RELEASE NOTES

REPORTS

FinCen Report

NEW/MOD MOD	REQUESTED BY HI	INCIDENT NO.	TFS No(s). 540232	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Updated logic in report for "Cash Sale or Hard Money Lender" to include orders where no lender (L) contact exists and added in note on programming notes <ul style="list-style-type: none"> ○ Cash Sale or Hard Money Lender, where <ul style="list-style-type: none"> ▪ {{Order.IsCashSale}} = true, OR ▪ Lender name does not contain the following in the name: <ul style="list-style-type: none"> - Bank - Savings - Wells - Credit Union, OR ▪ No Lender (L) Contact exists in the order 				

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In Process Pipeline Orders

NEW/MOD MOD	REQUESTED BY CT TX	INCIDENT NO.	TFS No(s). 537812	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Changed default on group by to Branch • Added checkbox called "Page break per group", defaulted to unchecked and placed under commercial/residential dropdown. When checked a page break is inserted after each group • Added new date drop down called "Order Received on or after" and defaulted to blank. Place new date drop at the top of the parameter screen. Blank will work as the current logic works today. If a date is entered, the report will only review orders received on or after the date provided for what is in process • Updated programming notes 				

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Open/Closed Orders by Selection

NEW/MOD MOD	REQUESTED BY CA	INCIDENT NO.	TFS No(s). 539611	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • On the parameter screen added a new checkbox called "Show Referral %:", defaulted to unchecked and placed under "Include avg days to close" checkbox <ul style="list-style-type: none"> ○ When this box is checked replace the Ref. Number column with "Referral %" and display the value in the custom field {{Order.EscRefSplitPercent_FNF#}} 				

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Open/Closed Orders with Contact Search

NEW/MOD MOD	REQUESTED BY CT KS	INCIDENT NO.	TFS No(s). 540201	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Add a new checkbox parameter called "Funds Held", defaulted to unchecked and placed under Commercial Format checkbox. When new box is checked report will only return orders that have an item in the register with a held status. • Added a new checkbox parameter called "Ledger W/Balance", defaulted to unchecked and placed under new Funds Held checkbox. When new box is checked report will only return orders that have a ledger balance greater than zero. 				

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JUNE RELEASE NOTES

Open/Closed Pipeline Commercial				
NEW/MOD MOD	REQUESTED BY CA	INCIDENT No.	TFS No(s). 542916	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • For Group 1 - added "Property Use" and use the same logic that is currently in place in Group 2 • For Group 1 and Group 2 - added in "Order Type" and when selected group orders by the Order Type {{Order.Type}} • Added a new checkbox "Group Total Only", defaulted to unchecked and placed under "Include with Gross Premium" drop down. When checked report will just display the group totals based on group 1 and group 2 drop downs 				

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Order Mix Summary				
NEW/MOD MOD	REQUESTED BY CT MO	INCIDENT No.	TFS No(s). 537481	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Added a new mix called "Additional Description" and placed after Product Type on the report. <ul style="list-style-type: none"> ○ Pulls in data from the Additional Description custom field {{Order.AdditionalDescription_FNF#}} to show opened and closed counts. ○ This new summary section will show for all operations, unless the section returns blank, then it will be suppressed. 				

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Order Tasks				
NEW/MOD MOD	REQUESTED BY IN	INCIDENT No.	TFS No(s). 543846	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Add in a new column called Com/Res and placed between the order number and pre/post columns <ul style="list-style-type: none"> ○ If the order is marked as commercial {{Order.IsCommercial}} is checked (true) then show as COM, else show as RES 				

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Outstanding Checks				
NEW/MOD MOD	REQUESTED BY CT TX	INCIDENT No.	TFS No(s). 537814	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Added a new checkbox called "Lienable Items:" and defaulted to unchecked. Placed new checkbox under include held checks checkbox • When checked report will only show checks payable to any P, L, HZ, S, G contacts • Updated programming notes for the above change: 				

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SPAdmin-Custom Source of Business Export SPAdmin-Custom Source of Business Export-Missing Fields				
NEW/MOD MOD	REQUESTED BY CORP	INCIDENT No.	TFS No(s). 547545	FILE NAME (NEW ITEMS ONLY)



JUNE RELEASE NOTES

- Updated the County Manager names for the following flash codes:
 - FVCV Steve Perry
 - FFHO Bryan Shank
- Updated the County Operation name for the following flash codes:
 - FFHO FNT SHASTA/BUTTE/LASSEN/HUMBOLDT
 - FSJP CTI SACRAMENTO/PLACER/NEVADA
 - FSSE FNT SACRAMENTO/PLACER/NEVADA/SOLANO

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Title Production

NEW/MOD MOD	REQUESTED BY CORP	INCIDENT No.	TFS No(s). 533998	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Updated all details sections (opened order, completed, service level and backlog), that when the brief format box is checked to display the columns selected in the brief format. <ul style="list-style-type: none"> ○ Currently, the brief format only works for the backlog details • If profile path contains 'Default\PDAL CPF', search for 'Default\PDAL CPF%' + descendants , report will then suppress orders with an Order Type, {{Order.Type}} = 'Other' • For GA updated stop task contains "Commitment Prep and Distribution" to also include "Commitment Prep and Distributuion" <ul style="list-style-type: none"> ○ New portion is due to a misspelling in the task name that has affected a lot orders. Modified logic create single stop time that looks for both • Updated IL start and stop tasks <ul style="list-style-type: none"> ○ Removed lettering/numbering from Order Assigned To, Billing, Order Complete, Typing, Delivery start and stop tasks ○ Added new start task <ul style="list-style-type: none"> ▪ Task Contains "Prelim CSI Exam", search for checklist task contain %Prelim CSI Exam% ○ Added new stop tasks <ul style="list-style-type: none"> ▪ Task Contains "Prelim CSI Exam", search for checklist task contain %Prelim CSI Exam% ▪ Task Contains "Exam Complete", search for checklist task contain %Exam Complete% <ul style="list-style-type: none"> • On the exam complete, this is a new task that should be different from thier existing task "Exam Completed". 				

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JUNE RELEASE NOTES

ARIZONA

DOCUMENTS

Escrow

Corporate Transaction Form

NEW/MOD MOD	REQUESTED BY	INCIDENT NO.	TFS No(s). 543860	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> If profile path contains= '%AZ\CT\CWYM\CPF - Maricopa%', then document will show digital signature of the user printing if it exists, and date 				

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In and Out of Trust (Refinance)

NEW/MOD New	REQUESTED BY Settlement	INCIDENT No.	TFS No(s). 541990	FILE NAME (NEW ITEMS ONLY) SSCORPD5684.doc

New document. Render to view complete document.



Company Name

IN/OUT OF TRUST (REFINANCE)

Joseph D Kirby, Closing Specialist
Escrow Office Name
100 Escrow Office Street
EO City, OH 54545
Phone: (800)777-4444 Fax: (800)444-7777

Date: May 23, 2019
Escrow No.: JM CD Test-JDK
Property: 1111 Property Avenue
Prop City, OH 55555

Borrower's Lender requires title to the property, which is presently vested in the undersigned as Trustee(s) of the Buyer Trust, be transferred to the undersigned in an individual capacity as a condition to Lender making the loan. We acknowledge the conveyance is a Lender requirement and is not a requirement of either the Settlement Agent or Title Company.

Therefore, Settlement Agent is authorized and instructed to prepare/order a Warranty Deed covering subject property to:

Bryan B. Buyer and Brenda B. Buyer, as joint tenants

Said Deed is to be executed concurrently with the Lender's loan documents and these instructions. Borrower acknowledges and authorizes Settlement Agent to record this Deed pursuant to the requirement of the Lender and Settlement Agent is hereby released from any and all liability concerning the effect of the change in the title vesting for the estate of the Borrower herein. The undersigned is aware upon recordation of said Deed that title will no longer be in their "Trust".

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JUNE RELEASE NOTES

CALIFORNIA

DOCUMENTS

Escrow

Info Sheet

Info Sheet (Letter)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT SoCal		546883	

Added checkbox option for Limited Liability Company.

<input type="checkbox"/> Sole and Separate Property (If Married or Domestic Partnership, an Interspousal Grant Deed, A Quitclaim Deed, Statement Of Information and Appropriate Instructions Will Need To Be Submitted.) <input type="checkbox"/> Partnership (Limited Or General) _____ <input type="checkbox"/> Corporation (California Or Other State) _____ <input type="checkbox"/> Limited Liability Company (California Or Other State) _____ <input type="checkbox"/> A Trust (attach copy of Trust Agreement) <input type="checkbox"/> Other _____
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Vesting Information

Vesting Information (Multiple Buyers)

Vesting Information with Explanation

Vesting Information with Explanation (Multiple Buyers)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT SoCal		546877	

Added checkbox option for Limited Liability Company.

<input type="checkbox"/> Partnership (Limited Or General) _____ <input type="checkbox"/> Corporation (CA or Other State) _____ <input type="checkbox"/> Limited Liability Company (CA or Other State) _____ <input type="checkbox"/> A Trust <input type="checkbox"/> Other _____ <p>Escrow Holder advises the parties hereto to seek legal counsel with their attorney and/or accountant as to how</p>

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JUNE RELEASE NOTES

Title

ALTA Loan Policy 2006 (CA)				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New			540245	SCA0002867.doc
New state-specific document to offer faster versions of the ALTA 2006 Policies				

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ALTA Owner's Policy 2006 (CA)				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New			540245	SCA0002866.doc
New state-specific document to offer faster versions of the ALTA 2006 Policies				

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JUNE RELEASE NOTES

RATES

New Rates

NEW/MOD MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
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California filed for new Builder/Developer/Subdivision Rates and Reissue Rates. The new rates have been updated in SoftPro Select.

The new rates are applied by selecting the appropriate code from the Title Insurance Premiums > Policy Code drop-down.

Reissue Rates

- > Simultaneous Policy Codes - correspond to Section 102 of the rate manual *"Reissue of Owners Insurance Covering the Same Estate or Interest Previously insured, with or without concurrent Loan"*

CACT-40 Res Reissue Std Owners / Standard Loan	
CACT-41 Res Reissue Std Owners / Extended Loan	
CACT-42 Res R	CAFT-40 Res Reissue Std Owners / Standard Loan
CACT-43 Res R	CAFT-41 Res Reissue Std Owners / Extended Loan
CACT-44 Res R	CAFT-42 Res R
CACT-45 Res R	CAFT-43 Res R
	CAFT-44 Res R
	CAFT-45 Res R
	CACW-40 Res Reissue Std Owners / Standard Loan
	CACW-41 Res Reissue Std Owners / Extended Loan
	CACW-42 Res Reissue Homeowners / Std Loan
	CACW-43 Res Reissue Homeowners / Ext Loan
	CACW-44 Res Reissue Extended Owners / Std Loan
	CACW-45 Res Reissue Extended Owners / Ext Loan

- > Owner's Only Policy Codes

CACT-40 Res Reissue Standard Owners	
CACT-41 Res R	
CACT-42 Res R	CAFT-40 Res Reissue Standard Owners
	CAFT-41 Res R
	CAFT-42 Res R
	CACW-40 Res Reissue Standard Owners
	CACW-41 Res Reissue Homeowners
	CACW-42 Res Reissue Extended Owners



JUNE RELEASE NOTES

Builder/Developer/Subdivision Rates

These rates match the National Rate Calculator where Transaction Type = Builder/Developer/Subdivision (Property Purchase)

General Info Amounts Endorsements <hr/> Start Over <hr/> FNF Terms of Use FNF Privacy Notice Accessibility	Info At this time, the Rate Calculator does not support endorsement-only transactions. If you want to price an endorsement(s) that is being issued subsequent to the underlying policy, you can still use this Calculator to arrive at the correct price for the endorsement(s). In that situation, the only charge incurred for the transaction will be the Endorsement Total(s) shown on the Rate Summary page; ignore the policy premium(s) and total(s).
Amounts <hr/> Transaction Type? <input type="text" value="Builder/Developer/Subdivision (Property ..."/>	

> Simultaneous Codes

CACT-51 Builder Homeowners / Extended Loan (S-1)	
CACT-52 Builder Homeowners / Extended Loan (S-1)	
CACT-53 Builder Homeowners / Extended Loan (S-1)	
CACT-54 Builder Homeowners / Sort Form Ext Loan (S-1)	
CACT-55 Builders Homeowners / Extended Loan (S-1)	
CACT-56 Builders Homeowners / Sort Form Ext Loan (S-1)	
CACT-57 Builders Homeowners / CLTA Std Loan (S-1)	
CACT-58 Builders Homeowners (2 - 40 Units) / Ext Loan	
CACT-59 Builders Homeowners (2 - 40 Units) / Short Form Loan	
CACT-60 Builders Homeowners (2 - 40 Units) / ALTA Std Loan	
CACT-61 Builders Homeowners (2 - 40 Units) / CLTA Std Loan	
CACT-62 Builders Homeowners (41 - 100 Units) / Ext Loan	
CACT-63 Builders Homeowners (41 - 100 Units) / Short Form Loan	
CACT-64 Builders Homeowners (41 - 100 Units) / ALTA Std Loan	
CACT-65 Builders Homeowners (41 - 100 Units) / CLTA Std Loan	
CACT-66 Builders Homeowners (101 - 500 Units) / Ext Loan	
CACT-67 Builders Homeowners (101 - 500 Units) / Short Form Loan	
CACT-68 Builders Homeowners (101 - 500 Units) / ALTA Std Loan	
CACT-69 Builders Homeowners (101 - 500 Units) / CLTA Std Loan	
CACT-70 Builders Homeowners (501 - 1000 Units) / Ext Loan	
CACT-71 Builders Homeowners (501 - 1000 Units) / Short Form Ext Loan	
CACT-72 Builders Homeowners (501 - 1000 Units) / ALTA Std Loan	
CACT-73 Builders Homeowners (501 - 1000 Units) / CLTA Std Loan	
CACT-74 Builders Homeowners (1000+ Units) / Ext Loan	
CACT-75 Builders Homeowners (1000+ Units) / Short Form Ext Loan	
CACT-76 Builders Homeowners (1000+ Units) / ALTA Std Loan	
CACT-77 Builders Homeowners (1000+ Units) / CLTA Std Loan	
CACT-78 Builders CLTA Std (2 - 40 Units) / Ext Loan	
CACT-79 Builders CLTA Std (2 - 40 Units) / Short Form Ext Loan	
CACT-80 Builders CLTA Std (2 - 40 Units) / ALTA Std Loan	
CACT-81 Builders CLTA Std (2 - 40 Units) / CLTA Std Loan	
CACT-82 Builders CLTA Std (41 - 100 Units) / Ext Loan	
CACT-83 Builders CLTA Std (41 - 100 Units) / Short Form Ext Loan	
CACT-84 Builders CLTA Std (41 - 100 Units) / ALTA Std Loan	
CACT-85 Builders CLTA Std (41 - 100 Units) / CLTA Std Loan	
CACT-86 Builders CLTA Std (101 - 500 Units) / Ext Loan	
CACT-87 Builders CLTA Std (101 - 500 Units) / Short Form Ext Loan	
CACT-88 Builders CLTA Std (101 - 500 Units) / ALTA Std Loan	
CACT-89 Builders CLTA Std (101 - 500 Units) / CLTA Std Loan	
CACT-90 Builders CLTA Std (501 - 1000 Units) / Ext Loan	
CACT-91 Builders CLTA Std (501 - 1000 Units) / Short Form Loan	
CACT-92 Builders CLTA Std (501 - 1000 Units) / ALTA Std Loan	
CACT-93 Builders CLTA Std (501 - 1000 Units) / CLTA Std Loan	
CACT-94 Builders CLTA Std (1001+ Units) / Ext Loan	
CACT-95 Builders CLTA Std (1001+ Units) / Short Form Ext Loan	
CACT-96 Builders CLTA Std (1001+ Units) / ALTA Std Loan	
CACT-97 Builders CLTA Std (1001+ Units) / CLTA Std Loan	



JUNE RELEASE NOTES

> Owner's Only Codes

CACT-46 Builder/Subdivider Homeowner (S-1)	
CACT-47 Builders Homeowners (2 - 40 Units)	
CACT-48 Builders Homeowners (41 - 100 Units)	CAFT-46 Builder/Subdivider Homeowner (S-1)
CACT-49 Builders Homeowners (101 - 500 Units)	CAFT-47 Builders Homeowners (2 - 40 Units)
CACT-50 Builders Homeowners (501 - 1000 Units)	CAFT-48 Builders Homeowners (41 - 100 Units)
CACT-51 Builders Homeowners (1001+ Units)	CAFT-49 Builders Homeowners (101 - 500 Units)
CACT-52 Builders Homeowners (2 - 40 Units)	CAFT-50 Builders Homeowners (41 - 100 Units)
CACT-53 Builders Homeowners (41 - 100 Units)	CAFT-51 Builders Homeowners (101 - 500 Units)
CACT-54 Builders Homeowners (101 - 500 Units)	CAFT-52 Builders Homeowners (501 - 1000 Units)
CACT-55 Builders Homeowners (501 - 1000 Units)	CAFT-53 Builders Homeowners (1001+ Units)
CACT-56 Builders Homeowners (1001+ Units)	CAFT-54 Builders Homeowners (2 - 40 Units)
	CAFT-55 Builders Homeowners (41 - 100 Units)
	CAFT-56 Builders Homeowners (101 - 500 Units)
	CACW-46 Builder/Subdivider Homeowner (S-1)
	CACW-47 Builders Homeowners (2 - 40 Units)
	CACW-48 Builders Homeowners (41 - 100 Units)
	CACW-49 Builders Homeowners (101 - 500 Units)
	CACW-50 Builders Homeowners (501 - 1000 Units)
	CACW-51 Builders Homeowners (1001+ Units)
	CACW-52 Builders CLTA Std (2 - 40 Units)
	CACW-53 Builders CLTA Std (41 - 100 Units)
	CACW-54 Builders CLTA Std (101 - 500 Units)
	CACW-55 Builders CLTA Std (501 - 1000 Units)
	CACW-56 Builders CLTA Std (1001+ Units)

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JUNE RELEASE NOTES

COMMERCIAL

DOCUMENTS

Escrow

Affidavit (Owner Seller - SMS) - SMS ONLY

NEW/MOD Mod	REQUESTED BY SMS	INCIDENT NO.	TFS No(s). 547493	FILE NAME (NEW ITEMS ONLY)
----------------	---------------------	--------------	----------------------	----------------------------

The signature section was revised to pull in a blank signature block if no Buyer or Seller are added in the order.

Ownership profile: Default\FNF Commercial\SMS

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

Print Company Name

Signature

By: _____

Print Name

Its: _____

Print Title

STATE OF

OF

I, , a Notary Public for the of and State of , do hereby certify that name here personally appeared before me this day and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of (his) (her) knowledge and belief.

Witness my hand and official seal, this the 8th of May, 2019.

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JUNE RELEASE NOTES

Agreement (Construction Loan Escrow and Disbursement)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	NCS Chicago		546817	COMD1151.doc

New document. Render to view complete document.

CONSTRUCTION LOAN ESCROW AND DISBURSEMENT AGREEMENT (GENERIC)

Escrow No.: [JMoe Commercial Test-JDK](#)

Policy No.: [Commitment No. 9999](#)

Article 1: General Information

A. Owner(s)/Borrower(s):

Name:

[Buyers Unlimited, Inc.](#)

Address:

[123 Buying Street
Raleigh, NC 27609](#)

Contact Person: [Brenda Buyer](#)

Phone No.: [707-707-7777](#)

Fax No.: [808-808-8888](#)

Email: [buyer@email.com](#)

Attorney for Owner(s)/Borrower(s):

Name:

[A Plus Attorney](#)

Address:

[1112 A Plus Ave.
City, AL 00000](#)

Contact Person: [Aplus Attorney Person](#)

Phone No.: [202-202-2222](#)

Email: [APlusAttorney@AttorneyEmail.Email](#)

Fax No.: [303-333-3333](#)

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JUNE RELEASE NOTES

Agreement for Title Insurance (Outside Interim)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	NCS Chicago		546817	COMD1150.doc

New document. Render to view complete document.

<p>Agreement for Title Insurance (Interim Certification for Construction Lender without use of Construction Loan Escrow) (For use with Interim Mechanics Lien Endorsement A (R2010))</p> <p>Escrow No.: JMoe Commercial Test-JDK Commitment and/or Policy No.: Commitment No. 9999</p> <p>Article 1: General Information</p> <table> <tr> <td style="vertical-align: top;"> <p>A. Owner(s)/Borrower(s):</p> <p>Name: Buyers Unlimited, Inc. Address: 123 Buying Street Raleigh, NC 27609 Contact Person: Brenda Buyer Phone No.: 707-707-7777 Fax No.: 808-808-8888 Email: buyer@email.com</p> </td> <td style="vertical-align: top;"> <p>Attorney for Owner(s)/Borrower(s):</p> <p>Name: A Plus Attorney Address: 1112 A Plus Ave. City, AL 00000 Contact Person: Aplus Attorney Person Phone No.: 202-202-2222 Email: APlusAttorney@AttorneyEmail.Email Fax No.: 303-333-3333</p> </td> </tr> </table> <p>B. Lender:</p>		<p>A. Owner(s)/Borrower(s):</p> <p>Name: Buyers Unlimited, Inc. Address: 123 Buying Street Raleigh, NC 27609 Contact Person: Brenda Buyer Phone No.: 707-707-7777 Fax No.: 808-808-8888 Email: buyer@email.com</p>	<p>Attorney for Owner(s)/Borrower(s):</p> <p>Name: A Plus Attorney Address: 1112 A Plus Ave. City, AL 00000 Contact Person: Aplus Attorney Person Phone No.: 202-202-2222 Email: APlusAttorney@AttorneyEmail.Email Fax No.: 303-333-3333</p>
<p>A. Owner(s)/Borrower(s):</p> <p>Name: Buyers Unlimited, Inc. Address: 123 Buying Street Raleigh, NC 27609 Contact Person: Brenda Buyer Phone No.: 707-707-7777 Fax No.: 808-808-8888 Email: buyer@email.com</p>	<p>Attorney for Owner(s)/Borrower(s):</p> <p>Name: A Plus Attorney Address: 1112 A Plus Ave. City, AL 00000 Contact Person: Aplus Attorney Person Phone No.: 202-202-2222 Email: APlusAttorney@AttorneyEmail.Email Fax No.: 303-333-3333</p>		

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JUNE RELEASE NOTES

Application for Title Insurance

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CTI DC Baltimore NCS		546702	

Added functionality for "Owners Only" policy type to show under POLICY INFORMATION.

Transaction type

- Purchase
- Refinance
- Equity
- Other

- Commercial
- Construction
- Cash sale
- Out of county

Order type:

Product type:

Policy type:

POLICY INFORMATION

Proposed Insured: Bryan B. Buyer and Buying Limited Partnership

Owner's Policy: ALTA-OWNER-EXTENDED Amount: \$500,000.00

Endorsements:

DELIVERY BILLS

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JUNE RELEASE NOTES

Indemnity (Personal Undertaking - Mechanic's Lien)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	NCS Chicago		546817	COMD1149.doc

New document. Render to view complete document.

PERSONAL UNDERTAKING

WHEREAS, the [Escrow Office Name](#), hereinafter referred to as the "Company", is about to issue its title insurance policy or policies or commitments thereof, all hereinafter referred to as the "Title Insurance Policy", No. [COM111111](#) in respect to the land described therein.

AND WHEREAS, the Company has raised as title exceptions on the Title Insurance Policy certain defects, liens, encumbrances, adverse claims or other matters, all hereinafter referred to as "Exceptions to Title", described as follows:

"Any statutory lien or right to a statutory lien for labor, services or materials heretofore or hereafter rendered."

AND WHEREAS, the Company has been requested to issue the Title Insurance Policy, and may hereafter, in the ordinary course of its business, issue title insurance policy or policies or date-down endorsements or commitments thereof in the form or forms now or then commonly used by the Company, or issue hold harmless or indemnity letters to induce other title insurance companies to issue title insurance policies or commitments therefore, in respect to the land or to some part or parts thereof, or interests therein, all of the foregoing being hereafter referred to as "Future Policies or Date Down Endorsements or Commitments", either omitting all mention of the aforesaid Exceptions to Title, or insuring against loss or damage by reason thereof;

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JUNE RELEASE NOTES

FLORIDA

DOCUMENTS

Escrow

Affidavit (Contractor's Final Payment)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Underwriting Counsel		546238	

Hardcoded Jurat language.

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

■ _____
Print Company Name

Signature

By: _____
Print Name

Its: ■ _____
Print Title

Sworn and subscribed to before me, a Notary Public, this ____ day of _____, 20____,
by _____, who is personally known to me or produced the
following identification _____.

Notary Public (Notary Seal)

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Affidavit (Retired Mobile Home)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Majesty Title		548334	

Updated document so that it will render for either sale or refinance transactions.

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JUNE RELEASE NOTES

Notice of Termination with Contractor's Affidavit

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Underwriting Counsel		545637	

Hardcoded Jurat lanugage.

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

Seller Corp

BY: _____
Bob Smith
VP

Sworn and subscribed to before me, a Notary Public, this _____ day of _____, 20____, by _____, who is personally known to me or produced the following identification _____.

Notary Public

(Notary Seal)

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JUNE RELEASE NOTES

HAWAII

DOCUMENTS

Escrow

Certificate of Trust

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT HI		545321	

Verbiage updates from Title Counsel.



Company Name

CERTIFICATE OF TRUST

Date: May 29, 2019
Escrow No.: JM CD Test-JDK
Name of Trust: Buyer Trust, a Name Long Trust ("Trust")
Name of Trustee(s): _____ ("Trustee")

Trustee, by signing below, certifies the following to be true and correct:

- The Trust is currently in existence and was create by a written instrument ("Trust Agreement") on _____.
- Trustee is the current trustee of the Trust, pursuant to the Trust Agreement or an amendment thereto.
- The trust does; does not have multiple trustees (check one). If the trust has multiple trustees, the signatures of all the trustees or any one of the trustees is required to exercise the powers of the trust.
- The trust is revocable; irrevocable (check one) and the following party(ies) if any, is (are) identified as having the power of to revoke the trust: _____.
- The power of the Trustee. As per the Trust Agreement or any amendment thereto, includes:
 - The powers to sell, convey and exchange real property: Yes No (check one)
 - The power to borrow money and encumber the trust property with a deed of trust or mortgage: Yes No (check one)

Copies of the Trust Agreement and all amendments thereto have been provided to the Title Insurer.

- If the Trust has been given an identification number by the IRS, that number is as follows:

Note that title to the real property owned by the Trust must be in the name of the Trustee, as trustee(s) of the Trust, unless otherwise authorized by law.

The undersigned trustee(s) hereby declare(s) that the Trust has not been revoked, modified, or amended in any matter which would cause the representations contained herein to be incorrect. This certification is being signed by all of the currently acting trustees with the understanding and intent that Title Insurer will rely on this Certification to issue its policy of title insurance in the above described escrow transaction. The undersigned further agrees to indemnify and hold harmless Escrow Office Name and Title Office Name from any losses, damages and liabilities of any kind resulting from Escrow Office Name's and Title Office Name's reliance on this Certification.

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

Buyer Trust
 BY: _____



JUNE RELEASE NOTES

EI - Sale				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT HI		547730	
<p>Paragraph formerly referenced 'buyer' where it now will reference 'escrow agent':</p> <p>"Interest and earnings on funds while held by you as escrow, shall accrue to the credit of the escrow agent, unless we (Buyer and Seller) otherwise instruct you in writing. If we provide you with such instructions, we will also furnish you, in writing, the Social Security Number or Tax I.D. number of the party to whom such interest shall be paid or credited."</p>				

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JUNE RELEASE NOTES

Employee Title/Escrow Fee Waiver Request

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT HI		543800	

If the seller is chosen, the Title Premium amount will pull from the "Seller pay amount" field under the Owner's Policy premium information.

Owner's Policy

Policy number:	<input type="text"/>		
Coverage amount:	\$500,000.00	Prior policy adjustment:	<input type="text"/>
Seller pay %:	60.00000	Seller pay amount:	\$1,350.00
Final owner's premium:	\$2,250.00	Transaction code:	<input type="text"/>
SI net owner's premium:	\$2,250.00		
Remarks:	<input type="text"/>		

Purchase Price: **\$500,000.00**

Loan/Refi Amount: **\$450,000.00**

Escrow Fee: \$ _____

Title Premium: **\$1,350.00**

I, Samantha S. Seller (print name of the employee) hereby certify the within property is my bona fide home property. I am therefore requesting a waiver of the above fees.

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Form P-64A 2019 (Conveyance Tax Certificate) Form P-64B 2019 (Exemption from Conveyance Tax)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT HI		541674	

Updated to match most recent versions.

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General Provisions, documents containing

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT HI		547759	

Language added to the Deposit of Funds section, last paragraph removed from the Deposit of Funds section and changed language for item 5.

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JUNE RELEASE NOTES

Title

ALTA 11-06 - Haseko Judgment Modification (Hawaii)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FT HI	n/a	546951	E06A011_00_HI

The ALTA 11-06 - Haseko Judgment Modification endorsement is now available.

ENDORSEMENT - ALTA 11-06

HASEKO JUDGMENT MODIFICATION

Issued By:



CHICAGO TITLE
INSURANCE COMPANY

Attached to Policy Number:

LoanPolNum-456

The Company insures against loss or damage sustained by the Insured by reason of:

1. The invalidity or unenforceability of the lien of the Insured Mortgage upon the Title at Date of Endorsement as a result of the Master Class Action Settlement and Release Agreement, upon and subject to all of the provisions contained therein, by and between Gordon Kai, et al., and Haseko Homes, Inc., et al., as set forth in the Final Judgment filed in the Circuit Court of the First Circuit in Case No. 09-1-2834-12, and recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document T-9408160 ("Haseko Judgments"); and
2. The invalidity or unenforceability of the lien of the Insured Mortgage upon the Title at Date of Endorsement as a result of the Master Class Action Settlement and Release Agreement, upon and subject to all of the provisions contained therein, by and between Cynthia M. Charles, et al., and Haseko Homes, Inc., et al., as set forth in the Final Judgment filed in the Circuit Court of the First Circuit in Case No. 09-1-1932-08, and recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. T-9408161 ("Haseko Judgments"); and
3. The lack of priority of the lien of the Insured Mortgage, at Date of Endorsement, over defects in or liens or encumbrances on the Title, except for those shown in the policy or any prior endorsement and except:

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JUNE RELEASE NOTES

IDAHO

DOCUMENTS

Escrow

Buyer Info Sheet

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Kalispell, MT		541566	

Added "Mailing Address Post Closing" with buyer's forwarding address after the signature section.

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Deed (Corporate Warranty)

Deed (Personal Representative's)

Deed (Quitclaim)

Deed (Special Warranty)

Deed (Special Warranty - REO)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Pac NW-IT		541559	

When multiple legals appear on the deed screen and only one box is checked, users will receive a warning to go back to the deed screen and double check that the legal they have selected is correct.

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JUNE RELEASE NOTES

ILLINOIS

DOCUMENTS

Escrow

Historical Investment Options-Prior to 6/2019				
NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Accounting		547057	ILD0534.doc
New document created for older accounts and shows all the banks formerly on <i>Investment Options</i> .				

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Investment Options				
NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Accounting		547057	
Revised to add Wintrust Bank; remove Citizen's Bank, Citibank, EMS Bank of America and MB Financial Bank; and remove the Exhibit A text from the first line.				

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JUNE RELEASE NOTES

Investment or Non-Investment of Escrow Funds

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Chicago Metro NCS		545199	

Removed the Custom Field prompt asking if funds will be invested. Instead, these boxes are to default as unchecked so that they may be checked at closing

Also, revised so that users will always receive the checkbox prompt asking if the Seller is the beneficiary (instead of only prompting for Purchase transactions).

Test Escrow Co is not responsible for levies by taxing authorities based upon the tax payer identification number used to establish this interest bearing account.

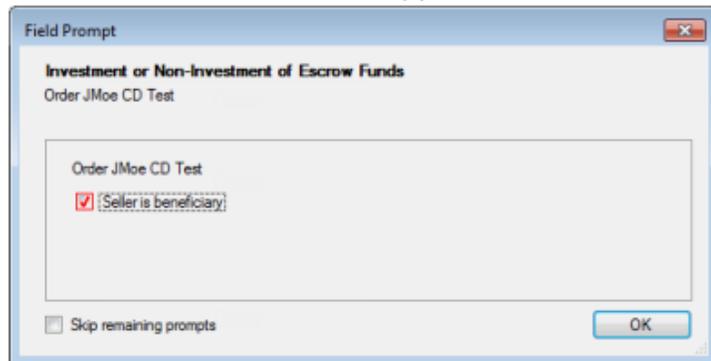
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Samuel S. Seller

Samantha S. Seller

Selling Trust

BY: _____
Trust Officer
TOfficer Title



Field Prompt

Investment or Non-Investment of Escrow Funds
Order JMoe CD Test

Order JMoe CD Test

Seller is beneficiary

Skip remaining prompts

OK

Test Escrow Co is not responsible for levies by taxing authorities based upon the tax payer identification number used to establish this interest bearing account.

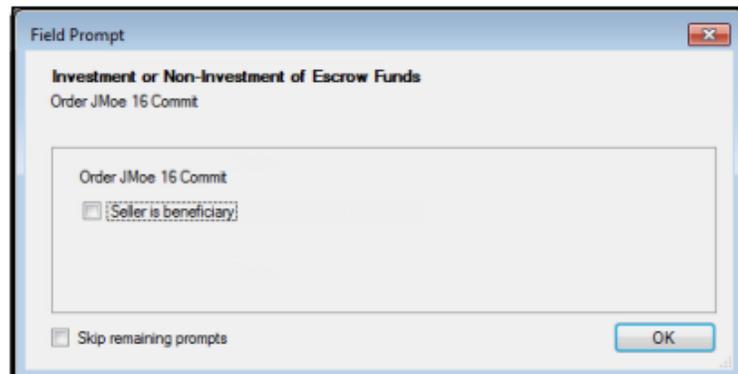
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Bryan B. Buyer

Brenda B. Buyer

Buying Limited Partnership

BY: _____



Field Prompt

Investment or Non-Investment of Escrow Funds
Order JMoe 16 Commit

Order JMoe 16 Commit

Seller is beneficiary

Skip remaining prompts

OK

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JUNE RELEASE NOTES

Money Market Account				
NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Accounting		547057	
Revised to add Wintrust Bank.				

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Tract Search				
NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Chicago Home Equity Group		549090	ILD0535.doc

New document. Render to view complete document.



CHICAGO TITLE

TRACT SEARCH

<p>Customer Name and Address: Customer Name 123 Main Street City, IL 12345</p> <p>Customer Reference: 12345ABC</p>	<p>Order No.: MS CD Test IL</p> <p>Please Direct Inquiries To: Cheryl Mahony Mahonyc@ctt.com (630)327-9655 Chicago Title Insurance Company 1001 Title Way, Suite 100 Anywhere, IL 99999</p> <p>Effective Date: June 7, 2019</p> <p>PIN(s): 11111111APN 1A1A1A1APN 11111111TAX 1A1A1A1TAX</p>
--	--

A. Last Grantee Of Record:
[Information for last conveyance of record goes here](#)

B. Mortgages, Judgments And Other Liens Of Record:

1. [This is a Commitment Exception.](#)

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JUNE RELEASE NOTES

Title

ALTA 3.3-06 - Zoning - Completed Improvement - Non-Conforming Use
 ALTA 3.4-06 - Zoning - No Zoning Classification
 ALTA 18.3-06 - Single Tax Parcel and ID
 ALTA 32.1-06 - Construction Loan - Direct Payment
 ALTA 32.2-06 - Construction Loan - Insured's Direct Payment

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	IL Underwriting	n/a	546749	Various E18A

These new ALTA endorsements are now available.

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JUNE RELEASE NOTES

MY SCREENS

Property Screen

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

The Escrow Brief Legal field has been add to the Property screen. This field is available when My Screens > IL-FTWI Title is selected.

The screenshot shows the 'Property' screen with the following details:

- Order Status: InProcess
- Buyer: [blank]
- Transaction Type: Refinance
- Properties (1) table with columns: Property Address, City/State/Zip, Lot(s), Subdivision, Brief Legal.
- A map showing a property boundary with SW, SE, E, and S markers.
- The **Escrow Brief Legal** section, which is highlighted with a red box. It contains:
 - Lookup code: [input field]
 - [Large text area]
- The **Preliminary Opinion/Commitment legal** section, which contains:
 - Lookup code: [input field]
 - Copy from Escrow Legal [button]



JUNE RELEASE NOTES

INDIANA

DOCUMENTS

Escrow

Closing Information Request

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT IN		541970	

Added the buyer and seller home and cell phone numbers to the upper right of the document.

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Cover Page (FTNW)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FTNW IN		547653	

Lowell information has been added to the Lake County Escrow/Closing Offices.

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Disbursement Agreement (ML Coverage)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT IN		541661	IND1310.doc

New document. Render to view complete document.

CONSTRUCTION LOAN ESCROW AND DISBURSING AGREEMENT

Escrow No.: [JM CD Test-JDK](#)
Commitment and/or Policy No.: [COM111111/11111111](#)

ARTICLE 1: GENERAL INFORMATION

A. Owner/Borrower:

Name:
[Bryan B. Buyer and Brenda B. Buyer](#)
Address:
[555 Buyer Current Street](#)
[Byr Current City, IN 27609](#)
Phone No.: [REDACTED]
Email: [REDACTED]
Fax No.: [REDACTED]

Attorney for Owner/Borrower:

Name:
[Jackson Law Services, LLC](#)
Address:
[REDACTED]
Contact Person: [Hannah Jackson](#)
Phone No.: [REDACTED]
Email: [REDACTED]
Fax No.: [REDACTED]

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JUNE RELEASE NOTES

Disbursement Agreement (No ML Coverage)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT IN		541661	IND1311.doc

New document. Render to view complete document.

CONSTRUCTION LOAN ESCROW AND DISBURSING AGREEMENT WITHOUT MECHANICS LIEN COVERAGE

Escrow No.: JM CD Test-JDK
Commitment and/or Policy No.: COM111111/11111111

ARTICLE 1: GENERAL INFORMATION

A. Owner/Borrower:

Name:
Bryan B. Buyer and Brenda B. Buyer
Address:
555 Buyer Current Street
Byr Current City, IN 27609
Phone No.: [REDACTED]
Email: [REDACTED]
Fax No.: [REDACTED]

Attorney for Owner/Borrower:

Name:
Jackson Law Services, LLC
Address:
[REDACTED]
Contact Person: Hannah Jackson
Phone No.: [REDACTED]
Email: [REDACTED]
Fax No.: [REDACTED]

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Realtor Closing Information Request

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CTNW IN		546406	

Modified to pull in Buyers Phone(s) and Buyer Email(s).

Seller/Owner: Samuel S. Seller Co-Seller/Owner: Samantha S. Seller
 Buyer: Bryan B. Buyer Co-Buyer: Brenda B. Buyer
 Buyer Phone(s): (111)222-3333 Buyer Email(s): BryanBuyer@email.com
 Is Chicago Title preparing the Deed? Yes No Who is preparing the deed? _____

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JUNE RELEASE NOTES

MARYLAND

DOCUMENTS

Escrow

IBA-WF Acct Auth and Activity Request (MD) - MD AGENCY ONLY

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	MD Agency		546622	

Added prompts for Opening amount and signees.

<p>I acknowledge that the conditions, as amended</p> <p>Escrow Agent - Authorized Signature</p> <p>Escrow Agent - Authorized Signature</p> <p>Escrow Agent Name: (Title/Escrow Company Name)</p> <p>Contact Person: Jessica Jaqua</p> <p>Statement Address: Title Company</p> <p>Account to be Title as: Jackson Law S</p> <p><input checked="" type="checkbox"/> Account Opening</p> <p>Opening Amount \$ 13,000.00</p>	<p>Must include a full size, le may download the current</p> <p>This interest bearing account is intended for escrow purposes only.</p> <p>Customer or any entity for which account(s) will be maintained (f/b/o) engaged in business of internet gambling: No</p> <p>Master Escrow DDA Account # 098765411</p>	<p>Special Account Agreement and agree that its terms and</p> <p>Print Name: Albert Sikorsky</p> <p>Print Name: Andrew Delis</p> <p>Phone: 5691</p> <p>Fax: [redacted]</p> <p>ing documents before an account is opened. You pdf/fw9.pdf or visit www.irs.gov</p>
---	--	--

Field Prompt

IBA-WF Acct Auth and Activity Request (MD)

Attorney Jackson Law Services, LLC (AT)

Order JMoe CD Test

Select Signer No. 1

Albert Sikorsky

Skip remaining prompts

OK

Field Prompt

IBA-WF Acct Auth and Activity Request (MD)

Attorney Jackson Law Services, LLC (AT)

Order JMoe CD Test

Select Signer No. 2

Andrew Delis

Skip remaining prompts

OK

Field Prompt

IBA-WF Acct Auth and Activity Request (MD)

Attorney Jackson Law Services, LLC (AT)

Order JMoe CD Test

Enter the Opening Amount

13000.00

Skip remaining prompts

OK

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JUNE RELEASE NOTES

MICHIGAN

DOCUMENTS

Escrow

Master ABA Disclosure

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT MI		541893	

Updated/added the following:

BERK407
 EVEP1601
 FIVK5583
 ISTK2180
 KELP653
 PRON2
 SELK6080

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Water and Sewer Escrow Agreement

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FRS MI		541977	MID1293.doc

New document. Render to view complete document.



Company Name

WATER AND SEWER
ESCROW AGREEMENT

Date: May 20, 2019
Commitment No.: COM111111
Seller(s): Samuel S. Seller and Samantha S. Seller
Buyer(s): Bryan B. Buyer and Brenda B. Buyer
Property: 1111 Property Avenue, Prop City, MI 55555

It is understood and agreed that **Escrow Office Name**, as Escrow Agent, is withholding from the proceeds Two Hundred Fifty And No/100 Dollars (\$250.00) to be held in escrow until receipt of a final Utility bill for Water and Sewer. Upon receipt of said final bill the above amount will be disbursed. **IT IS THE LISTING AGENT'S RESPONSIBILITY TO OBTAIN AND PROVIDE ESCROW AGENT WITH FINAL BILL or NEW BILL.**

If Escrow Agent should receive a final bill that is UNPAID it is understood that Escrow Agent will pay the final water bill to the servicer and return the difference, if any, to the undersigned Sellers. If the monies withheld are not sufficient enough to pay the unpaid bill, Sellers hereby agree to pay the additional amount owing the Escrow Agent and Escrow Agent will pay the final bill in full.

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JUNE RELEASE NOTES

Title

ALTA Loan Policy 2006
ALTA Loan Policy 2006 (GL)
ALTA Owner's Policy 2006
ALTA Owner's Policy 2006 (GL)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Great Lakes NCS		544973, 542431	

Great Lakes Troy, Michigan operation only

Loan and Owner's Policies updated to pull from the Policy Legal field instead of the Commitment Legal field.

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JUNE RELEASE NOTES

REPORTS

Open/Closed Pipeline				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT MO		537483	
<ul style="list-style-type: none"> When profile state = MO or KS, defaulted commercial format checkbox to checked 				

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Sales Marketing List				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT MO		537485	
<ul style="list-style-type: none"> Added listing broker and selling broker to list of contacts that the report will search for as well as also show in the contact type drop down as options. 				

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JUNE RELEASE NOTES

MONTANA

DOCUMENTS

Escrow

Deed (Conveyance)

Deed (Grant)

Deed (Personal Representative's)

Deed (Special/Limited Warranty)

Deed (Special Warranty)

Deed (Warranty)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Pac NW-IT		541551	

When multiple legals appear on the deed screen and only one box is checked, users will receive a warning to go back to the deed screen and double check that the legal they have selected is correct.

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Request (Information)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Kalispell		541568	

Added propane tank questions and the forwarding address in the additional information in the signature section.

Water Rights on Property: Yes No

Propane: Yes No

Leased: Yes No

Propane Company: _____

Tank Size: _____

Please note we will require a gauge reading within one (1) week of closing for proration purposes.

****Customer Signed Authorization Below****

We the undersigned Borrower(s) hereby authorize(s) [Escrow Office Name](#) to request and receive any and all information regarding payoff demands, statements, balances, per diem interest and release/Reconveyance documentation for the above mentioned account.

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

Signature

Date

Print Name

Social Security No.: _____

Forwarding Address:

Phone: _____

Email: _____

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JUNE RELEASE NOTES

SID Payoff Request				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Great Falls		541635	
Updated document to match the most recent version.				

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JUNE RELEASE NOTES

NCS - WASHINGTON

MY SCREENS

Policy – Schedule A Screen

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

A new check box has been added to the Policy – Schedule A screen > Additional Policy Information section

> Suppress Address Reference

This field is available when one of the My Screens > Washington Commercial CSS is selected.

Policy - Schedule A Order Status: InProcess
Buyer:

Effective Date: (None)

Effective Time: (None)

Additional Policy Information

Leasehold Policy

The lease is identified as follows:

The leasehold term insured is:

ALTA Limited Coverage Junior Loan Policy

Tax information:

ALTA Short Form Residential Loan Policy

Number of pages:

Addendum attached

ALTA Loan Policy 2006

Suppress Address Reference



JUNE RELEASE NOTES

NCS - WASHINGTON

MY SCREENS

Loan Terms & Payments Screen

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

The **Loan Terms & Payments** screen has been added to the **Settlement Statement** section. This screen is available when the **My Screens > Washington Commercial CSS Screens** is selected.

Open Order/General

Document Preparation

Settlement Statement

- Additional Title Charges
- Title Insurance Premiums
- Endorsements
- Prorations
- City/Town Taxes
- County Taxes
- Assessments
- Rent Schedule
- Loan Information & Funding
- ▶ Loan Terms & Payments**
- Delivery & Tracking

← ▶

Loan Terms & Payments

Order Status: InProcess

Buyer:

Loan:

Loan Terms

Annual interest rate: % ARM Data...

Payment frequency: Plural: Singular:

Loan term years: Loan balance

Prepayment penalty

Balloon after: Total payments:

Payments Maximum loan balance:

First payment date: Maximum prepayment penalty:

New/Extended maturity date:

Final payment date:

JUNE RELEASE NOTES

NEW JERSEY

MYSCREENS

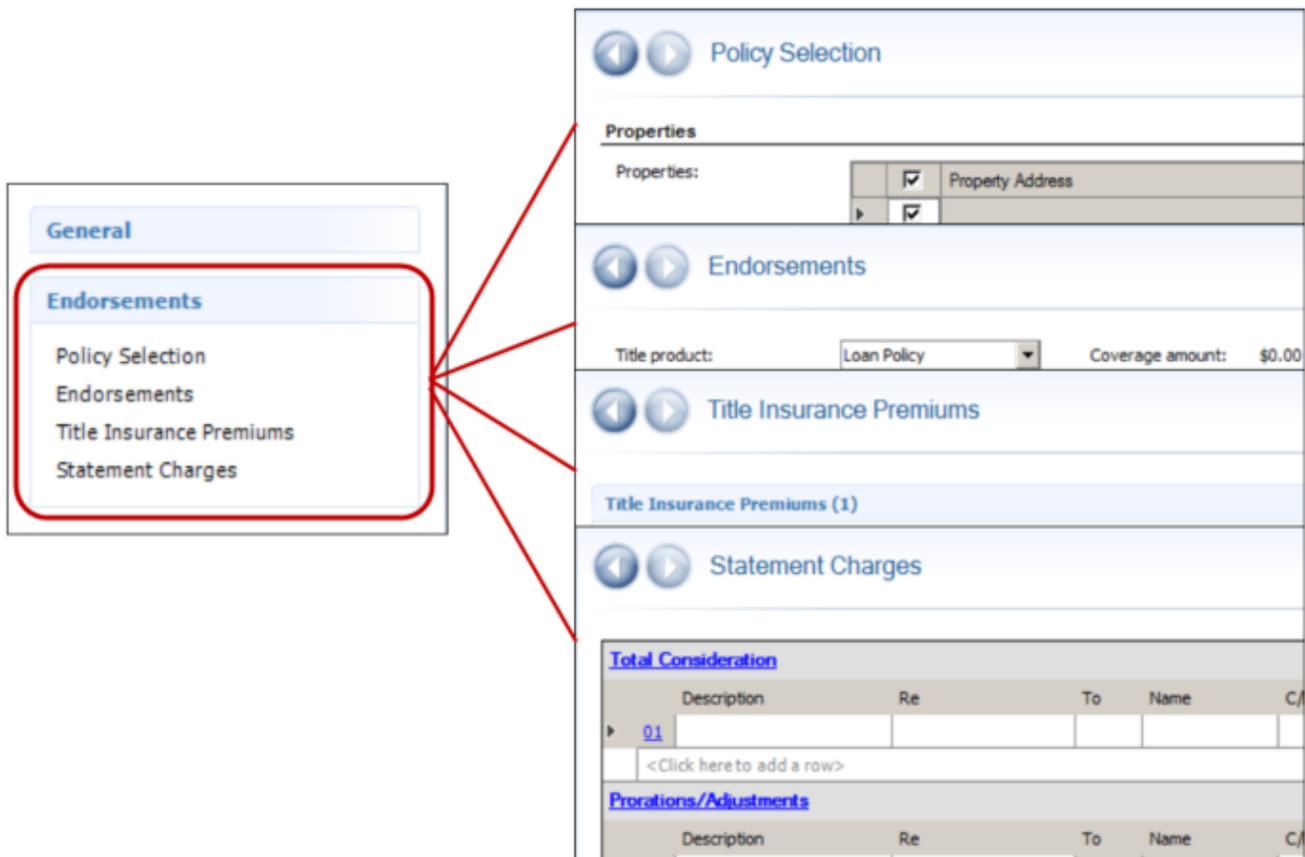
Endorsement Section Added

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

The Endorsement section has been added to include the following screens,

- > Policy Selection
- > Endorsements
- > Title Insurance Premiums
- > Statement Charges

This section and screens are available when the My Screens > FNF NY-NY Agency is selected.



The diagram illustrates the navigation structure. On the left, a 'General' menu contains an 'Endorsements' sub-menu, which is highlighted with a red box. This sub-menu lists four items: 'Policy Selection', 'Endorsements', 'Title Insurance Premiums', and 'Statement Charges'. Red lines connect each of these four items to a corresponding screenshot of the software interface on the right. The screenshots show the following screens:

- Policy Selection:** Features a 'Properties' section with a table containing 'Property Address' and a checked checkbox.
- Endorsements:** Features a 'Title product' dropdown menu set to 'Loan Policy' and a 'Coverage amount' field set to '\$0.00'.
- Title Insurance Premiums:** Features a section titled 'Title Insurance Premiums (1)'.
- Statement Charges:** Features a 'Total Consideration' table with columns for Description, Re, To, Name, and C/, and a 'Prorations/Adjustments' section below it.

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JUNE RELEASE NOTES

NEW MEXICO

DOCUMENTS

Escrow

Survey Waiver and Agreement

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FT NM		543834	NMD1169.doc

New document. Render to view complete document.

SURVEY WAIVER AND AGREEMENT

**TEST
COMPANY
LOGO**

File No.: [JMoe CD Test-JDK](#)
Loan No.: [LN0001](#)
Buyer(s): [Bryan B. Buyer, Brenda B. Buyer and Buying Limited Partnership](#)
Property: [1111 Property Avenue, Suite 100, Philadelphia, CA 55555](#)

The undersigned Purchaser(s) hereby acknowledge, understand and agree that:

A survey of land is necessary to discover certain types of defects that cannot be ascertained by an examination of the public records pertaining to land. These defects include, but are not limited to, such things

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JUNE RELEASE NOTES

Title

Master Commitment				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CORP		538062	NMD1168.spdoc
<ul style="list-style-type: none"> New HTML version created and deployed. 				

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NM 83.1 - Construction Loan - Direct Payment (ALTA 32.1-06) NM 83.2 - Construction Loan - Insured's Direct Payment (ALTA 32.2-06) NM 84 - Disbursement (ALTA 33-06)				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	NM FT	n/a	547563, 547564	E14N084_00_NM, E14N083_01_NM, E14N083_02_NM

The NM 84, NM 83.1 and NM 83.2 endorsements are now available.

ENDORSEMENT - NM 84	DISBURSEMENT
<p>Issued By:</p> <div style="display: flex; align-items: center;">  <div> <p>CHICAGO TITLE INSURANCE COMPANY</p> </div> </div>	<p>Attached to Policy Number:</p> <div style="border: 1px solid black; padding: 10px; width: fit-content; margin: 0 auto;"> <p>LoanPolNum-456</p> </div>
<ol style="list-style-type: none"> 1. The Date of Coverage is amended to January 11, 2019. <ol style="list-style-type: none"> a. The current disbursement is: \$123,456.00 b. The aggregate amount, including the current disbursement, recognized by the Company as disbursed by the Insured is: \$234,567.00 2. Schedule A is amended as follows: FILL IN 3. Schedule B is amended as follows: FILL IN <p>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</p>	

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JUNE RELEASE NOTES

NEW YORK

DOCUMENTS

Escrow

Letter (Lis Pendens Rundown Results)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT/CT Albany		542670	

Added prompt to enter effective date if applicable.

Enter effective date (if needed).

Please be advised that a rundown of title was performed from May 1, 2019 to May 20, 2019 (effective date May 21, 2019) in the Buffalo County Clerk's Office and nothing new was found.

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JUNE RELEASE NOTES

Title

Cluster Endorsement				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CTI N. NY		547286	
Added more custom fields to enter additional policy information (up to 20 policies).				

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JUNE RELEASE NOTES

REPORTS

Open Orders With/Without Premium				
NEW/MOD MOD	REQUESTED BY CT NY	INCIDENT No.	TFS No(s). 546143	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Re-named "Date Cashiered" column to "Date Closed" and pull in the settlement date {{Order.SettlementDate}} Replaced the sales rep column with the Sellers Attorney. Only one should exist in the orders, but if more than one concatenate in the same column and wrap text Changed layout to landscape to help accommodate the sellers attorney name. Should still be OK on letter size landscape. 				

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Open/Closed Pipeline				
NEW/MOD MOD	REQUESTED BY NY	INCIDENT No.	TFS No(s). 544062	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> On the non-commercial format, updated the Customer column to show the contact person of the bill to contact, then if no contact is selected then show the bill to contact name. 				

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Seller Attorney				
NEW/MOD MOD	REQUESTED BY CT NY	INCIDENT No.	TFS No(s). 546147	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Added a picklist for sales rep under underwriter picklist Added in checkbox called "Group by Sales Rep", defaulted to unchecked and placed below Seller attorney only checkbox. <ul style="list-style-type: none"> Report is currently hardcoded to group by attorney, but if new box is checked, group by sales rep first, then attorney Added a check box called "Exclude NOT ENTERED Attorney", defaulted to unchecked and placed below new group by sales rep checkbox <ul style="list-style-type: none"> If new box is checked, then do not display any of the not entered attorney orders and suppress group Removed UW Lookup Code Column Added a column for sales rep after order status. should only have one, but if more than one concatenate in the same column Added a column for Marketing Source after new sales rep column. Should only have one, but if more than one concatenate in the same column Changed layout to landscape to help accommodate the new columns for sales rep and marketing sources 				

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JUNE RELEASE NOTES

MYSCREENS

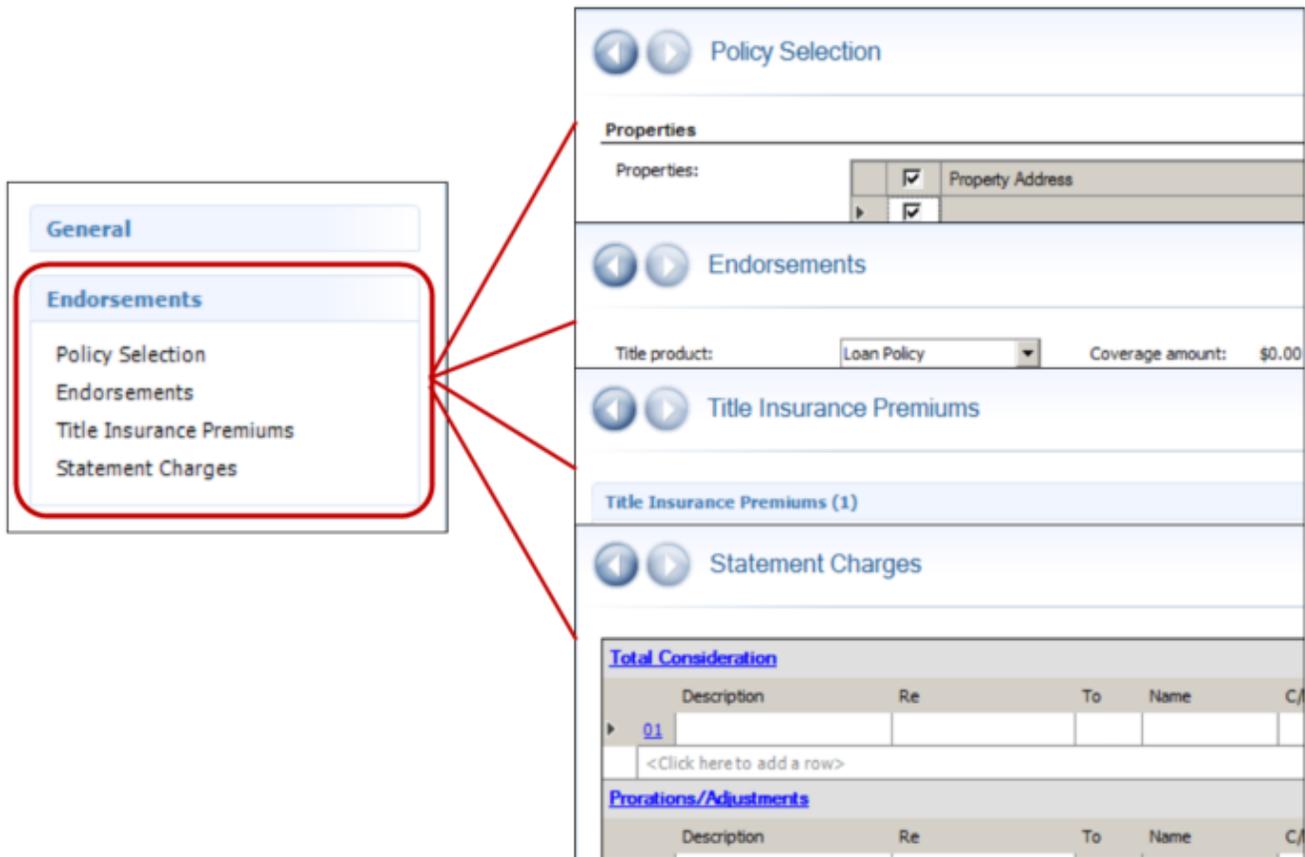
Endorsement Section Added

NEW/MOD Mod	REQUESTED BY NY Agency	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
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The Endorsement section has been added to include the following screens,

- > **Policy Selection**
- > **Endorsements**
- > **Title Insurance Premiums**
- > **Statement Charges**

This section and screens are available when the **My Screens > FNF NY-NY Agency** is selected.



General

Endorsements

- Policy Selection
- Endorsements
- Title Insurance Premiums
- Statement Charges

Policy Selection

Properties

Properties:	<input checked="" type="checkbox"/> Property Address
-------------	--

Endorsements

Title product: Coverage amount: \$0.00

Title Insurance Premiums

Title Insurance Premiums (1)

Statement Charges

Total Consideration

Description	Re	To	Name	C/
01				
<Click here to add a row>				

Prorations/Adjustments

Description	Re	To	Name	C/
-------------	----	----	------	----

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JUNE RELEASE NOTES

NORTH CAROLINA

DOCUMENTS

Title

ALTA 12 Endorsement
ALTA 12.1 Endorsement

NEW/MOD Mod	REQUESTED BY CTNC	INCIDENT NO.	TFS No(s). 548237	FILE NAME (NEW ITEMS ONLY)
-----------------------	-----------------------------	---------------------	-----------------------------	-----------------------------------

Added a new optional flow-text custom field in which the policy number, state, and amount information can be entered at once from copy/paste instead of having to fill out each individual field. The document automatically generates an Exhibit page with the data entered in the new custom field.

Custom Fields	
Label	Value
Enter maximum aggregate coverage for all policies	\$123,456.00
Enter Item 1 info (number, state, amt) here to send to an attachment OR complete fields below	Policy NumberStateAmount12345NC\$123,456.004434444SC\$235,461.12346237257hHI\$...
Enter the policy number issued 1	
Enter the state 1	
Enter the amount insured 1	

Chicago Title Insurance Company

Endorsement 12-06 (Aggregation - Loan)

ENDORSEMENT

Attached to Policy No. **PROFORMA LP123**

Issued by

CHICAGO TITLE INSURANCE COMPANY

- The following policies are issued in conjunction with one another:
SEE EXHIBIT ATTACHED HERETO AND MADE A PART HEREOF
- The amount of insurance available to cover the Company's liability for loss or damage under this policy at the time of payment of loss shall be the Aggregate Amount of Insurance defined in Section 3 of this endorsement.
- Subject to the limits in Section 4 of this endorsement, the Aggregate Amount of Insurance under these policies is Twelve Million Three Hundred Forty-Five Thousand Six Hundred Eighty-Nine And No/100 Dollars (**\$12,345,689.00**).
- Section 7(a)(i) of the Conditions of this policy is amended to read:

Chicago Title Insurance Company

Endorsement 12-06 (Aggregation - Loan)

EXHIBIT

Policy Number	State	Amount
12345	NC	\$123,456.00
4434444	SC	\$235,461.12
346237257h	HI	\$137,742.33
457835126a24	CT	\$347,124.56

OHIO

DOCUMENTS

Escrow

Affidavit and Indemnity - AMERITITLE ONLY

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	AmeriTitle		546728	

Added prompt to choose between the buyer and the seller.

Samuel S. Seller, Samantha S. Seller and Selling Trust being first duly sworn, deposes and says the following for the specific purpose of inducing Chicago Title Insurance Company, Chicago, Illinois, to issue a certain Chicago Title Insurance Policy, Schedule B, Section 2, Exceptions from a certain Commitment, to the undersigned:

That the undersigned has been advised that the following items of record in the County of Ohio show the following items of record made a part of this Affidavit as is fully written hereon:

That the above mentioned item(s) do/does not refer to the referenced commitment; that the undersigned above mentioned item(s); that the undersigned referenced in the above mentioned item(s); the parties referenced in the above mentioned item(s);

That the undersigned is not nor has he or she item(s); that the undersigned's social security number is presently 123 Seller Current

Field Prompt

Affidavit and Indemnity

Commitment

Order JMoe CD Test

Choose contact type

Seller

Skip remaining prompts

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

Samuel S. Seller

Samantha S. Seller

Selling Trust

BY: _____
Trust Officer
TOfficer Title

Bryan B. Buyer and Buying Limited Partnership being first duly sworn, deposes and says the following for the specific purpose of inducing Chicago Title Insurance Company, Chicago, Illinois, to issue a certain Chicago Title Insurance Policy, Schedule B, Section 2, Exceptions from a certain Commitment, to the undersigned:

That the undersigned has been advised that the following items of record in the County of Ohio show the following items of record exhibit is made a part of this Affidavit as is fully written hereon:

That the above mentioned item(s) do/does not refer to the referenced commitment; that the undersigned above mentioned item(s); that the undersigned referenced in the above mentioned item(s); the parties referenced in the above mentioned item(s);

That the undersigned is not nor has he or she item(s); that the undersigned's social security number is presently 555 Buyer Current

Field Prompt

Affidavit and Indemnity

Commitment

Order JMoe CD Test

Choose contact type

Buyer

Skip remaining prompts

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

Bryan B. Buyer

Buying Limited Partnership

BY: _____
First Buyer Officer

BY: _____
Second Buyer Officer

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JUNE RELEASE NOTES

DTE 100 - Real Property Conveyance Fee Statement (Franklin County)

NEW/MOD New	REQUESTED BY CT South/Central Ohio	INCIDENT No.	TFS No(s). 542432	FILE NAME (NEW ITEMS ONLY) OHD1425.doc
-----------------------	--	---------------------	-----------------------------	--

New document. Render to view complete document.

Real Property Conveyance Fee Statement of Value and Receipt				DTE 100 Rev. 1/14
If exempt by Ohio Revised Code section 319.54(G)(3), use form DTE 100(EX).				
FOR COUNTY AUDITOR'S USE ONLY				
Type instrument	Tax list year	County number 25	Tax. dist. number	Date
Taxing District _____		Map Routing _____		Map _____
DESCRIPTION				
Grantee or Representative Must Complete All Questions in This Section				
1. Grantor's name (Seller) <u>Samuel S. Seller and Samantha S. Seller</u>				Number
2. Grantee's name (Buyer) <u>Bryan B. Buyer and Brenda B. Buyer</u>				No of Parcels
Grantee's address <u>555 Buyer Current Street, Byr Current City, OH 27609</u>				DTE Code No.
3. Address of Property <u>1111 Property Avenue, Prop City, OH 55555</u>				
4. Tax billing address <u>555 Buyer Current Street, Byr Current City, OH 27609</u>				
(DO NOT USE ANY OF THE SE: SAME - SAME AS BEFORE - SAME AS ABOVE)				

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JUNE RELEASE NOTES

DTE 100EX - Statement of Reason for Exemption (Franklin County)

NEW/MOD New	REQUESTED BY CT South/Central Ohio	INCIDENT No.	TFS No(s). 542432	FILE NAME (NEW ITEMS ONLY) OHD1424.doc
-----------------------	--	---------------------	-----------------------------	--

New document. Render to view complete document.

Statement of Reason for Exemption From Real Property Conveyance Fee					<small>DTE 100EX Rev. 1/14</small>
<small>Ohio Revised code section 319.202 and 319.54(G)(3)</small>					
FOR COUNTY AUDITOR'S USE ONLY					
<small>Instr.</small>	<small>Tax. district no.</small>	<small>Tax list</small>	<small>Date</small>	<small>Co. no. 25</small>	<small>Number</small>
<small>DESCRIPTION:</small>					
 The Following Must Be Completed by Grantee or Representative <small>Type or print all information. See instructions on reverse.</small>					
1. Grantor's name (Seller) <u>Samuel S. Seller and Samantha S. Seller</u>					
2. Grantee's name (Buyer) <u>Bryan B. Buyer and Brenda B. Buyer</u>					
Grantee's address <u>555 Buyer Current Street, Byr Current City, OH 27609</u>					
3. Address of property <u>1111 Property Avenue, Prop City, OH 55555</u>					
4. Tax billing address <u>555 Buyer Current Street, Byr Current City, OH 27609</u>					
(DO NOT USE ANY OF THE SE: SAME, SAME AS BEFORE, SAME AS ABOVE)					

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JUNE RELEASE NOTES

Letter (Revolving Credit Accounts - Direct Payment to Creditor)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT OH		541622	OHD1423.doc

New document. Render to view complete document.



Company Name

**REVOLVING CREDIT ACCOUNTS
DIRECT PAYMENT TO CREDITOR**

Date: May 16, 2019
Order No.: JM CD Test-JDK
Borrower(s): Bryan B. Buyer and Brenda B. Buyer

As part of its Closing Instructions, **Loans Unlimited** requires certain unsecured credit card and/or installment accounts to be paid through escrow. Insofar as these accounts do not involve title to the real estate, **Escrow Office Name** is providing this service as an accommodation to Borrower and **Loans Unlimited**.

Borrower hereby agrees, prior to close of escrow, to provide actual statements of accounts required by Lender to be paid. In the event accounts have been paid in full or the balances reduced outside of this escrow, written evidence of payment will be provided to **Escrow Office Name** before closing. Any changes in the amount to be paid through escrow must be approved by Lender.

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Required Information Sheet

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Northern OH		546457	

Added "If yes, is the property currently occupied?" and "SSN: _____" lines.

Water/Sewer Provider and Phone No. _____	
Condo/Maintenance/Home Owners/Association Fee	<input type="checkbox"/> YES <input type="checkbox"/> NO
Garage w/ condo	<input type="checkbox"/> YES <input type="checkbox"/> NO
Association Name _____	
Contact Name and Phone No. _____	
Is this a rental Property? <input type="checkbox"/> YES <input type="checkbox"/> No	If yes, is the property currently occupied? <input type="checkbox"/> YES <input type="checkbox"/> No
Marital Status: <input type="checkbox"/> Single <input type="checkbox"/> Married <input type="checkbox"/> Divorced <input type="checkbox"/> Widowed	SSN: _____
If married, Spouse's Name: _____	

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JUNE RELEASE NOTES

OREGON

DOCUMENTS

Escrow

Declaration (Transfer on Death Deed)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	WT Bend		541680	ORD1494.doc

New document. Render to view complete document.

DECLARATION BY BENEFICIARY OR OTHER PERSON REGARDING TRANSFER ON DEATH DEED

Review this Declaration carefully before signing it. If any statement in this Declaration is not true or accurate, do not sign this Declaration, but instead explain why you are not signing it to the title company who requested this Declaration.

STATE OF _____

Title Co. Order No.: TC123

COUNTY OF _____

Name of Title Co.: Title Office Name

This Declaration is made this 30th day of May, 2019, by the undersigned, who having been duly sworn, hereby declares:

- Purpose.** This purpose of this declaration is to state the transfer of certain real property pursuant to the Uniform Real Property Transfer on Death Act, as set out in Oregon Revised Statutes ("ORS") 93.948 to 93.977, referred to in this Declaration as "the URPTODA."
- Decedent.** _____, referred to in this Declaration as "Decedent" and as "Transferor," died on _____ as a resident of _____.

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JUNE RELEASE NOTES

Deed (Statutory Bargain and Sale) Deed (Statutory Bargain and Sale) Legal

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	WT Bend		541682	ORD1495.doc ORD1496.doc

New documents. Render to view complete document.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY BARGAIN AND SALE DEED

Grantor Name, being all the successors in interest to _____
deceased, Grantor, conveys to **Grantee Name**, Grantee, the following described real property:

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

The true consideration for this conveyance is Ten And No/100 Dollars (**\$10.00**). The purpose of this deed is to confirm title in the above named grantees, as set out more particularly in the Declaration of Heirship for the above named decedent that is attached thereto as EXHIBIT "B" and incorporated herein by reference.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

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Documents containing "cancellation"

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	TT Medford		548476	

Changed instances of "cancelation" to "cancellation".

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JUNE RELEASE NOTES

Information Sheet (Refinance - Commercial)				
NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	LT Portland		541685	ORD1497.doc

New document. Render to view complete document.



Chicago Title
Insurance Company

**COMMERCIAL REFINANCE
INFORMATION SHEET**

Joseph D Kirby, Closing Specialist
 Test Escrow Co
 236 Quarry Road
 City, OR 99999
 Phone: (831)555-5555 Fax: 222-333-4444

Date: May 31, 2019
Ref. No.: SA0909
Title No.: T22222
Escrow No.: JMoe CD Test-JDK
Property: 1111 Property Avenue, Suite 100
 Philadelphia, TX 55555
 22 Prop Way
 City, MO 00000

Please complete the following information which applies to you and return it to our office at your earliest opportunity. This information will help expedite the closing of your transaction.

Customer Name: Bryan B. Buyer and Brenda Buyer

Property Address: 1111 Property Avenue, Suite 100, Philadelphia, TX 55555
 22 Prop Way, City, MO 00000

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JUNE RELEASE NOTES

Information Sheet (Seller - Commercial)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	LT Portland		541479	ORD1493.doc

New document. Render to view complete document.



Company Name

SELLER INFORMATION SHEET

Joseph D Kirby, Closing Specialist
Escrow Office Name
100 Escrow Office Street
EO City, OR 54545
Phone: (800)777-4444 Fax: (800)444-7777

Date: May 15, 2019
Escrow No.: JM CD Test-JDK
Property: 1111 Property Avenue
Prop City, OR 55555

Please complete the following information which applies to you and return it to our office at your earliest opportunity. This information will help expedite the closing of your transaction.

Customer Name: Seller Corp

Property Address: 1111 Property Avenue, Prop City, OR 55555

Daytime Phone No(s): _____

Taxpayer ID No(s): _____

Email Address(es): _____

We need the following information:
The undersigned authorizes **ESCROW OFFICE NAME** to rely on this to be complete and accurate information.

1. FIRST EXISTING MORTGAGE INFORMATION

Company: _____

Loan No.: _____

Phone No.: _____

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JUNE RELEASE NOTES

Instructions (Recording - Title Only)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	WT Bend		545288	

Revised to enable form to be used for any contact type in the order.

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Payoff Enclosure Letter - Credit Card

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	WT Bend		543836	

Account number will now pull from the reference number field on the contact chosen for the document. If this field is empty then the document will prompt for the account number, as it did before.

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PENNSYLVANIA

DOCUMENTS

Escrow

Settlement Authorization

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	NCS Philly		541570	PAD1073.doc

New document. Render to view complete document.



Company Name

SETTLEMENT AUTHORIZATION

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

Please be advised that I/we will be unable to attend the settlement of the sale of my/our property at [1111 Property Avenue, Prop City, PA 55555](#), to [Bryan B. Buyer](#) and [Brenda B. Buyer](#).

I/We therefore hereby authorize, _____ to represent me/us at the settlement of said sale, and to do and perform all acts which may be necessary on my/our behalf as though I/we were present, hereby approving, ratifying and confirming such acts, which shall include, but not be limited to delivering the deed, signing the settlement statement and signing such other documents or affidavits which may be required, and shall further have the right to receive the net sale proceeds of sale check on my/our behalf.

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JUNE RELEASE NOTES

SOUTH CAROLINA

DOCUMENTS

Escrow

Letter (Referral Payment)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	SC CT Agency		545709	SCD1065.doc

New document. Render to view complete document.



**CHICAGO TITLE
INSURANCE COMPANY**

236 Quarry Road
Greenville, FL 99999
Phone: (800)777-4444 / Fax: (800)444-7777

To: Jackson Law Services, LLC
Date: June 19, 2019
NBU Referral No.: [TCRefNo]

Agent File No.	[AttyRefNo]
Our File No.	2019030005-JJF-CD-JDK
Project/Property Name	[Project Name Here]
Owner's Policy Amount	\$123,446.00

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JUNE RELEASE NOTES

Title

ALTA Loan Policy 2006 (SC)

ALTA Owner's Policy 2006 (SC)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FNT/CT SC Agency		545709	SCD1063.doc SCD1064.doc

New documents to offer faster versions of the ALTA standard 2006 policies.

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JUNE RELEASE NOTES

TEXAS

DOCUMENTS

Escrow

Exhibit Page - Buyer Choice Signatures (CSS)

Exhibit Page - Seller Choice Signatures (CSS)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Alamo Houston		546811	

"South Texas CPF\HOU\AT\FT\FT\R\ESC" profile ONLY

Document now looks to the edit signature field on the buyer/seller rather than prompting to choose. The choice to show the Settlement Agent signature remains.

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Letters

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	NCS CLT Dallas		548389	

Added delivery method to top of letters.

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JUNE RELEASE NOTES

REPORTS

Dallas CPF Open Order Trend				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	TX		539062	
<ul style="list-style-type: none">Added a new checkbox parameter called "Exclude Orders Not Submitted" and defaulted to checked. Placed this under the "Show Order Details" checkbox.<ul style="list-style-type: none">When checked exclude any orders that have not been submitted to the workflow.				

[Back to Table of Contents](#)

Product Type Summary				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	TX		546159	
<ul style="list-style-type: none">Added Property Type to the "Transaction Type - Comm/Res - Product Type" column to show as "Transaction Type - Comm/Res - Product Type - Property Type" and will pull from property 1				

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JUNE RELEASE NOTES

WASHINGTON

DOCUMENTS

Escrow

Bill of Sale (LPB 30) Letter

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FNT Seattle NCS		547908	WA00001068.doc

New letter size version of existing Bill of Sale (LPB 30).

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EI - Supplemental - Utility Bills and Charges - WA NCS ONLY

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FNT Seattle NCS		543785	WA00001057.doc

New document. Render to view complete document.



Fidelity National Title SUPPLEMENTAL ESCROW INSTRUCTIONS -
UTILITY BILLS AND CHARGES

Fidelity National Title
236 Quarry Road
Greenville, WA 99999
Phone: (800)777-4444 Fax: (800)444-7777

Date: June 19, 2019
Escrow No.: CW WA TEST-JDK
Property: 1111 Property Avenue, Suite 100
Greenville, WA 55555

These Supplemental Escrow Instructions concern Seller's, Buyer's and Fidelity National Title's ("Escrow Agent") responsibilities with respect to payment of final utility bills and charges.

Escrow Agent's Administration Waived Pursuant to RCW Ch. 60.80 (if checked, skip to signatures)

Seller and Buyer hereby waive the right to have Escrow Agent administer the disbursement of closing funds necessary to satisfy unpaid utility bills and charges as defined in RCW 60.80.005. Seller agrees to satisfy any such liens or charges outside of closing.

Escrow Agent's Administration Not Waived Pursuant to RCW Ch. 60.80 (if checked, also check whether inside or outside the City of Seattle)

Escrow Agent has been requested, pursuant to the purchase and sale agreement, to administer the payment of final public utility bills. As a condition to Escrow Agent's agreement to do so, the undersigned hereby understand, agree and acknowledge as follows:

In the City of Seattle

The Seller shall contact Seattle City Light and/or Seattle Public Utilities directly for account closures, including meter readings as necessary. The Buyer acknowledges Buyer is responsible for contacting the City of Seattle to provide Buyer's contact and ownership information.

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JUNE RELEASE NOTES

- Real Estate Excise Tax Affidavit
- Real Estate Excise Tax Affidavit - Exempt
- Real Estate Excise Tax Affidavit - Land Use
- Real Estate Excise Tax Affidavit - Personal Property
- Real Estate Excise Tax Affidavit (Commercial)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	WA, FT Seattle NCS		547592, 547593, 548333, 548325	

Updated to match 09/06/17 version.

Department of Revenue
Washington State
PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT
CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

This form is your receipt when stamped by cashier.

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED
(See back of last page for instructions)

Check box if partial sale, indicate % _____ sold. List percentage of ownership acquired next to each name.

SELLER GRANTOR	1	Name	Samuel S. Seller and Samantha S. Seller, as tenants in commo**See Exhibit A for Full Names	BUYER GRANTEE	2	Name	Bryan B. Buyer, as joint tenants and Buying Limited Partnership
	Mailing Address	123 Seller Current Address Here	Mailing Address		1111 Property Avenue, Suite 100		
	City/State/Zip	City, NC 00000	City/State/Zip		Philadelphia, OH 55555		
	Phone No. (including area code)		Phone No. (including area code)				

List all real and personal property tax parcel

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

REV 84 0001a (09/06/17) THIS SPACE - TREASURER'S USE ONLY

School Dist: _____

County Treasurer
 County Assessor
 Dept. of Revenue
 Taxpayer

A new Custom Field prompt was made with dropdown options for the 22 most used LandUse codes; or users can select FILL IN from the dropdown prompt to receive the prompt to type in the code.

09 - Land with mobile home
10 - Land with new building
11 - Household, single family units
12 - Multiple family residence (2-4 unit)
13 - Multiple family residence (5 or more)
14 - Residential condominiums
15 - Mobile home parks or courts
16 - Hotels/motels
17 - Institutional lodging
50 - Condominiums - other than residential
54 - Retail trade - food
58 - Retail trade - eating and drinking (restaurants, bars)
59 - Tenant occupied, commercial properties
64 - Repair services
65 - Professional services (medical, dental, etc)
74 - Recreational activities (golf courses, etc)
88 - Forest land designated under chapter 84.33 RCW
91 - Undeveloped land (land only)
94 - Open space land classified under chapter 84.34 RCW
95 - Timberland classified under chapter 84.34 RCW
96 - Improvements on leased land
99 - Other undeveloped land
FILL IN
09 - Land with mobile home

5 Select Land Use Code(s): 09 - Land with mobile home
Enter any additional codes:
(See back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? YES NO

Select the Land Use Code
FILL IN

Enter the land use code
LC-123

5 Select Land Use Code(s): LC-123
Enter any additional codes:
(See back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? YES NO



JUNE RELEASE NOTES



JUNE RELEASE NOTES

Real Estate Excise Tax Affidavit - Blank

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	WA, FT Seattle NCS		547592, 547593, 548333, 548325	

Updated to match 09/06/17 version.



Department of Revenue
Washington State

PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT
CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

This form is your receipt when stamped by cashier.

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED
(See back of last page for instructions)

Check box if partial sale, indicate % _____ sold. List percentage of ownership acquired next to each name.

1	Samuel S. Seller and Samantha S. Seller, as tenants in commo**See Exhibit A for Full Names	2	Bryan B. Buyer, as joint tenants and Buying Limited Partnership
SELLER GRANTOR	Mailing Address <u>123 Seller Current Address Here</u>	BUYER GRANTEE	Mailing Address <u>1111 Property Avenue, Suite 100</u>
	City/State/Zip <u>City, NC 00000</u>		City/State/Zip <u>Philadelphia, OH 55555</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____

List all real and personal property tax parcel

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

REV 84 0001a (09/06/17)

School Dist: _____

THIS SPACE - TREASURER'S USE ONLY

County Treasurer

County Assessor

Dept. of Revenue

Taxpayer

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JUNE RELEASE NOTES

Master Real Estate Excise Tax Affidavit

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	WA, FT Seattle NCS		547592, 547593, 548333, 548325	

Updated to match 09/06/17 version.

The screenshot shows the 'REAL ESTATE EXCISE TAX AFFIDAVIT' form from the Washington State Department of Revenue. It includes fields for Seller/Grantor (Selling Unlimited, Inc.) and Buyer/Grantee (Buyers Unlimited, Inc.). A 'Field Prompt' dialog box is overlaid on the form, titled 'Master Real Estate Excise Tax Affidavit - Special Warranty Deed'. The prompt asks to 'Enter the percentage sold' and has '50.00' entered in the text box. A red arrow points from the '50.00' in the prompt to the '50.00' in the 'Check box if partial sale, indicate % 50.00 sold.' field on the form.

A new Custom Field prompt was made with dropdown options for the 22 most used LandUse codes; or users can select FILL IN from the dropdown prompt to receive the prompt to type in the code.

This screenshot illustrates the workflow for selecting a Land Use Code. On the left, a dropdown menu lists various codes, with '09 - Land with mobile home' selected. A red arrow points from this selection to the '5 Select Land Use Code(s):' field on the form, which now contains '09 - Land with mobile home'. Below this, another dropdown menu shows 'FILL IN' selected. A red arrow points from 'FILL IN' to a text input field where 'LC-123' has been typed. A second red arrow points from this text input to the '5 Select Land Use Code(s):' field, which now contains 'LC-123'.

JUNE RELEASE NOTES

Statutory Warranty Deed (LPB 10) - NCS				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FT and CT Seattle NCS		546155	WA00001056.doc
New form for NCS use only that encompasses formatting revisions.				

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Verification of Deposit				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FT Tacoma		543785	WA00001063.doc

New document. Render to view complete document.



Company Name

VERIFICATION OF DEPOSIT

To: Jane Smith Pulte Homes 100 Builder Street, Ste. 5 Someplace, WA 11111 Fax: (800)111-1111	Date: May 21, 2019 Escrow No.: JM CD Test-JDK Borrower(s): Bryan B. Buyer and Brenda B. Buyer Seller(s): Samuel S. Seller and Samantha S. Seller Property: 1111 Property Avenue Prop City, WA 55555
---	---

To facilitate closing the above transaction, please provide the requested information, sign the form, and return it as soon as possible by fax or email to the number/email provided below. If any of the information provided changes after this request has been completed, please notify the undersigned. Thank you for your prompt attention to this request.

This is to certify that the **Borrower** named above has deposited with us the total sum of \$ _____, which sum is to apply toward the down payment and/or any costs necessary to close this transaction.

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JUNE RELEASE NOTES

Title

ALTA Loan Policy 2006 (WA) ALTA Owner's Policy 2006 (WA)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	WA		546184, 548342	

For NCS ONLY, revised to remove the Title Officer reference on Schedule A of Policies.

For ALL of WA, added a new "Suppress Address Reference" custom field to "Additional Policy Information" section on both Loan and Owner's Policy Schedule A screens. If selected, the "Address Reference" line will not appear at the top of the respective policy document Schedule A.

<ul style="list-style-type: none"> Final Title Opinion ▶ Policy - Schedule A Policy - Schedules B1, B2 Endorsements Additional Title Charges 	<p>Underwriter Report Date: (None)</p> <div style="border: 1px solid gray; padding: 2px; background-color: #ffff00;"> <input checked="" type="checkbox"/> Suppress Address Reference </div> <p>Enter amount of the assessed valuation for the land:</p>
---	--

FIDELITY NATIONAL TITLE INSURANCE COMPANY	OWNER'S POLICY NO. OPNum111	
SCHEDULE A		
Name and Address of Title Insurance Company: Sandy L Moore Fidelity National Title Insurance Company 1001 Title Way, Suite 100 Anywhere, WA 99999		
Date of Policy	Amount of Insurance	Premium
March 15, 2019 at 07:59 AM	\$11,000,000.00	\$12,345.00
1. Name of Insured:		

FIDELITY NATIONAL TITLE INSURANCE COMPANY	LOAN POLICY NO. LPNum111	
SCHEDULE A		
Name and Address of Title Insurance Company: Sandy L Moore Fidelity National Title Insurance Company 1001 Title Way, Suite 100 Anywhere, WA 99999		
Date of Policy	Amount of Insurance	Premium
March 15, 2019 at 07:59 AM	\$10,000,000.00	\$5,950.00
Policy No.: LPNum111		

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JUNE RELEASE NOTES

REPORTS

Cleared Checks				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	WA		539586	SSCORP5395.rpt - Cleared Checks
<p>General: Title – Cleared Checks Tree location – Trust Accounting Parameters:</p> <ul style="list-style-type: none"> • Cleared date from • Cleared date through • Ledger Comment Must Exist checkbox, default to checked <ul style="list-style-type: none"> ○ when checked this will only return orders where the ledger comment box is not NULL/Blank • Excel Export checked box, default to unchecked • Group by dropdown <ul style="list-style-type: none"> ○ Trust Account (Default) ○ Branch ○ Escrow Officer • Sort by dropdown <ul style="list-style-type: none"> ○ Cleared Date (Default) ○ Reference/Check # ○ Amount • Show report programming notes • Report comments <p>Groups:</p> <ul style="list-style-type: none"> • Based on drop down <p>Columns:</p> <ul style="list-style-type: none"> • Order Number • Branch (display lookup code) • Check # • Amount • Issue Date • Cleared Date • Ledger Comment <p>Totals:</p> <ul style="list-style-type: none"> • count of items per group • sum of check amounts <p>Sorting:</p> <ul style="list-style-type: none"> • based on drop down <p>Logic:</p> <ul style="list-style-type: none"> • return all checks cleared in the date range 				

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Workflow Productivity				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)



JUNE RELEASE NOTES

NEW

WA

535349

SSCORP5392.rpt

General:

Title – Workflow Productivity
Tree location – Title Reports

Parameters:

- “Report Type” drop down –
 - Workflow submitted – date order is first submitted to workflow
 - Workflow completed – date workflow is completed
 - All (Default) – search for orders submitted and completed
- date from
 - default to 1st day of current month
- date through
 - default to prior business day
- Group by drop-down
 - Workflow Process (default)
 - Name of the workflow
 - Branch
 - Title Officer
 - Transaction Type
- Include Cancelled orders Checkbox, default to unchecked
- Group Totals Only checkbox, default to unchecked
 - if checked, only show groups and totals
- Excel Export checked box, default to unchecked
 - display the same columns listed below, plus one additional column at the beginning for Group by
- Branch picklist
- Title Officer picklist
- Transaction Type picklist
- Workflow Process picklist
 - display the names of workflows assigned to profile + descendants report is run from
- Show report programming notes
- Report comments

Groups:

- Based on group by drop down

Columns:

- Order Number - {{Order.Number}}
- Received Date – {{Order.RecievedDate}}
- Title Officer – {{Order.Title.Officer.Name}}
- Workflow Process – name of workflow
- Workflow Step – name of current step assigned to a user and if not assigned to a user the next step in the workflow
- Date Submitted – date order was first submitted to workflow
- Date Completed – date workflow completed for order
- Elapsed Time – days and hours from submitted date to completed date of work flow

Totals:

- Totals for each group and report
 - Orders Submitted



JUNE RELEASE NOTES

- only count an order more than once, if submitted to more than one workflow in the date range
- Orders Completed
 - only count an order more than once, if more than one workflow is completed in the date range
- Total Orders
 - total of unique order numbers
- Avg. Time – average of the elapsed time

Sorting:

- alphabetically by group, then
- order number

Logic:

- Report will display all orders where that were submitted and/or completed a workflow process in the date range.
- All orders should only appear once, unless showing in two different workflows in the date range.
 - If an order does show in two different workflows in the date range, place an “**” next to the order number and display a footer note “Order Submitted/Completed Multiple Workflows”

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JUNE RELEASE NOTES

MY SCREENS

Policy – Schedule A Screen

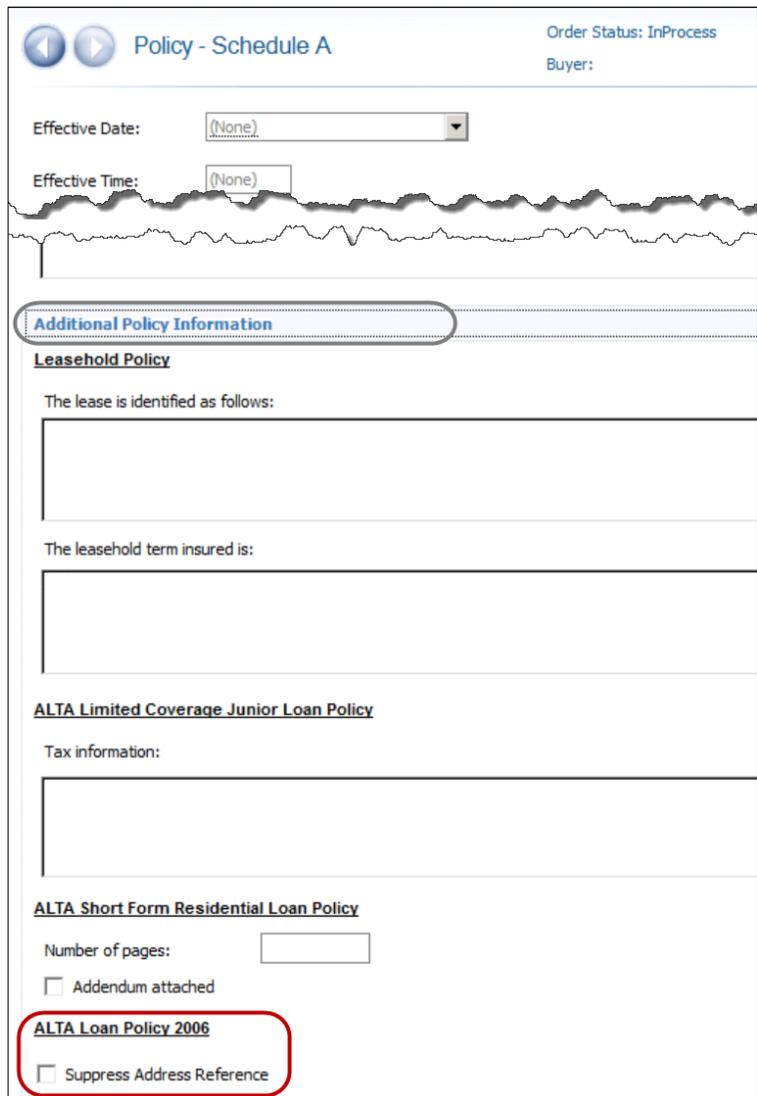
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Nick Parker			

A new check box has been added to the Policy – Schedule A screen > Additional Policy Information section

- > Suppress Address Reference

This field is available when one of the following My Screens is selected

- > Washington Title Screens
- > WA All Screens



The screenshot shows the 'Policy - Schedule A' screen. At the top right, it indicates 'Order Status: InProcess' and 'Buyer:'. Below this, there are fields for 'Effective Date' and 'Effective Time', both currently set to '(None)'. The 'Additional Policy Information' section is highlighted with a blue border. It contains three sub-sections: 'Leasehold Policy', 'ALTA Limited Coverage Junior Loan Policy', and 'ALTA Short Form Residential Loan Policy'. The 'ALTA Loan Policy 2006' section is highlighted with a red box and contains a checkbox for 'Suppress Address Reference'.



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.