

# SOFTPRO SELECT

## RELEASE NOTES



JULY, 2019

Testing Release Date: July 4, 2019

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# JULY RELEASE NOTES

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# JULY RELEASE NOTES

## ALL STATES/SITES

### DOCUMENTS

#### Escrow

1099-S (Copy B)				
NEW/MOD MOD	REQUESTED BY CORP	INCIDENT No.	TFS No(s). 550941	FILE NAME (NEW ITEMS ONLY)
HTML document new logic <ul style="list-style-type: none"> <li>• If the order has at least one QI contact and the property services received box is checked user will be prompted if it is a boot transaction:               <ul style="list-style-type: none"> <li>○ "Is this a 1031 Exchange with a "Cash Boot" (check for yes)",                   <ul style="list-style-type: none"> <li>▪ if the box is checked, then document will display the amount in the gross proceeds as well as box 4 checked.</li> <li>▪ If the box is not checked, then document will follow the same current logic, to show zero in the proceeds and only box 4 checked</li> </ul> </li> </ul> </li> </ul>				

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# JULY RELEASE NOTES

## CSS Statements

NEW/MOD MOD	REQUESTED BY CORP	INCIDENT NO.	TFS No(s). 545506	FILE NAME (NEW ITEMS ONLY)
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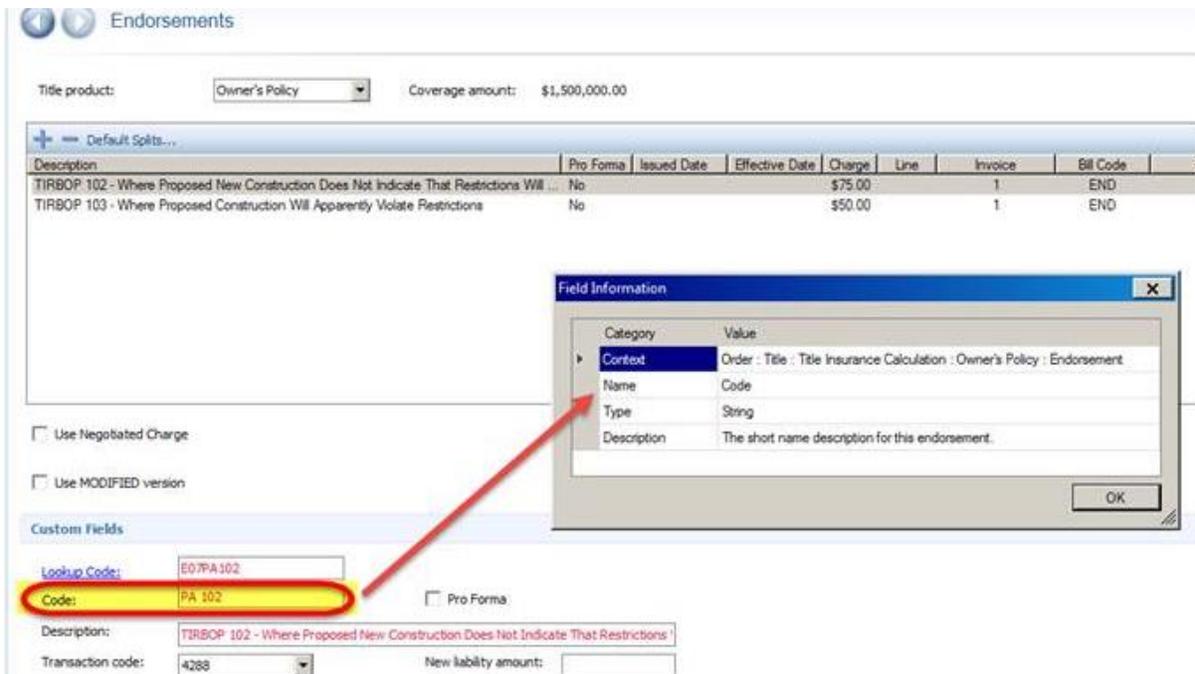
Added logic to override the RE field text as follows and updated programming notes with new details:

- If line description contains '%Policy Endorsements', AND Itemized Checkbox is NOT checked, AND RE field contains "endcode", Then
  - In place of where the RE field will print the Endorsement code (not lookup code) of each endorsement sent to the line, comma separated with a space. These should wrap as the RE field does and should not be limited to the RE field character limitation.

**Example:** PA 300, PA 710, PA 1030, PA 1100, PA 1110, PA 1210, PA 1230, PA 1250, PA 1270, PA 1150, PA 810

END Code =

{{Order.Title.TitleInsuranceCalculations.LoanPolicy.Endorsements.Code}} OR  
 {{Order.Title.TitleInsuranceCalculations.OwnersPolicy.Endorsements.Code}}



- Seller Property Statement only: suppress the lender name as it does on the Seller and Individual Seller statements
- Master Property and Buyer Property statements: updated to only show the lender names of lenders who's loans are associated with the property
- Updated totals section for all statements with the following (try to mimic how the CDF/HUD statements show):
  - Removed bolding from subtotal and total amounts (just the dollar amounts)
  - Added a little spacing between the lines (subtotal, balance due from/to buyer, balance due from/to seller, totals) above and below
  - Suppressed the vertical lines in the totals area, but keep the horizontal.

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# JULY RELEASE NOTES

<b>Corporate Invoice</b>				
NEW/MOD MOD	REQUESTED BY GL MI, NCS	INCIDENT No.	TFS No(s). 547208,547585	FILE NAME (NEW ITEMS ONLY)
<p>HTML document</p> <ul style="list-style-type: none"> <li>• If new customer field {{Order.InvoiceDoNotShowZeroValue_FNF#}} checkbox is checked, then invoice will not show the zeros for the zero dollar invoice items These will just show blanks.</li> <li>• New Custom Field {{Order.InvoiceShowItemizedSalesTax_FNF#}} checkbox. If checked, invoice will show the itemized sales tax as shown on the invoices screen as a separate column to the left of the amount columns. If unchecked then will not show and only display the tax totals that currently shows today.               <ul style="list-style-type: none"> <li>○ Note: these charges would still show the zero's for taxes unless the suppress zero charges is turned on. The */tax amount still shows in the footer</li> </ul> </li> <li>• Show wiring instructions with new custom field {{Order.InvoiceShowWiringInstructions_FNF#}} that is a drop down with the following options:               <ul style="list-style-type: none"> <li>○ Blank - no wiring information will be shown</li> <li>○ Prompt - if this option is selected, then the user will get a prompt with a checkbox "Include Wiring Instructions" and this selection will get saved to the document tag</li> <li>○ Always - if this option is selected then the prompt will not show and the wiring instructions will be displayed on each invoice.</li> <li>○ If the wiring instructions are shown, display under the thank you message with the following format. May need to place these in two columns to get the text to align to the left in each.</li> </ul> </li> </ul>				

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<b>Payoff Authorization (esign)</b>				
NEW/MOD Mod	REQUESTED BY Corporate	INCIDENT No.	TFS No(s). 549124	FILE NAME (NEW ITEMS ONLY)
<p>Right justified the date line to allow more room for the e-signature.</p>				

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<b>Privacy Statement</b>				
NEW/MOD Mod	REQUESTED BY Corporate	INCIDENT No.	TFS No(s). 550543	FILE NAME (NEW ITEMS ONLY)
<p>Corrected typo in the "For Vermont Residents" section - "We will not disclose information about your..." previously was "you".</p>				

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# JULY RELEASE NOTES

## Wire Account Notification (NCS - Commercial)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	NCS Philly		549609	

Formatting updated to put 3rd and 4th paragraphs in a border and make font red.

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## WireSafe Fraud Alert (Seller Only)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT NM		549609	

Added functionality for the "seller must call" section.

Use seller must call version?

A fraudster will hack into a participant's email account to obtain information about upcoming real estate transactions. After monitoring the account to determine the likely timing of a closing, the fraudster will send an email to the Seller purporting to be the escrow agent or another party to the transaction. The fraudulent email will contain new wiring instructions or routing information, and will request that the Seller send funds to a fraudulent account.

**PLEASE BE ADVISED THAT WE ONLY PROVIDE WIRE INSTRUCTIONS THROUGH VERBAL VERIFICATION. If funds are to be wired in conjunction with this transaction, call us at (800)777-4444 to obtain our wire information. If you receive another email or unsolicited call purporting to alter these instructions, please immediately call us at: (800)777-4444.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

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# JULY RELEASE NOTES

## Title

FNTG Title Products				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Title Admin		552120	
<ul style="list-style-type: none"> <li>Updated signatures for Randy Quirk and Marjorie Nemzura</li> </ul>				

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Master Commitment (Non-Editable)				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CORP		552851	

Updated signature blocks for all FNTG policies.

<p>Countersigned By:</p> <div style="text-align: center; margin-top: 20px;">   <hr style="width: 100%;"/> <p>Authorized Officer or Agent</p> </div>		<p><b>Underwriter Name</b></p> <p>By:</p> <div style="text-align: center; margin-top: 10px;">   <hr style="width: 100%;"/> <p>President</p> </div> <p>Attest:</p> <div style="text-align: center; margin-top: 10px;">   <hr style="width: 100%;"/> <p>Secretary</p> </div>
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# JULY RELEASE NOTES

## REPORTS

1099- S Exceptions				
NEW/MOD MOD	REQUESTED BY CORP	INCIDENT NO.	TFS No(s). 549438	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> <li>• New logic               <ul style="list-style-type: none"> <li>○ If seller is marked as foreign person then report will suppress order from showing on exceptions report. This would still show if one or more sellers was NOT marked as foreign.</li> </ul> </li> </ul>				

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Invoice Aging				
NEW/MOD MOD	REQUESTED BY MD	INCIDENT NO.	TFS No(s). 550922	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> <li>• Currently, when the report type of 30+ days from invoice delivered option is selected it will show any pending invoice over 30 days where no ledger is posted. If the order has 2 invoices, but only one ledger transfer both will now show.               <ul style="list-style-type: none"> <li>○ Updated logic where if the report type of 30+ days from invoice delivered and include rev ledger for payments is selected, that the report will use the same logic that the use rev ledger for paments option does. one ledger posted, dont show invoice 1, two ledgers posted dont show invoice 1 and 2, et cetera</li> </ul> </li> </ul>				

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Monthly Office Business Summary				
NEW/MOD MOD	REQUESTED BY CORP	INCIDENT NO.	TFS No(s). 540624	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> <li>• Added a new dropdown parameter called "Indirect Type Included:" and placed under Include only out of state orders checkbox with the following options:               <ul style="list-style-type: none"> <li>○ Standard (Default)</li> <li>○ Alternate</li> <li>○ None</li> </ul> </li> </ul>				

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Open/Closed Orders by Selection				
NEW/MOD MOD	REQUESTED BY CORP	INCIDENT NO.	TFS No(s). 540626	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> <li>• Converted "Exclude Indirect Orders:" checkbox to drop down with the following options:               <ul style="list-style-type: none"> <li>○ None – (default) and will include all orders</li> <li>○ Standard – will exclude orders classified as indirect standard</li> <li>○ Alternate – will exclude orders classified as indirect alternate</li> </ul> </li> </ul>				

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# JULY RELEASE NOTES

<b>Open/Closed Orders with Contact Search</b>				
NEW/MOD MOD	REQUESTED BY CORP	INCIDENT NO.	TFS No(s). 551156	FILE NAME (NEW ITEMS ONLY)
<p>Parameter changes</p> <ul style="list-style-type: none"> <li>• Added Main Contact in group by dropdown</li> <li>• Added text search called Main Person code or name Contains (comma separated), defaulted to blank and placed under the Contact lookup code or name contains. When the user inputs information here, it will search on the main contact person.</li> <li>• Added new dropdown parameter called "Revenue Source Type:", placed under the ledger with balance check and list the following options               <ul style="list-style-type: none"> <li>○ All (default) – will pull from ledgers and invoices</li> <li>○ Ledger Only – will only pull revenue or bill codes from ledgers</li> <li>○ Invoices Only – will only pull revenue or bill codes from ledgers</li> </ul> </li> <li>• Excel Export Updates               <ul style="list-style-type: none"> <li>○ Added column for 'Received Date' {{Order.ReceivedDate}} and show after order number</li> <li>○ Added column for 'Order Status' {{Order.Status}} and show after received date</li> <li>○ Added column for 'Main contact' – main person of the contact and show after product type</li> <li>○ Added column for 'Property Address' – address line 1 and 2 of first property address {{Order.Properties[1].address.address1address2}} and place after main contact</li> <li>○ Added column for 'Property City' – city of property 1 {{Order.Properties[1].Address.City}} and place after property address</li> <li>○ Added column for 'Settlement Location' – full address of the settlement location {{Order.SettlementLocation.Place.Address.FullAddress}} and place after escrow officer</li> <li>○ Added column for 'Settlement Date' {{Order.SettlementDate}} and place after settlement location</li> <li>○ Added column for 'Disbursement Date' {{Order.DisbursementDate}} and place after settlement date</li> <li>○ Added column for 'Related Order' {{Order.RelatedOrders}} and place after selling agent contact email</li> </ul> </li> </ul>				

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<b>Order Count/Revenue Summary</b>				
NEW/MOD MOD	REQUESTED BY CORP	INCIDENT NO.	TFS No(s). 540627	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> <li>• Converted "Exclude Indirect Orders:" checkbox to drop down with the following options:               <ul style="list-style-type: none"> <li>○ None – (default) and will include all orders</li> <li>○ Standard – will exclude orders classified as indirect standard</li> <li>○ Alternate – will exclude orders classified as indirect alternate</li> </ul> </li> </ul>				

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<b>Orders by Selection</b>				
NEW/MOD MOD	REQUESTED BY CORP	INCIDENT NO.	TFS No(s). 547502	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> <li>• Updated excel all columns to add the following:               <ul style="list-style-type: none"> <li>○ Added column "Seller Attorney – Lookup code" and placed after the Seller Attorney column and will pull in the lookup code for any seller attorney that is populated in the seller attorney column</li> <li>○ Added column "Other Attorney – Lookup code" and placed after the Other Attorney column and will pull in the lookup code for any other attorney that is populated in the other attorney column.</li> </ul> </li> </ul>				

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# JULY RELEASE NOTES

<b>Orders by Settlement Date</b>				
NEW/MOD MOD	REQUESTED BY CORP	INCIDENT No.	TFS No(s). 546726	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> <li>• Added totals for Sales Price, Loan amount and pending revenue for each group as well as a report total on the default option for the columns to display.</li> </ul>				

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<b>Profit Center Recap</b>				
NEW/MOD MOD	REQUESTED BY CORP	INCIDENT No.	TFS No(s). 540628	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> <li>• Converted "Exclude Indirect Orders:" checkbox to drop down with the following options:               <ul style="list-style-type: none"> <li>○ None – (default) and will include all orders</li> <li>○ Standard – will exclude orders classified as indirect standard</li> <li>○ Alternate – will exclude orders classified as indirect alternate</li> </ul> </li> </ul>				

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<b>Receipts and Disbursements (Pending and Held)</b>				
NEW/MOD MOD	REQUESTED BY CORP	INCIDENT No.	TFS No(s). 550541	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> <li>• Under the Medium drop down added the following               <ul style="list-style-type: none"> <li>○ Ledger Created Date From</li> <li>○ Ledger Created Date To                   <ul style="list-style-type: none"> <li>▪ Defaulted these both to blank, to function the same way the report does now. This will use the ledger created date and not the order created date.</li> <li>▪ When these are used they will only pull in orders where the ledger was created during the date range.</li> </ul> </li> </ul> </li> </ul>				

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<b>Template Applied</b>				
NEW/MOD MOD	REQUESTED BY CORP	INCIDENT No.	TFS No(s). 545844	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> <li>• Added totals to report for:               <ul style="list-style-type: none"> <li>○ Total Orders - a distinct count of the orders</li> </ul> </li> </ul>				

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# JULY RELEASE NOTES

<b>Top Customer List</b>				
NEW/MOD MOD	REQUESTED BY CORP	INCIDENT NO.	TFS No(s). 539590	FILE NAME (NEW ITEMS ONLY) SSCORP5397.rpt
<p><b>General:</b>            Title – Top Customer List            Tree location – Marketing Reports</p> <p><b>Parameters:</b></p> <ul style="list-style-type: none"> <li>• Report Type Drop Down               <ul style="list-style-type: none"> <li>○ Opened and Closed</li> <li>○ Opened</li> <li>○ Closed (Default)</li> </ul> </li> <li>• date from               <ul style="list-style-type: none"> <li>○ default to 1<sup>st</sup> day of current year</li> </ul> </li> <li>• date through               <ul style="list-style-type: none"> <li>○ default to prior business day</li> </ul> </li> <li>• Group by               <ul style="list-style-type: none"> <li>○ Sales Rep-Separated (default)</li> <li>○ Sales-Rep Combined</li> <li>○ Branch</li> <li>○ Escrow Officer</li> <li>○ Title Officer</li> </ul> </li> <li>• Include Cancelled orders Checkbox, default to unchecked</li> <li>• Top Customer Limit text box and default to 25               <ul style="list-style-type: none"> <li>○ limited the number of customer for each group</li> </ul> </li> <li>• Sort By dropdown               <ul style="list-style-type: none"> <li>○ Opened Orders – count of orders opened in date range</li> <li>○ Closed Orders – count of orders closed in date range</li> <li>○ Revenue – sum of revenue in the date range</li> <li>○ Premium – sum of all TP and END bill codes plus CRRAR Rev field</li> </ul> </li> <li>• Excel Export checked box, default to unchecked</li> <li>• Exclude Indirect dropdown               <ul style="list-style-type: none"> <li>○ None (default)</li> <li>○ Standard</li> <li>○ Alternate</li> </ul> </li> <li>• Branch picklist</li> <li>• Escrow Officer Picklist</li> <li>• Title Officer picklist</li> <li>• Sales Rep picklist</li> <li>• Show report programming notes</li> <li>• Report comments</li> </ul> <p><b>Groups:</b></p> <ul style="list-style-type: none"> <li>• based on grouping</li> </ul> <p><b>Columns:</b></p> <p><b>Standard</b></p> <ul style="list-style-type: none"> <li>• Marketing Source Name</li> </ul>				



# JULY RELEASE NOTES

- Opened Orders
  - total count
- Closed Orders
  - total count
- Cancelled Orders
  - Total Count
- Revenue
  - shows all bill codes with GL code beginning with 4 + CRRAR Rev field
- Premium
  - Total of TP and END Bill codes plus CRRAR Rev {{Order.CRRARRev\_FNF#}}

**Excel**

- Group by
  - name of the group selected
- Sort Number
  - 1 to number entered in top customer limit
- marketing source name
- opened orders
- closed orders
- cancelled orders
- revenue
- premium

**Totals:**

- per group and report

**Sorting:**

- based on drop down

**Logic:**

- Show the top customer based orders in the date range, limited to the amount in the top customer limit box and sort based on drop down

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**WSOB Worksheet**

NEW/MOD MOD	REQUESTED BY CORP	INCIDENT No.	TFS No(s). 539910	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> <li>• Added new dropdown parameter called "Indirect Type Included:" and placed under Month/Year dropdown with the following options:               <ul style="list-style-type: none"> <li>◦ Standard (Default)</li> <li>◦ Alternate</li> <li>◦ None</li> </ul> </li> </ul>				

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# JULY RELEASE NOTES

## ARIZONA

### REPORTS

Transaction Form				
NEW/MOD MOD	REQUESTED BY CORP	INCIDENT No.	TFS No(s). 547802	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"><li>• New logic<ul style="list-style-type: none"><li>○ If current profile path contains '%AZ\%', then form will print digital signature, if exists, and date.</li></ul></li></ul>				

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# JULY RELEASE NOTES

## ARKANSAS

### *DOCUMENTS*

#### Title

<b>ALTA Commitment 2016 (AR)</b>				
<b>NEW/MOD</b>	<b>REQUESTED BY</b>	<b>INCIDENT NO.</b>	<b>TFS No(s).</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
New			546597	
New document to offer faster version of the ALTA 2016 Commitment.				

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# JULY RELEASE NOTES

## CALIFORNIA

### DOCUMENTS

#### Escrow

##### Deeds

NEW/MOD	REQUESTED BY	TICKET No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	NoCal		553609	

Adjusted functionality for Commercial orders to look to all HUD lines for County/City Transfer tax.

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##### EI Commercial Sale (EIS)

NEW/MOD	REQUESTED BY	TICKET No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	SoCal		548535	

Revised to also pull in "Contingencies" phrases.

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# JULY RELEASE NOTES

<b>Secured Indemnity Agreement</b>				
NEW/MOD	REQUESTED BY	TICKET No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Corporate		550616	SCA0002889.doc

New document. Render to view complete document.



Company Name

AGREEMENT WITH DEPOSIT TO  
PROTECT AGAINST DEFECTS IN TITLE

**THIS INDEMNITY AGREEMENT** (this "Agreement") is executed as of June 28, 2019, by **Indemnitor Name** (the "Indemnitor") for the benefit of **Chicago Title Insurance Company**, its policy issuing agents and affiliated title companies (the "Company").

**WHEREAS**, the Company has issued its Commitment No. **COM111111** with respect to real property located in the County of **Orange**, State of **California** as more particularly described therein and on the attached Exhibit "A" (the "Property"), and has raised as an exception or exceptions a certain defect, encumbrance, adverse claim or other matter affecting the Property (hereinafter the "Identified Risk"), described as follows:

1. **Lack of a right of access to and from the land.**

**WHEREAS**, the Company has been requested to issue its title insurance policy, or may in the future be requested to issue a title insurance policy, date down endorsement, commitment, hold harmless or indemnity letter to induce other title insurance companies to issue title insurance policies or commitments (such title insurance policy, date down endorsement, commitment or hold harmless or indemnity letter to induce other title insurance companies to issue title insurance policies or commitments shall hereinafter be referred to collectively as the "Title Insurance Policy" with respect to the Property or some portion thereof, or estates or interests therein, either without taking exception for the Identified Risk or insuring against loss or damage by reason thereof; and

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# JULY RELEASE NOTES

<b>Unsecured Indemnity Agreement</b>				
NEW/MOD	REQUESTED BY	TICKET No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Corporate		550616	SCA0002888.doc

New document. Render to view complete document.



## Company Name

### INDEMNITY AGREEMENT

**THIS INDEMNITY AGREEMENT** (this "Agreement") is executed as of June 28, 2019, by **Indemnitor Name** (the "Indemnitor") for the benefit of **Chicago Title Insurance Company**, its policy issuing agents and affiliated title companies (the "Company").

**WHEREAS**, the Company has issued its Commitment No. **COM111111** with respect to real property located in the County of **Orange**, State of **California** as more particularly described therein and on the attached Exhibit "A" (the "Property"), and has raised as an exception or exceptions a certain defect, encumbrance, adverse claim or other matter affecting the Property (hereinafter the "Identified Risk"), described as follows:

1. **Lack of a right of access to and from the land.**

**WHEREAS**, the Company has been requested to issue its title insurance policy, or may in the future be requested to issue a title insurance policy, date down endorsement, commitment, hold harmless or indemnity letters to induce other title insurance companies to issue title insurance policies or commitments (such title insurance policy, date down endorsement, commitment or hold harmless or indemnity letters to induce other title insurance companies to issue title insurance policies or commitments shall hereinafter be referred to collectively as the "Title Insurance Policy" with respect to the Property or some portion thereof, or estates or interests therein, either without taking exception for the Identified Risk or insuring against loss or damage by reason thereof; and

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# JULY RELEASE NOTES

## REPORTS

<b>Opened/Closed Orders (CA)</b>				
<b>NEW/MOD</b> MOD	<b>REQUESTED BY</b> CORP	<b>INCIDENT No.</b>	<b>TFS No(s).</b> 549907	<b>FILE NAME (NEW ITEMS ONLY)</b>
<ul style="list-style-type: none"><li>• Converted "Exclude Indirect Orders:" checkbox to drop down with the following options:<ul style="list-style-type: none"><li>○ None – (default) and will include all orders</li><li>○ Standard – will exclude orders classified as indirect standard</li><li>○ Alternate – will exclude orders classified as indirect alternate</li></ul></li></ul>				

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<b>Transaction Form</b>				
<b>NEW/MOD</b> MOD	<b>REQUESTED BY</b> CORP	<b>INCIDENT No.</b>	<b>TFS No(s).</b> 547802	<b>FILE NAME (NEW ITEMS ONLY)</b>
<ul style="list-style-type: none"><li>• New logic<ul style="list-style-type: none"><li>○ If current profile path contains '%CA\%', then form will print digital signature, if exists, and date.</li></ul></li></ul>				

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# JULY RELEASE NOTES

## COMMERCIAL

### *DOCUMENTS*

#### Escrow

#### Payment Transmittal Form (Branch) (Split Sheet)

#### Payment Transmittal Form (Branch) - Prompts (Split Sheet)

NEW/MOD Mod	REQUESTED BY NCS Philly	TICKET No(s).	TFS No(s). 549975	FILE NAME (NEW ITEMS ONLY)
----------------	----------------------------	---------------	----------------------	----------------------------

\*\*NCS Philly and NCS Harrisburg only\*\*

Updated to show NCS File Number and Branch/Local File Number on separate lines. Also, changed "NBU" label to "NCS".

<b>Date:</b>	June 25, 2019
<b>Closing Date:</b>	June 28, 2019
<b>National Commercial Services File No.:</b>	TC123
<b>Branch/Local Office File No.:</b>	JM CD Test
<b>Transaction / Property Name:</b>	Project Name Here
<b>Property Address:</b>	1111 Property Avenue, Prop City, PA 55555
<b>Owners Policy Amount:</b>	\$500,000.00
<b>Loan Policy Amount:</b>	\$275,000.00
<b>Total Revenue: *</b>	\$100.00
<b>Less Service Fee to 3<sup>rd</sup> party (if applicable):</b>	\$0.00
<b>Net Revenue:</b>	\$100.00
<b>Premium to Branch Office (56%):</b> (includes 12% corporate underwriting fee)	\$56.00
<b>Service Fee to Commercial Services (44%):</b> (includes 20% sales commission)	\$44.00
<b>If you have any questions, please contact:</b>	Joseph D Kirby
<b>Commercial Center/NCS:</b>	Escrow Office Name
<b>Telephone No.:</b>	(888)111-1234
<b>Email:</b>	joe.kirby@email.com

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# JULY RELEASE NOTES

## Wire Account Notification (NCS - Commercial) - NCS PHILLY ONLY

NEW/MOD	REQUESTED BY	TICKET No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	NCS Philly		552613	

Updated "Employee to Notify" lines to hardcode office Account Manager's name and phone number.

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# JULY RELEASE NOTES

## FIRST TITLE OF GEORGIA

### DOCUMENTS

#### 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**

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	First Title		554508	Various E18A

These new ALTA endorsements are now available. Note: These are currently only available for the states of Illinois and North Carolina, as they have not yet been filed by FNF for the various filed states.

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# JULY RELEASE NOTES

## HAWAII

### DOCUMENTS

#### Escrow

#### EI - Loan (EIS)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT HI		550110	

Various changes made to document.

1 of 3:

**BORROWER TO PROVIDE THE FOLLOWING INFORMATION:**

Borrower herein affirms none of the facts or circumstances set out in the Borrower Escrow Information sheet have changed since it was completed, except the following: \_\_\_\_\_

Is property subject to community association dues?  Yes  No

If yes, please provide name of community association: \_\_\_\_\_

Mailing address of association: \_\_\_\_\_

Account No.: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Add contents of the Authorization to Pay Bills

The undersigned Borrowers hereby authorize Escrow Holder to pay the following items at the close of escrow as instructed and charge said amounts to the undersigned as instructed herein or by the Lender:

Pay all the bills as shown on the Lenders Instructions and mail the payments to the address(es) as shown on the corresponding monthly statement(s)/bill(s).

OR

Pay the following bills as shown below and mail them as indicated:

Payee: \_\_\_\_\_ Acct. No. \_\_\_\_\_  
Amount \$ \_\_\_\_\_

Address: \_\_\_\_\_

Payee: \_\_\_\_\_ Acct. No. \_\_\_\_\_  
Amount \$ \_\_\_\_\_

Address: \_\_\_\_\_

Payee: \_\_\_\_\_ Acct. No. \_\_\_\_\_  
Amount \$ \_\_\_\_\_

Address: \_\_\_\_\_

See additional disbursements attached hereto and made a part hereof.

**NOTICE:** It is understood that Escrow Holder will be unable to close the transaction and remit the payments requested without the account numbers for the payments to be applied.

In the event Escrow Holder is not provided copies of the most recent statements showing where the credit payments are to be sent, notification must be given as to where to send the payments.

In any event, Escrow Holder is hereby relieved of all liability and responsibility for any penalties, additional interest, finance charges or late charges in the event the payment is not credited in a timely manner. Escrow Holder's sole responsibility shall be to pay said accounts in accordance with instructions at close of escrow from Lender and/or Borrower.



# JULY RELEASE NOTES

2 of 3

## LOAN ESCROW INSTRUCTIONS

(continued)

The undersigned hereby authorizes and directs **Escrow Office Name** to wire transfer funds, as indicated below, to the Receiving Bank and Account or to disburse proceeds/refunds as indicated below. The undersigned warrants that the information provided in this Authorization is complete and accurate.

NET PROCEEDS DUE THE UNDERSIGNED to be:  Wire Transfer (complete instructions below)  
(Your bank may charge you for this service)

Disbursed as indicated:  HOLD for Pick Up  Overnight Delivery (The actual charge for this service may be deducted from the funds)

CALL when check is ready for Pick Up, Phone No. \_\_\_\_\_

Deposit in Local Bank (attach VOIDED check)

Mail: (Complete Mailing Address below)

Transfer funds in the amount of \$ \_\_\_\_\_ to \_\_\_\_\_

OTHER: \_\_\_\_\_

### Wire Transfer Instructions

Receiving Bank: \_\_\_\_\_

City/State: \_\_\_\_\_

ABA No.: \_\_\_\_\_

Wire Payee: \_\_\_\_\_

Account No.: \_\_\_\_\_

For further credit to: \_\_\_\_\_

Account No.: \_\_\_\_\_

Notify: \_\_\_\_\_

Phone: \_\_\_\_\_

Memo: \_\_\_\_\_

Provided that the funds are wire transferred in accordance with these instructions, **Escrow Office Name** shall not be liable for any act or omission of any financial institution or any other person, nor shall **Escrow Office Name** have any liability for loss of funds or interest thereon. In no event will damages exceed interest at a rate equal to Federal Funds rate, adjusted daily, for the number of days that such funds are unavailable. The undersigned shall indemnify and hold harmless **Escrow Office Name**, its successors or assigns, from any loss, liability and cost incurred as a result of any incorrect information supplied.

In no event shall **Escrow Office Name** be liable for any special, consequential, indirect or incidental damages, regardless of whether any claim is based on contract or tort whether the likelihood of such damage was known to **Escrow Office Name**.



# JULY RELEASE NOTES

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## GENERAL PROVISIONS

### 1. DEPOSIT OF FUNDS

\_\_\_\_\_/\_\_\_\_\_. In order to permit a timely closing, all final payments to escrow must be in U.S. Currency by way of a Hawaii Financial Institution's Cashier's Check or Wired Funds as required by HRS Sec. 449-16. Any other form of payment to be processed by special collection could delay closing and may involve additional charges, as provided by HRS Sec. 449-16. Outgoing wire transfers will not be authorized until confirmation of the respective incoming wire transfer or of availability of deposited checks.

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

\_\_\_\_\_  
Bryan B. Buyer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Brenda B. Buyer

\_\_\_\_\_  
Date

Address: \_\_\_\_\_  
\_\_\_\_\_

**(FOR INTERNAL PURPOSES ONLY)  
Wire Instructions Received in Person:**

From: \_\_\_\_\_

Date/Time: \_\_\_\_\_ / \_\_\_\_\_

Confirmed By: \_\_\_\_\_

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# JULY RELEASE NOTES

## Escrow Information Sheet (Borrower)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT HI		549973	

Updated to add "<Settlement Agent Name> is hereby authorized to open escrow for the above shown property address."  
Also added property reference.



**BORROWER ESCROW  
INFORMATION SHEET**

**Escrow No.:** JMoe CD Test-JDK

**Property:** 22 Prop Way, City, OH 00000

COMPLETE, DATE, SIGN AND RETURN TO OUR OFFICE  
AS SOON AS POSSIBLE TO ADMINISTER YOUR TRANSACTION

**GENERAL INFORMATION**

Borrower Full Name (no initials) \_\_\_\_\_

---

Collection Agent, If Any \_\_\_\_\_ Collection Account No. \_\_\_\_\_

Address \_\_\_\_\_ Phone No. (\_\_\_\_) \_\_\_\_\_

**Please place any additional information that you feel may be useful on the reverse side of this form.**

**Test Escrow Co is hereby authorized to open escrow for the above shown property address .**

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

\_\_\_\_\_  
Bryan B. Buyer

\_\_\_\_\_  
Date

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# JULY RELEASE NOTES

<b>Secured Indemnity Agreement</b>				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Corporate		550619	HID1243.doc

New document. Render to view complete document.



Company Name

AGREEMENT WITH DEPOSIT TO  
PROTECT AGAINST DEFECTS IN TITLE

**THIS INDEMNITY AGREEMENT** (this "Agreement") is executed as of June 28, 2019, by **Indemnitor Name** (the "Indemnitor") for the benefit of **Chicago Title Insurance Company**, its policy issuing agents and affiliated title companies (the "Company").

**WHEREAS**, the Company has issued its Commitment No. **COM111111** with respect to real property located in the County of **Orange**, State of **Hawaii** as more particularly described therein and on the attached Exhibit "A" (the "Property"), and has raised as an exception or exceptions a certain defect, encumbrance, adverse claim or other matter affecting the Property (hereinafter the "Identified Risk"), described as follows:

1. **Lack of a right of access to and from the land.**

**WHEREAS**, the Company has been requested to issue its title insurance policy, or may in the future be requested to issue a title insurance policy, date down endorsement, commitment, hold harmless or indemnity letter to induce other title insurance companies to issue title insurance policies or commitments (such title insurance policy, date down endorsement, commitment or hold harmless or indemnity letter to induce other title insurance companies to issue title insurance policies or commitments shall hereinafter be referred to collectively as the "Title Insurance Policy" with respect to the Property or some portion thereof, or estates or interests therein, either without taking exception for the Identified Risk or insuring against loss or damage by reason thereof; and

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# JULY RELEASE NOTES

<b>Unsecured Indemnity Agreement</b>				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Corporate		550619	HID1242.doc

New document. Render to view complete document.



## INDEMNITY AGREEMENT

**THIS INDEMNITY AGREEMENT** (this "Agreement") is executed as of June 28, 2019, by **Indemnitor Name** (the "Indemnitor") for the benefit of **Chicago Title Insurance Company**, its policy issuing agents and affiliated title companies (the "Company").

**WHEREAS**, the Company has issued its Commitment No. **COM111111** with respect to real property located in the County of **Orange**, State of **Hawaii** as more particularly described therein and on the attached Exhibit "A" (the "Property"), and has raised as an exception or exceptions a certain defect, encumbrance, adverse claim or other matter affecting the Property (hereinafter the "Identified Risk"), described as follows:

1. **Lack of a right of access to and from the land.**

**WHEREAS**, the Company has been requested to issue its title insurance policy, or may in the future be requested to issue a title insurance policy, date down endorsement, commitment, hold harmless or indemnity letters to induce other title insurance companies to issue title insurance policies or commitments (such title insurance policy, date down endorsement, commitment or hold harmless or indemnity letters to induce other title insurance companies to issue title insurance policies or commitments shall hereinafter be referred to collectively as the "Title Insurance Policy" with respect to the Property or some portion thereof, or estates or interests therein, either without taking exception for the Identified Risk or insuring against loss or damage by reason thereof; and

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# JULY RELEASE NOTES

## INDIANA

### DOCUMENTS

#### Escrow

**Affidavit (Mortgagor's Commercial)**  
**Affidavit (Vendor)**  
**FNT Document Disclosure (Purchase)**

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FT IN		550527	IND1316.doc IND1317.doc IND1318.doc

Created letter versions of these documents and revised the existing versions to show in the tree as the "Legal" version.

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# JULY RELEASE NOTES

## REPORTS

Dallas Daily CPF Summary				
NEW/MOD MOD	REQUESTED BY CORP	INCIDENT No.	TFS No(s). 540625	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"><li>Added new drop down under brand. Should only show if profile state = IN. Label as "Indirect Type Included:" with the following options:<ul style="list-style-type: none"><li>Standard (Default)</li><li>Alternate</li><li>None</li></ul></li></ul>				

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# JULY RELEASE NOTES

## KANSAS

### *DOCUMENTS*

#### Title

ALTA Commitment 2016 (KS, MO, NE)				
NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod			552840	
Removed reference to the Kansas Mortgage tax.				

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# JULY RELEASE NOTES

## MICHIGAN

### DOCUMENTS

#### Escrow

#### Post Closing Communication Form (Buyer/Borrower) Post Closing Communication Form (Seller)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod/New	FT MI		549611	MID1296.doc

Revised Post Closing Communication Form to be Post Closing Communication Form (Buyer/Borrower):



**Fidelity National Title<sup>®</sup>**  
Insurance Company

**POST CLOSING COMMUNICATION FORM  
(BUYER/BORROWER)**

Closing Date: [September 30, 2019](#)  
Escrow No.: [MS CD Test MI Multi-JDK](#)  
Property: [100 Property Street, Unit 100A, Detroit, MI 48201](#)  
[200 Test Avenue, Grand Rapids, MI 49501](#)  
[300 Martin Luther King Jr. Boulevard, Ann Arbor, MI 48103](#)

**BUYER CONTACT INFORMATION**

Name: <a href="#">Brian T. Buyer</a>	Name: <a href="#">Brenda T. Buyer</a>
Email: _____	Email: _____
Phone: _____	Phone: _____
Forwarding Address: _____	Forwarding Address: _____
_____	_____

Deliver Policy via:  Mail  Email

Added a Seller version:



**Fidelity National Title<sup>®</sup>**  
Insurance Company

**POST CLOSING COMMUNICATION FORM  
(SELLER)**

Closing Date: [September 30, 2019](#)  
Escrow No.: [MS CD Test MI Multi-JDK](#)  
Property: [100 Property Street, Unit 100A, Detroit, MI 48201](#)  
[200 Test Avenue, Grand Rapids, MI 49501](#)  
[300 Martin Luther King Jr. Boulevard, Ann Arbor, MI 48103](#)

**SELLER CONTACT INFORMATION**

Name: <a href="#">Stephen T. Seller</a>	Name: <a href="#">Stephanie T. Seller</a>
Email: _____	Email: _____
Phone: _____	Phone: _____
Forwarding Address: _____	Forwarding Address: _____
_____	_____



# JULY RELEASE NOTES

## MINNESOTA

### DOCUMENTS

#### Title

#### All Mgmt Endorsements

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT MN		552860	

Added coding to insert page break and Exhibit A if selected for endorsement SE-472.

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# JULY RELEASE NOTES

## MISSISSIPPI

### *DOCUMENTS*

#### Title

<b>ALTA Commitment 2016 (MS)</b>				
<b>NEW/MOD</b>	<b>REQUESTED BY</b>	<b>INCIDENT NO.</b>	<b>TFS No(s).</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
New			544105	MSD1001.doc
New document to offer a faster version of the ALTA 2016 Commitment.				

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# JULY RELEASE NOTES

## MISSOURI

### *DOCUMENTS*

#### Title

**ALTA Commitment 2016 (KS, MO, NE)**

<b>NEW/MOD</b>	<b>REQUESTED BY</b>	<b>INCIDENT NO.</b>	<b>TFS No(s).</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
Mod			552840	
Removed reference to the Kansas Mortgage tax.				

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# JULY RELEASE NOTES

## MONTANA

### *DOCUMENTS*

#### Escrow

#### Deed (Warranty)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT Flathead		553605	

Signatures now appear on their own page for all MT sites except CT Billings.

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# JULY RELEASE NOTES

## NEBRASKA

### *DOCUMENTS*

#### Title

ALTA Commitment 2016 (KS, MO, NE)				
NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod			552840	
Removed reference to the Kansas Mortgage tax.				

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# JULY RELEASE NOTES

## NEW JERSEY

### *DOCUMENTS*

#### Title

ALTA Loan Policy 2006 (NJ)  
 ALTA Loan Policy 2006 (NJ) (Schedules Only)  
 ALTA Owner's Policy 2006 (NJ)  
 ALTA Owner's Policy 2006 (NJ) (Schedules Only)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New		546695	552840	

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

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# JULY RELEASE NOTES

## NEW MEXICO

### DOCUMENTS

#### Escrow

#### Affidavit (To Record Duplicate Original)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FNT NM		551882	NMD1171.doc

New document. Render to view complete document.

#### AFFIDAVIT TO RECORD DUPLICATE ORIGINAL

STATE OF NEW MEXICO

Date: July 11, 2019

COUNTY OF \_\_\_\_\_

GF No.: 2019030005-JJF-CD

I, \_\_\_\_\_, personally appeared before the undersigned notary public, and under oath and upon the penalty of perjury make the following statements:

1. My name is \_\_\_\_\_

My phone number is \_\_\_\_\_

My mailing address is \_\_\_\_\_

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# JULY RELEASE NOTES

## Title

<b>Commitment for Title Insurance 2016 (NM 6) (Non-Editable)</b>				
<b>NEW/MOD</b>	<b>REQUESTED BY</b>	<b>INCIDENT No.</b>	<b>TFS No(s).</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
MOD	CORP		552851	
<ul style="list-style-type: none"><li>Updated signatures for Randy Quirk and Marjorie Nemzura</li></ul>				

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# JULY RELEASE NOTES

## NEW YORK

### DOCUMENTS

#### Escrow

**Certification Page 1 (Utica)**  
**Certification Page 2 (Utica)**  
**Certification Page 3 (Utica)**

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CTI Leatherstocking Abstract (Utica)		552720	

Removed prompts for names and dates and left blank space for information to be entered in Edit mode instead.

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**Letter (New Survey Authorization)**  
**Letter (Survey Redate Authorization)**

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Garden City		550688	

Removed Coordination fee (charge is no longer allowed).

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# JULY RELEASE NOTES

## Transfer Tax Memorandum

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Riverhead		551706	NYD1692.doc

New document. Render to view complete document.



## Company Name

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

**Date:** July 8, 2019  
**To:** All Clients  
**From:** Escrow Office Name  
**RE:** Transfer Tax/Mansion Tax Amendments

As part of the new state budget, the New York State legislature as instituted new tax rates for the TP-584 New York State transfer tax and the existing New York State Mansion Tax. These changes take effect on July 1, 2019. Contracts entered into prior to April 1 are exempt and must be confirmed by independent evidence, for example recorded contract or cleared contract deposit check. The changes only effect properties located in cities with a population of One Million (1,000,000) or more (currently only the five (5) boroughs of New York City).

The new rates are somewhat more complicated than the old flat rates.

For the TP-584 (RETT/SST) the changes are as follows:

The current rate of Two And No/100 Dollars (\$2.00) for each Five Hundred And No/100 Dollars (\$500.00) of consideration (or fraction thereof) generally remains the same. However, an additional tax of One And 25/100 Dollars (\$1.25) for each Five Hundred And No/100 Dollars (\$500.00) of consideration (or fraction thereof) is added in New York City under certain circumstances:

The additional rate depends on if the property is residential or commercial.

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## TP-584

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD			550947	

Updated image of TP-584 for pages 1-4 (retain the current page 5 and 6) and adjusted the location of where items populate to show in the correct place on the form as some items have shifted location with new form details.

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# JULY RELEASE NOTES

## OHIO

### DOCUMENTS

#### Escrow

#### Required Information Sheet - AmeriTitle Only

NEW/MOD Mod	REQUESTED BY AmeriTitle	INCIDENT NO.	TFS No(s). 549854	FILE NAME (NEW ITEMS ONLY)
----------------	----------------------------	--------------	----------------------	----------------------------

Added additional Yes/No Checkbox questions.

<p><b>Do you have a prior title insurance policy?</b> <input type="checkbox"/> YES <input type="checkbox"/> NO If yes, please provide. (Please note that providing your prior title insurance policy may reduce your closing costs).</p>
<p>Are you in FORECLOSURE? <input type="checkbox"/> YES <input type="checkbox"/> NO</p>
<p>Have you filed for BANKRUPTCY? <input type="checkbox"/> YES <input type="checkbox"/> NO</p>
<p>Are you involved in ANY litigation? <input type="checkbox"/> YES <input type="checkbox"/> NO</p>
<p>Marital Status: <input type="checkbox"/> Single <input type="checkbox"/> Married <input type="checkbox"/> Divorced <input type="checkbox"/> Widowed</p>
<p>If married, Spouse's Name: _____</p>
<p>Owner 1 Social Security No.: _____ Owner 2 Social Security No.: _____</p>

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# JULY RELEASE NOTES

## OREGON

### DOCUMENTS

#### Escrow

#### Affidavit and Indemnity (PACA and PASA)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	OR State Counsel		548378	ORD1498.doc

New document. Render to view complete document.

#### AFFIDAVIT AND INDEMNITY REGARDING PACA AND PASA

STATE OF \_\_\_\_\_

Order No.: MS CD Test OR-SLM

COUNTY OF \_\_\_\_\_

Title Co.: The First Title Company

I, **Brian T. Buyer**, being duly sworn, hereby depose and say that:

1. I am providing this affidavit in connection with a real estate transaction ("the Transaction"), concerning real property more particularly described in Exhibit "A" attached to this affidavit and referred to as the "premises" or the "property." By signing this instrument, I am providing indemnification by and on behalf of **Brian T. Buyer and Brenda T. Buyer** ("the Principal"), who is

Check the appropriate box:

- A. the seller in the Transaction.
- B. the buyer in the Transaction.
- C. the borrower in the Transaction.

2. I understand that Chicago Title Insurance Company, Commonwealth Land Title Insurance Company and/or Fidelity National Title Insurance Company, herein "Title Insurer," being insurers within the Fidelity National Title Group, Inc. family of companies, will be relying on this affidavit for purposes of issuing title insurance without exception, or with a narrower exception than the title insurance otherwise would contain, for PACA or PASA claims as described in Section 4 below.

3. The statements made in this affidavit are true to the best of my knowledge, information and belief; the statements are based on a diligent inquiry of the Principal's personnel and agents and on a diligent review of the Principal's records and its agents' records reasonably likely to inform the undersigned regarding the matters covered by this affidavit.

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# JULY RELEASE NOTES

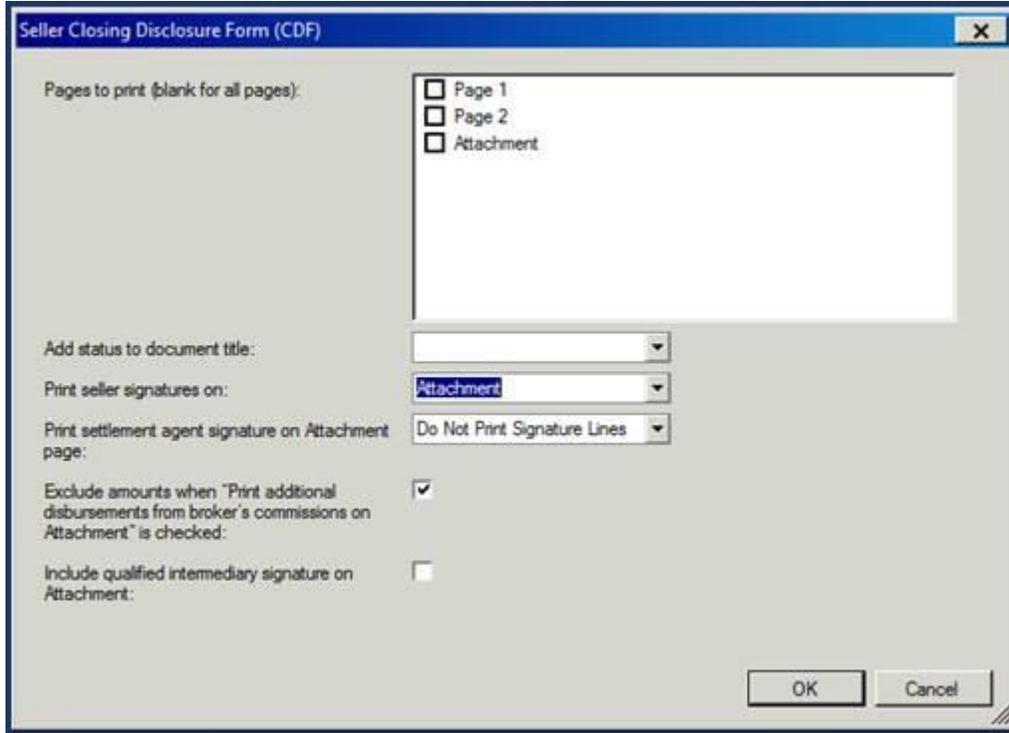
<b>Letter (Opening - Custom)</b>				
NEW/MOD Mod	REQUESTED BY WT Bend	INCIDENT No.	TFS No(s). 552801	FILE NAME (NEW ITEMS ONLY)
<p>Removed prompts and references to "transmissions". Added coding to not show "PLEASE FILL OUT, SIGN, AND RETURN:" if related prompt not filled in.</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p>In order to efficiently process your transaction, we ask that you attend to the following matters and forward requested documents to the attention of the undersigned at your earliest convenience.</p> <p>PLEASE SIGN AND RETURN THE FOLLOWING: <del>{transmission prompt 1 transmissions}</del></p> <p>[PROMPT]</p> <p>PLEASE SIGN EXACTLY AS YOUR NAMES APPEAR AND HAVE ACKNOWLEDGED BEFORE A NOTARY PUBLIC: <del>{transmission prompt 2 transmissions}</del></p> <p>[PROMPT]</p> <p><del>PLEASE FILL OUT, SIGN AND RETURN:</del></p> <p><span style="color: blue;">■</span> </p> <p>ENCLOSED ARE THE FOLLOWING ITEMS FOR YOUR INFORMATION:</p> <p>[PROMPT]</p> <p>Once all conditions of the transaction are in order, we will contact you to set an appointment for you to come to</p> </div> <div style="border: 2px solid red; border-radius: 15px; padding: 5px; display: inline-block; margin-left: 20px; color: red; font-weight: bold;">             Will not show if related prompt not filled in.         </div>				

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# JULY RELEASE NOTES

<b>Seller CDF</b>				
NEW/MOD MOD	REQUESTED BY WA & OR	INCIDENT NO.	TFS No(s). 549903	FILE NAME (NEW ITEMS ONLY)

When current profile state = 'WA' or 'OR', then parameter default the "Print seller signatures on" to Attachment



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# JULY RELEASE NOTES

## Title

### Exhibit Page - Commitment Legal (OR)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	OR		551343	ORD1501.doc

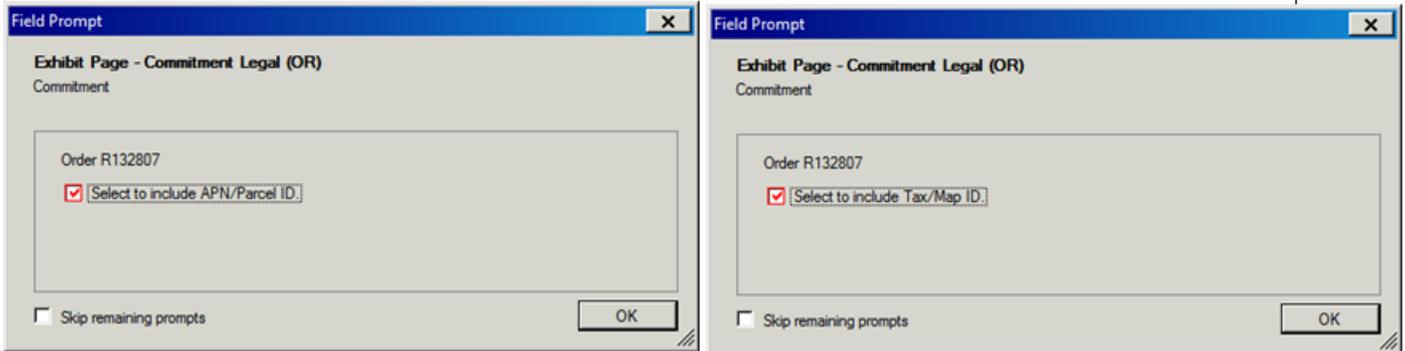
New document set up to include prompts to select to include APN and Tax Map.

**LEGAL DESCRIPTION**

Order No.: R132807

For APN/Parcel ID(s): P1APN1  
For Tax Map ID(s): P1TM1

Lot 102, COTTONWOOD FIRST ADDITION, in the City of McMinnville, County of Yamhill, State of Oregon land only



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### OTIRO 218.2-06 - Multiple Tax Parcel (ALTA 18.2-06)

### OTIRO 223.1-06 - Co-Insurance - Mutiple Policies (ALTA 23.1-06)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Underwriting		551224	E16A018_02, ME17A023_01

These new endorsements are now available.

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# JULY RELEASE NOTES

## TENNESSEE

### DOCUMENTS

#### Title

ALTA Commitment 2016 (TN)				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New			544098	
New document to offer a faster version of the ALTA 2016 Commitment.				

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# JULY RELEASE NOTES

## TEXAS

### DOCUMENTS

#### Title

#### Master Commitment (Non-Editable)

NEW/MOD MOD	REQUESTED BY CORP	INCIDENT No.	TFS No(s). 552851	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> <li>Updated signatures for Randy Quirk and Marjorie Nemzura</li> </ul>				

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#### Commitment Schedule D

NEW/MOD Mod	REQUESTED BY Compliance	INCIDENT No.	TFS No(s). 553995	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> <li>Updated name of Secretary to Marjorie Nemzura in items 1 and 2(c) of the Schedule.</li> </ul>				

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#### Commitment for Title Insurance (T-7) - 2014

#### Commitment for Title Insurance (T-7) - 2014 without Jacket

NEW/MOD Mod	REQUESTED BY Dallas NCS	INCIDENT No.	TFS No(s). 551280	FILE NAME (NEW ITEMS ONLY)
<p><b>*FOR DALLAS NCS ONLY</b></p> <p>Countersignatures revised for Out of County orders to show the Title Office Name for the Commitment and Commonwealth Land Title Insurance Company for the Policies.</p>				

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#### Loan Policy of Title Insurance (T-2) - 2014

#### Owner's Policy of Title Insurance (T-1) - 2014

NEW/MOD Mod	REQUESTED BY Dallas NCS	INCIDENT No.	TFS No(s). 551280	FILE NAME (NEW ITEMS ONLY)
<p><b>*FOR DALLAS NCS ONLY</b></p> <p>Countersignatures revised for Out of County orders to show the Title Office Name for the Commitment and Commonwealth Land Title Insurance Company for the Policies.</p>				

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# JULY RELEASE NOTES

## REPORTS

<b>Posted Checks, Wires &amp; Receipts for SmartVIEW</b>				
<b>NEW/MOD</b>	<b>REQUESTED BY</b>	<b>INCIDENT No.</b>	<b>TFS No(s).</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
MOD	CORP		550136	
<ul style="list-style-type: none"> <li>If order ownership profile path contains '%\FEE%' and "Exclude from IRS Submission Box" is checked, then report will use Title only logic.</li> </ul>				

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<b>SPAdmin Custom Source of Business</b>				
<b>NEW/MOD</b>	<b>REQUESTED BY</b>	<b>INCIDENT No.</b>	<b>TFS No(s).</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
MOD	CORP		549817	
<ul style="list-style-type: none"> <li>Custom Source of Business Export               <ul style="list-style-type: none"> <li>Updated the EXCLUDE logic to EXCLUDE profiles that begin with the following (the SPS profile path was changed at some point):                   <ul style="list-style-type: none"> <li>CHANGE FROM: Default\PTX\South Texas CPF\AUS\CBA</li> <li>CHANGE TO: Default\PTX\South Texas OAC \Central Texas CPF\AUS\CBA</li> </ul> </li> </ul> </li> </ul>				

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<b>Title Product Exceptions</b>				
<b>NEW/MOD</b>	<b>REQUESTED BY</b>	<b>INCIDENT No.</b>	<b>TFS No(s).</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
MOD	CORP		549817	
<ul style="list-style-type: none"> <li>Custom Source of Business Export               <ul style="list-style-type: none"> <li>Updated the EXCLUDE logic to EXCLUDE profiles that begin with the following (the SPS profile path was changed at some point):                   <ul style="list-style-type: none"> <li>CHANGE FROM: Default\PTX\AUS\CBA</li> <li>CHANGE TO: Default\PTX\South Texas OAC \Central Texas CPF\AUS\CBA</li> </ul> </li> </ul> </li> </ul>				

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# JULY RELEASE NOTES

## WASHINGTON

### DOCUMENTS

#### Escrow

#### Affidavit (Owner's - Commercial)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	WA & NCS		549971	

Updated to provide Date line to the right of each signature line.

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#### Lender Report (Dane County)

#### Letter Report (Dane County)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Dane County		550500	

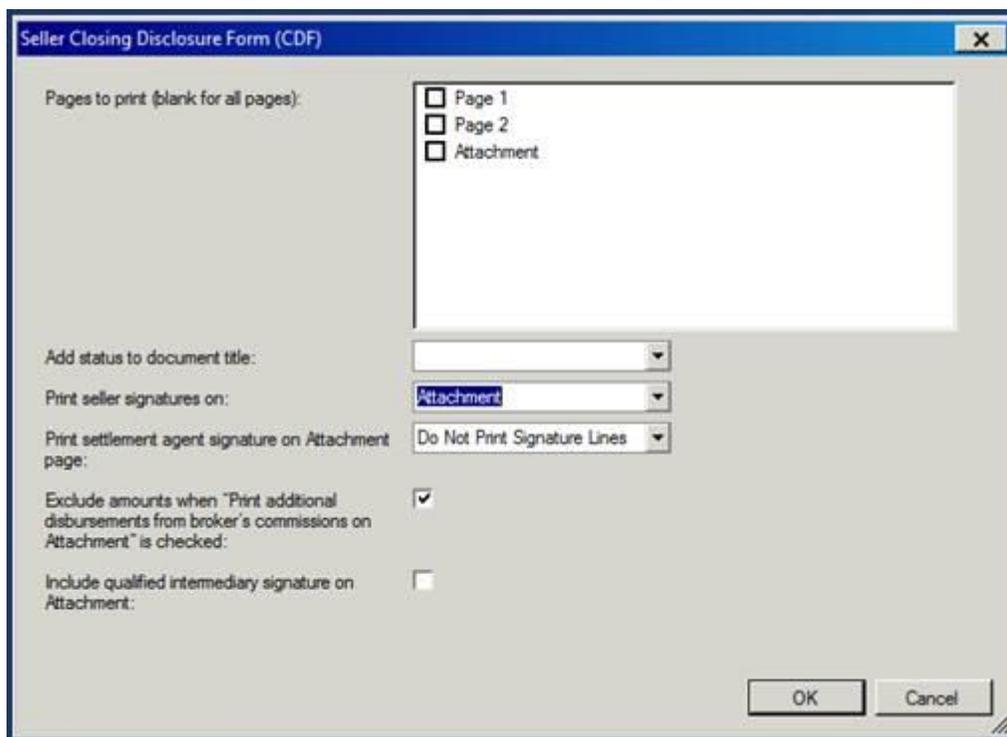
Removed total liability language.

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#### Seller CDF

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	WA & OR		549903	

When current profile state = 'WA' or 'OR', then default the "Print seller signatures on" to Attachment



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# JULY RELEASE NOTES

## Statutory Warranty Deed (LPB 10) - NCS

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT Seattle NCS		551018	

Added blank line to the right of Dated: if the date hasn't been completed.

**STATUTORY WARRANTY DEED**  
(continued)

Dated: \_\_\_\_\_

Selling Corporation

BY: \_\_\_\_\_  
Selling Officer Here  
Officer Title

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# JULY RELEASE NOTES

## NCS - WASHINGTON

### MY SCREENS

#### Closing Order/Recording Instructions screen

<b>NEW/MOD</b> Mod	<b>REQUESTED BY</b> Penny Hoskins	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s).</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
-----------------------	--------------------------------------	--------------------------	-------------------	-----------------------------------

Removed the **Deed, Security instruments** and **Other Documents to be Recorded** sections from the **Closing Order/Recording Instructions** screen.

This change affects **My Screens > Washington Commercial CSS Screens**.

The screenshot shows the 'Closing Order / Recording Instructions' screen. At the top, it displays 'Order Status: InProcess', 'Buyer:', and 'Transaction Type: Refinance'. Below this are two dropdown menus: 'Select desired name of document:' and 'Choose type of request:'. The main content area is divided into two sections, both of which are circled in red to indicate they have been removed:

- Deeds:** A table with columns: Instrument Type, Grantor, Grantee, Place Recorded, Date/Time Recorded.
- Security instruments:** A table with columns: Instrument Type, Borrower/Mortgagor, Lender/Mortgagee, Place Recorded, Date/Time Recorded. A 'Mortgage' entry is visible in the first row.
- Other Documents to be Recorded:** A section with multiple rows, each containing a 'Document Name:' and 'Parties:' label followed by an input field.

A red callout box labeled 'Removed' points to the 'Other Documents to be Recorded' section.

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# JULY RELEASE NOTES

## WISCONSIN

### DOCUMENTS

#### Escrow

#### Lender Report (Dane County)

#### Letter Report (Dane County)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Dane County		550500	

Removed total liability language.

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#### McFarland Village Assessment Form

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Dane County		551092	

Updated to match current form (added year).

Property Address: 1111 Property Avenue, Suite 100, Philadelphia, OH 55555		
<b>Assessor Information - Values as of January 1, 2019</b>		
Legal Description: SEE EXHIBIT "A" ATTACHED HERE TO AND MADE A PART HEREOF		
Land: \$	Improvements: \$	Total: \$
<b>Finance Information</b>		
Outstanding Special Assessments?		If yes, describe:

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# JULY RELEASE NOTES

## TECHNICAL NOTES (FOR LOCAL IT/SUPPORT)

### *DOCUMENTS*

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

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

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