

SOFTPRO SELECT

RELEASE NOTES



JULY, 2015

Testing Release Date: July 2, 2015

Production Release Date: July 17, 2015



JULY RELEASE NOTES

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ALL STATES/SITES

DOCUMENTS

Escrow

1099-S Copy B				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	SoftPro	n/a	277464	
Report will exclude inactive 1099 records				

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EI - FIRPTA 1007				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Escrow Admin	n/a	280001	
Revised verbiage under item #3 to match version in Escrow Tech Memo #120-2010.				

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REPORTS

Disbursement Summary				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT- SLO	n/a	270719	
<ul style="list-style-type: none"> Added a checkbox to include/exclude pending transactions when printing the Disbursements Summary Added a new version for the doc tree, with the checkbox. As needed, the version should be added to an operation's doc tree and use 				

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Orders By Selection				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	IL- FT Chicago Metro	n/a	276193	
<ul style="list-style-type: none"> Added columns to the Excel export option "Contact Information-Buyer on Purchase" <ul style="list-style-type: none"> Buyer Attorney Contact Name Buyer Attorney Company Name Buyer Attorney Phone Buyer Attorney Email Buyer Attorney Address Buyer Attorney City-State-Zip Product Type 				

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JULY RELEASE NOTES

CALIFORNIA

DOCUMENTS

Escrow

Documents with Transfer Tax

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	SoCal	n/a	277374	

The Transfer Tax coding has been revised to pull from HUD Lines 1207 and 1208 for County and City (if applicable) Transfer Taxes. If these lines are left empty, documents will function as before for operations that use HUD line 1204.

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EI Commercial Sale (EIS)

EI Lender's Escrow Instructions (Private Party) (EIS)

EI Loan (EIS)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Portland	n/a	279485	

Wherein the body of the document, the verbiage reads "City of _____", it will pull the city name from the City/Town/Township/Unincorporated Area field that is entered on the Property screen.

Property address:	<input type="text" value="100 Property Street"/>			
City:	<input type="text" value="Portland"/>	State:	<input type="text" value="OR"/>	Zip Code: <input type="text" value="97211-"/>
In the:	<input type="text" value="County"/>	of	<input type="text" value="Multnomah"/>	County GLC: <input type="text"/>
In the:	<input type="text" value="City"/>	of	<input type="text" value="Not Portland"/>	City GLC: <input type="text"/>

AND, on or before April 30, 2015, Escrow Holder will be handed additional funds and/or instruments required to enable Escrow Holder to comply with these instructions, which Escrow Holder is instructed to use when in a position to procure/issue a *TEST*ALTA Owner's Policy 2006 coverage form Policy of Title Insurance from Fidelity National Title Insurance Company, Inc. with a liability of Three Hundred Thousand And No/100 Dollars (\$300,000.00), covering the following described property located in the City of Not Portland, County of Multnomah, State of Oregon and City of Eugene, County of Lane, State of Oregon:

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JULY RELEASE NOTES

HCD Forms				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Dept. of Housing and Community Development	n/a	276321	

Revised to match updated forms. Render to view complete documents.

State of California
 Department of Housing and Community Development
 Division of Codes and Standards
 Registration and Titling Program
 P.O. Box 2111, Sacramento, CA 95812-2111
 (916) 323-8224 / (800) 952-8356
www.hcd.ca.gov

SAMPLE
 (each form has different changes)

updated name

updated seal



MULTI-PURPOSE TRANSFER FORM

PLEASE COMPLETE ONLY THE SECTIONS THAT APPLY AND SIGN BOTTOM OF FORM

UNIT DESCRIPTION

Decal (License) No.(s): DECAL NUMBER Serial No.(s): SERIAL NUMBER

SMOKE DETECTOR AND CARBON MONOXIDE CERTIFICATION

I/We, the undersigned, hereby state that the manufactured home, mobilehome, or multifamily manufactured housing described above is equipped with a properly working, operable smoke detector in each room designed for sleeping, and a carbon monoxide detector near each sleeping area.

YES NO

MARK PURCHASE FEE EXEMPTION

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JULY RELEASE NOTES

Interspousal Transfer Deed CP
Interspousal Transfer Deed CP w/ PCOR
Interspousal Transfer Deed CP w/ PCOR - SAC
Statutory Bargain and Sale Deed

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Portland	n/a	279485	

Wherein the body of the document, the verbiage reads "City of _____", it will pull the city name from the City/Town/Township/Unincorporated Area field that is entered on the Property screen.

Property address:

City: State: Zip Code: Foreign

In the: of County GLC:

In the: of City GLC:

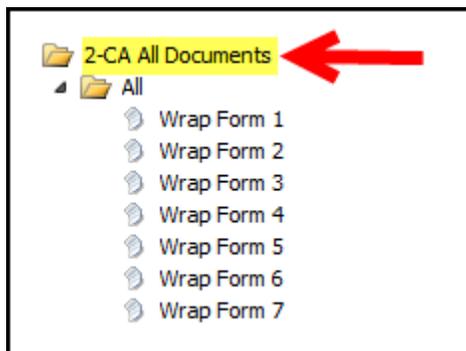
AND, on or before **April 30, 2015**, Escrow Holder will be handed additional funds and/or instruments required to enable Escrow Holder to comply with these instructions, which Escrow Holder is instructed to use when in a position to procure/issue a ***TEST*ALTA Owner's Policy 2006** coverage form Policy of Title Insurance from **Fidelity National Title Insurance Company, Inc.** with a liability of Three Hundred Thousand And No/100 Dollars (\$300,000.00), covering the following described property located in the **City of Not Portland**, County of **Multnomah**, State of **Oregon** and City of **Eugene**, County of **Lane**, State of **Oregon**:

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Wrap Forms

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Sacramento	n/a	276784	

Reactivated Wrap Forms 1-7.



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JULY RELEASE NOTES

Agreement (Title Insurance - Lender)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Metro Const. Dept.	n/a	279340	

Article 1 - Revised Section E to pull in Inspector or Architect contact information, if applicable.
Article 2.A - Inserted "2006" before "ALTA Loan Title Insurance Policy" in paragraph beginning with "Said loan agreement requires..."
Article 2.B. - Removed blank line in Article 2B and gave user option to select if paying General Contractor or Subcontractor contact.
Article 3.A.1. - Changed "an ALTA Construction Loan Policy" to "a 2006 ALTA Loan Policy".
Article 3.D. - Changed "Date Down Endorsement 10" to "7" and gave user option to reference "Interim Mechanics' Lien Endorsement (Revised 2010)" or "Interim Mechanics Lien Endorsement A (Revised 2010)".

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Amendment to Construction Loan Escrow Trust and Disbursing Agreement

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Metro Const. Dept.	n/a	279340	

All instances of "General Contractor or Construction Manager" will now pull the name from the General Contractor Contact.

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Letter (Examination)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Metro Const. Dept.	n/a	279340	

Verbiage changes made to 3rd paragraph.

Please furnish your disbursement certification to us as soon as possible so we can later date our file and issue either our 2006 ALTA Loan policy or a Date Down Endorsement 7 and Interim Mechanics' Lien Endorsement (Revised 2010) thereto. Also, please furnish to us a certification that an inspection has been made and the work for which monies have been paid has been performed, and materials are in place.

or "A (Revised 2010)"

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JULY RELEASE NOTES

Sworn Contractor's Statement to Owner

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Metro Const. Dept.	n/a	279340	

In first paragraph, removed first blank line after "owner" and added "(s)" to end of "owner".

STATE OF _____

COUNTY OF _____

now has just one blank line here rather than two

The affiant, Gary Contractor being first duly sworn, on oath deposes and says that he/she is of The General Contractor Company that The General Contractor Company has contract with Samuel T. Seller, Samantha T. Seller, Seller Company, Inc. and Estate of Stella T. Seller, owner(s) for _____ on the following described premises in said County, to wit: 100 Property Street, Chicago, IL 60605-1111.

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POA Request (Curphey & Badger)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	IL FT RLC	n/a	279862	ILD0452.doc

New document. Render to view complete document.



28100 US 19 North, Suite 300, Clearwater, Florida 33761
 Telephone: 1-866-842-1129
 Facsimile: (727) 793-6758
orders@curpheybadgerlaw.com

Your Name: Michele Scarbrough Phone No.: (919)829-1122 ext.5318
 Your E-mail Address: Michele.Scarbrough@softprocorp.com Deal No.: 2014070299-MS Test IL
 Today's Date: July 15, 2015

REQUEST FOR POWER OF ATTORNEY

Please Check one: Specific General

If you choose Specific, please proving the following:

Type of Transaction (Loan/Refi): Purchase

Lender Name: Lender Bank Loan/Refi Amount: \$200,000.00

Expiration Date (if known): July 31, 2015 Loan No.: Loan11111

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JULY RELEASE NOTES

Title

ALTA Commitment 2006 Cover Page

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	IL Underwriting	n/a	278194	
<p>Changed the expiration date referenced on the Commitment cover/jacket from ninety (90) days to six (6) months for the state of IL.</p> <div style="border: 1px solid black; padding: 5px;"><p>All liability and obligation under this Commitment shall cease and terminate six (6) months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.</p></div>				

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JULY RELEASE NOTES

OREGON

DOCUMENTS

Escrow

Deeds (multiple)

NEW/MOD Mod	REQUESTED BY FNT Portland	FOOTPRINTS No(s). n/a	TFS No(s). 278136	FILE NAME (NEW ITEMS ONLY)
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Affected Deeds:

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

Changed documents to allow user to push deed exceptions to an Exhibit.

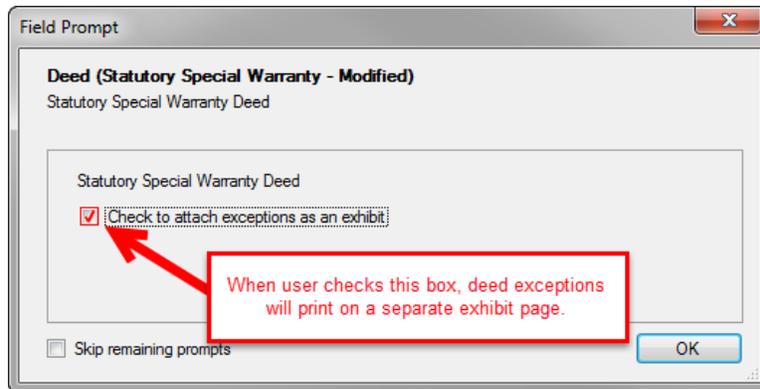


EXHIBIT "B"
Exceptions

Subject to:

Water rights, claims or title to water, whether or not disclosed by the Public Records.

VESTING, subject to proceedings pending in the bankruptcy court where a petition for relief was filed.

Name of Debtor: Debbie Debtor
 Date of Filing: August 1, 2014
 U.S. District Court: Northern
 Case No: CaseNum123

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JULY RELEASE NOTES

Exhibit Page - Deed Exceptions

Exhibit Page - Deed Exceptions (Legal)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FNT Portland	n/a	276434	SSCORPD5470.doc, SSCORPD5471.doc

New Exhibit Page document specifically for Deed Exceptions. Render to view complete documents.

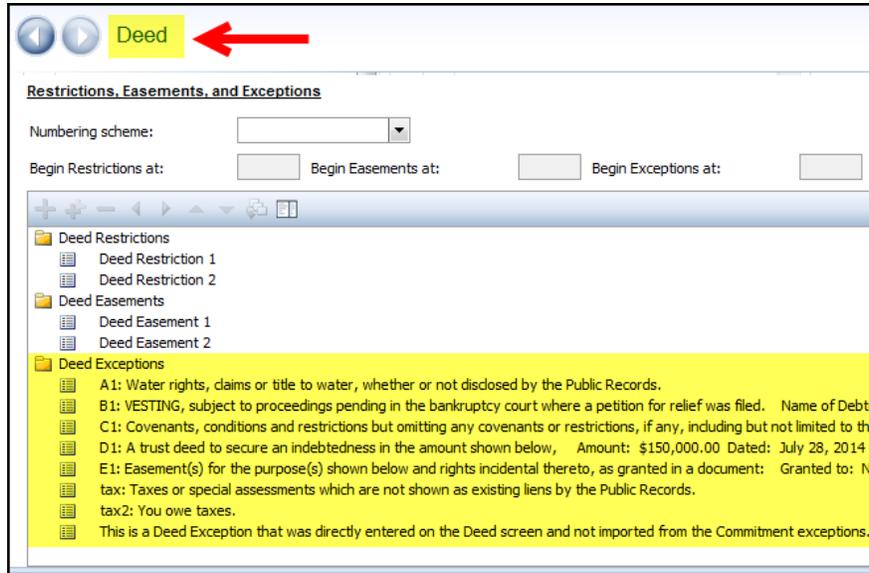


EXHIBIT - DEED EXCEPTIONS

Order No.: 20150206-MS Test OR

Water rights, claims or title to water, whether or not disclosed by the Public Records.

VESTING, subject to proceedings pending in the bankruptcy court where a petition for relief was filed.

Name of Debtor: Debbie Debtor
Date of Filing: August 1, 2014
U.S. District Court: Northern
Case No.: CaseNum123

Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: August 1, 2014
Recording No.: RecNum123

A trust deed to secure an indebtedness in the amount shown below

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JULY RELEASE NOTES

Letter (City Lien)

NEW/MOD New	REQUESTED BY FNT Portland	FOOTPRINTS No(s). n/a	TFS No(s). 279352	FILE NAME (NEW ITEMS ONLY)
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Adjusted coding to account for Title only orders, so that correct logo will pull in.

◀ ▶
Title Company

Title Company

Lookup code:

Name:

Payee name:

Address:

City/State/Zip: Foreign

Phone: Fax:

Email address:

Signature line:



Fidelity National Title
Insurance Company

900 SW 5th Avenue
Portland, OR 97204
Phone: (503)223-8338 / Fax: (503)796-6611

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JULY RELEASE NOTES

Title

Preliminary Report

Preliminary Report (Schedule A)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Portland	n/a	279485	

Wherein the body of the document, the verbiage reads "City of _____", it will pull the city name from the City/Town/Township/Unincorporated Area field that is entered on the Property screen.

Property address:	<input type="text" value="100 Property Street"/>			
	<input type="text"/>			
City:	<input type="text" value="Portland"/>	State:	<input type="text" value="OR"/>	Zip Code: <input type="text" value="97211-"/> <input type="checkbox"/> Foreign
In the:	<input type="text" value="County"/>	of	<input type="text" value="Multnomah"/>	County GLC: <input type="text"/>
In the:	<input type="text" value="City"/>	of	<input type="text" value="Not Portland"/>	City GLC: <input type="text"/>

4. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE CITY OF NOT PORTLAND, COUNTY OF MULTNOMAH, STATE OF OREGON AND CITY OF EUGENE, COUNTY OF LANE, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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JULY RELEASE NOTES

TEXAS

DOCUMENTS

Escrow

Buyer Receipt and Confirmation

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Dallas	n/a	276395	

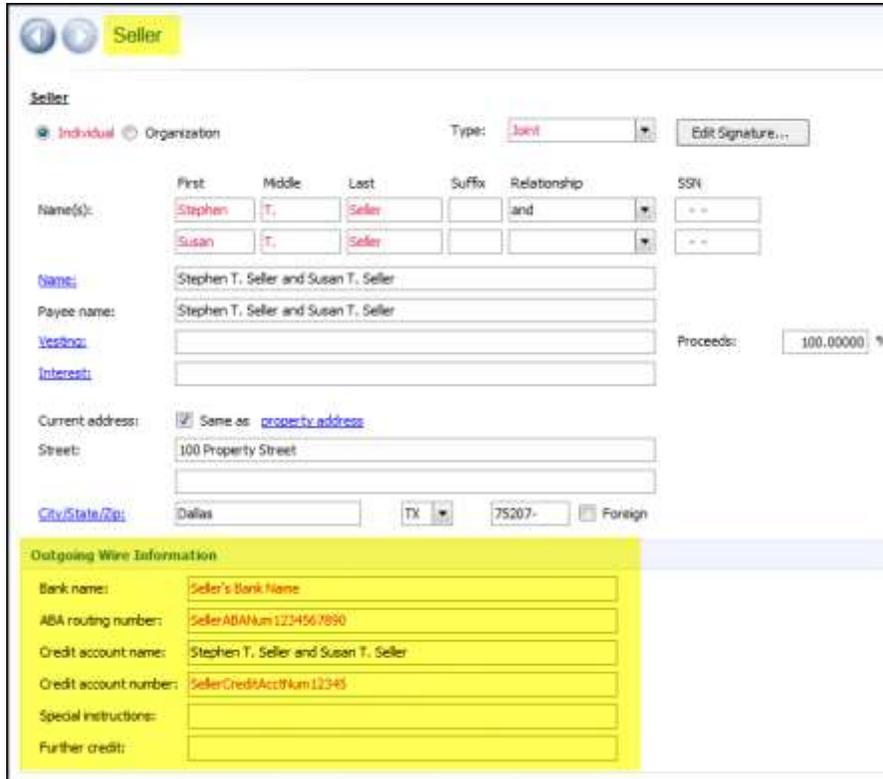
Modified to allow users to save/publish as an editable document.

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JULY RELEASE NOTES

Disbursement Authorization				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	LT Dallas Fee Attys	n/a	277531	

Logic added to pull wire instructions from the Outgoing Wire section on the seller's contact screen.



Please disburse the proceeds for the above referenced file as follows:

- Wire proceeds to bank account (*your bank may deduct an incoming wire transfer fee*)

The undersigned Customer hereby authorizes and directs [Lawyers Title](#) to transfer funds by wire to the Receiving Bank and Account below. Customer warrants that the information provided in this Authorization is complete and accurate.

BANK NAME: [Seller's Bank Name](#)

ACCOUNT NAME: [Stephen T. Seller and Susan T. Seller](#)

ABA NO.: [SellerABANum1234567890](#)

ACCOUNT NO.: [SellerCreditAcctNum12345](#)



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JULY RELEASE NOTES

Title

- T-3 Completion of Improvements (Loan Policy w/Survey Amendment)-Residential
- T-3 Completion of Improvements (Loan Policy w/Survey Amend)-Non Residential
- T-3 Completion of Improvements (Loan Policy W/Out Survey Amendment)
- T-3 Completion of Improvements (Owner's Policy w/Survey Amendment)-Residential
- T-3 Completion of Improvements (Owner's Policy w/Survey Amend)-Non Residential
- T-3 Completion of Improvements (Owner's Policy W/Out Survey Amendment)

NEW/MOD Mod	REQUESTED BY Compliance	FOOTPRINTS No(s). n/a	TFS No(s). 278674, 279624	FILE NAME (NEW ITEMS ONLY)
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The T-3 Completion of Improvements endorsement has been updated for both Loan and Owner's versions.

- The Loan version now references the T-19 (not T-19.1, which is referenced for the Owner's version).
- Both the Loan and Owner's versions have been updated to bring current with TDI guidelines and promulgated language provided for TLTA forms, including adding additional prompts and information regarding Schedule B items, if applicable, as well as the issuance of the T-19 (for Loan version) or T-19.1 (for Owner's version).

1 Office File Number	2 Policy Jacket Number	3 Date of Endorsement	4 Amount of Insurance	5 Type	6 Premium	9 Code	R-15 Rule
2015050309 - CP Test TX	2015050309 - CP Test TX	January 1, 2010	\$0.00	EN	\$0.00	0550D	

ENDORSEMENT - T-3

COMPLETION OF IMPROVEMENTS - LOAN POLICY

Issued By:



Alamo Title Insurance

Charge: \$0.00

Attached to Policy Number:

2015050309 - CP Test
TX

1. Exception No. FILL IN of Schedule B and the Pending Disbursement Clause in said policy are hereby deleted.
2. Said policy is hereby amended so that its coverage as to all loss or damage against mechanics' and materialmen's liens shall relate to the date of this Endorsement instead of the date of said policy.
3. The Company affirms the amendment of the exception as to area and boundaries of the above numbered policy, such amendment to be effective as of the date of this Endorsement.

The following exceptions are added to Schedule B of the policy:
 FILL IN, IF APPLICABLE
4. The Company affirms the coverage provided in the T-19 Endorsement issued in connection with the above numbered policy, such coverage to be effective as of the date of this Endorsement.

The following subparagraph(s) of this endorsement are deleted: FILL IN, IF APPLICABLE

Nothing herein contained shall be construed as extending or changing the effective date of the aforesaid policy or interim construction binder, unless otherwise expressly stated.

January 1, 2010

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JULY RELEASE NOTES

REPORTS

Commercial/Residential 2nd Tier Underwriting Review				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	Dallas CPF		276104	
<ul style="list-style-type: none">• Updated report logic to exclude "Escrow Only" order types• Updated report logic to exclude "Out of County" orders ONLY IF custom field "Outsourced_FNF#" is checked• Added asterisk before order number to indicate out of county orders; include note in report footer				

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Dallas CPF Update Policy Fallout Report				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	Dallas CPF		22803	
<ul style="list-style-type: none">• Updated logic for "Pending Update Fallout" report type: treat the entered date as the Order Open Date; then compare the CURRENT DATE to the Commitment Effective Date; show only orders where the difference between dates is greater than the "over x days" parameter• Updated logic for "Completed Policies" report type: exclude orders missing a Policy Issued Date				

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JULY RELEASE NOTES

WASHINGTON

DOCUMENTS

Escrow

EI-Sale (EIS) Part 1 of 1

EI-Sale (EIS) Part 1 of 1, Letter

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	TT Puyallup	n/a	276975	

Modified so that paragraph 20 will now refer to the Seller rather than the Borrower (if there is a Payoff Lender associated with an order).

20. **PAYOFF STATEMENT.** Seller has read and approved a copy of the payoff statement from Payoff Lender Company dated June 22, 2015.

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Notice of Demand to Release Earnest Money

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT Everett	IN15000318071	278649	WA00001002.doc

New document. Render to view complete document.



Chicago Title Insurance Company

1000 Main Street, Suite 2500
Seattle, WA 98145
Phone: (888)555-1000 / Fax: (888)555-2000

NOTICE OF DEMAND TO RELEASE EARNEST MONEY

Brian T. Buyer and Brenda T. Buyer
100 Property Street, Apt. 1
Seattle, WA 98145

Date: July 16, 2015
Title No.: TitleRefNum222
Escrow No.: 20150324-MS Test WACH
Property: 100 Property Street, Apt. 1
Seattle, WA 98145

Dear Mr. and Mrs. Buyer,

Escrow Holder is in receipt of the attached demand. Pursuant to RCW 64.04 this serves as notice of our receipt of said demand. If we do not receive written objection at the address or email below to the attached demand within twenty (20) days of the date of this letter, August 5, 2015, Chicago Title Insurance Company will release funds on deposit according to the demand and cancel our file. Thank you for the opportunity to be of assistance.

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JULY RELEASE NOTES

Questionnaire Questionnaire, Letter

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT Vancouver	IN15000323809	278649	WA00001002.doc

****Vancouver ONLY****

For the Vancouver offices only, questions pertaining to the Armed Forces were removed:

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

Who is giving Power of Attorney? _____

Who is signing on your behalf? _____

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

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

Are you or were you a member of the U.S. Armed Forces? Yes No

If Yes: What are the last four digits of your Armed Forces ID #? _____

Do you intend to occupy the property? Yes No

The undersigned hereby authorizes Fidelity National Title Insurance Company to provide my/our name and address information to Homeowner's Associations, Homeowner's Association management companies and/or utility companies, if requested, in connection with ordering demands.

**BEFORE
Buyer Purchase Version**

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

Who is giving Power of Attorney? _____

Who is signing on your behalf? _____

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

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

The undersigned hereby authorizes Fidelity National Title Insurance Company to provide my/our name and address information to Homeowner's Associations, Homeowner's Association management companies and/or utility companies, if requested, in connection with ordering demands.

**AFTER
Buyer Purchase Version**

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JULY RELEASE NOTES

Title

- ALTA 11.2-06 - Mortgage Modification with Additional Amount of Insurance
- ALTA 40-06 - Tax Credit
- ALTA 40.1-06 - Tax Credit - Defined Amount
- ALTA 41-06 - Water - Buildings
- ALTA 41.1-06 - Water - Improvements
- ALTA 41.2-06 - Water - Described Improvements
- ALTA 41.3-06 - Water - Land Under Development
- ALTA 42-06 - Commercial Lender Group
- ALTA 43-06 - Anti-Taint
- ALTA 44-06 - Insured Mortgage Recording

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Underwriting	IN15000311442	279656	Various E13A and E14A

Screenshot of One Example Only. Render in Test Site to See Full Version of Each.

ENDORSEMENT - ALTA 42-06
COMMERCIAL LENDER GROUP

Issued By: CHICAGO TITLE INSURANCE COMPANY

Attached to Policy Number:
2ndLoanPolNum-678

Charge: \$250.00

1. The insurance provided by this endorsement is:
 - a. subject to the Exclusions from Coverage, the Exceptions from Coverage contained in Schedule B, and the Conditions in the policy, and
 - b. only effective if the Land is not improved with a one-to-four family residential dwelling.
2. For the purposes of this endorsement only:
 - a. "Lender Group" means a group of lenders owning portions of the indebtedness. The composition of the Lender Group may change by the addition or withdrawal of Participants during the term of the Insured Mortgage.
 - b. "Participant" means a member of the Lender Group, but does not include a non-insured obligor as described in Section 12(c) of the Conditions. A Participant is an insured under the policy to the extent of its ownership of a portion of the indebtedness, whether it acquires its portion of the indebtedness on or after Date of Policy.
3. The Company insures against loss or damage sustained by the Insured by reason of:
 - a. The invalidity or unenforceability of the lien of the Insured Mortgage caused by transfers after the Date of Policy of portions of the indebtedness by the Participants.
 - b. Loss of priority of the lien of the Insured Mortgage, which loss of priority is caused by transfers after the Date of Policy of portions of the indebtedness by the Participants.
4. The Company reserves all rights and defenses as to any Participant that the Company would have had against any other Insured under the policy, unless the Participant acquired its portion of the indebtedness as a purchaser for value without Knowledge of the asserted defect, lien, encumbrance, or other matter insured against by this policy.

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

Chicago Title Insurance Company
 Dated: January 19, 2015
 Countersigned By:

AUTHORIZED SIGNATURE HERE

 Authorized Officer or Agent

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JULY RELEASE NOTES

NATIONALLINK

DOCUMENTS

Escrow

[Signing Agent Instructions \(REO - Cash\)](#)

[Signing Agent Instructions \(REO - Lender\)](#)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	NationalLink	n/a	276685	NLD1079.doc, NLD1080.doc

New documents. Render to view complete documents.

SIGNING AGENT INSTRUCTIONS



Signing Agent: NationalLink
Agent Fax No.: (888)555-1234
Order No.: 20150515-MS Test SL
Buyer(s): Brian T. Buyer and Brenda T. Buyer
Closing Date: July 10, 2015
Closing Time: 08:00 AM

CLOSINGS (LENDER DEAL)

AGENT RESPONSIBILITY

Attention Witness Signing Agents. Please read all attached pages carefully prior to the closing appointment. You will be responsible for any errors and may have your fee reduced for this closing. Be sure all documents have been signed, notarized and witnessed appropriately and you have collected all items notes below from the borrower(s).

You have been contracted to witness an REO Purchase closing on behalf of NationalLink. You are not to act as **legal counsel** on behalf of the buyer(s), nor are you to give advice regarding the terms, conditions, or content of the loan documents.

The Buyer will prepare all the documents of the HUD/CDE. NationalLink

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