

SOFTPRO SELECT

RELEASE NOTES



JULY, 2018

Testing Release Date: July 5, 2018

Production Release Date: July 20, 2018



JULY RELEASE NOTES

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JULY RELEASE NOTES

ALL STATES/SITES

DOCUMENTS

Escrow

CSS Master Statement

NEW/MOD MOD	REQUESTED BY NCS	FOOTPRINTS No(s).	TFS No(s). 472101	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> In the "Statement format" drop down added a new option "Description, Buyer, Seller (single column)" <ul style="list-style-type: none"> This is based off the current "Description, Buyer, Seller" format The format will merge the Buyer debit/credit and seller debit/credit columns into one column for the buyer and seller. (Debit - Credit) Expanded the "Description" column This format will not show "Subtotals" or "Totals" (leave the balance due from/to for buyer/seller); changed text to "NET AMOUNT DUE FROM/TO Buyer/seller. This formation will use the buyer/seller title. FROM will = total Credit - total Debits < 0 TO will = total Credit - total Debits > 0 				

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Letter (Additional Parties Closing)

NEW/MOD Mod	REQUESTED BY CT/FT Vancouver	FOOTPRINTS No(s).	TFS No(s). 475211	FILE NAME (NEW ITEMS ONLY)
<p>New version has been created to allow Title Company as contact choice. To use this version of the document, please contact our configuration team to add DOC_SSCORPD1880_1 to your tree.</p>				

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Outgoing Wire List

NEW/MOD NEW	REQUESTED BY NCS/ATL	FOOTPRINTS No(s).	TFS No(s). 472702	FILE NAME (NEW ITEMS ONLY) SSCORPD3015.spdoc - Outgoing Wire List
<ul style="list-style-type: none"> New document will print all outgoing wires on the order (Pending & posted) and will include the following information. <ul style="list-style-type: none"> Date Payee Amount Bank Seq # Fed Reference # 				

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JULY RELEASE NOTES

Wire Information

Wire Information (Buyer-Borrower)

Wire Information (International)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT Portland		475222	

Per Settlement, added a new prompt asking the user if the bank address should be included on the form.

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JULY RELEASE NOTES

Title

DECERTIFICATION - ALTA Commitment forms

NEW/MOD	REQUESTED BY	FOOTPRINTS NO(S).	TFS No(S).	FILE NAME (NEW ITEMS ONLY)
Mod	Corporate Counsel	n/a	479653	
<p>The ALTA 2006 Commitments and the ALTA Short Form Commitment 2008 will be de-certified by ALTA on August 1, 2018 and will no longer be available for use.</p> <ul style="list-style-type: none">• ALTA Commitment 2006• ALTA Plain Language Commitment 2006• ALTA Short Form Commitment 2008				

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JULY RELEASE NOTES

REPORTS

3 Year Trending

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT NY		470737	
<ul style="list-style-type: none"> Added new checkbox parameter called "Use Alternate Bill Codes" and default to unchecked. Placed between show order details and format for excel export checkboxes. <ul style="list-style-type: none"> when checked use the alternate bill codes in the bill code function 				

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Escrow Trial Balance (with IBA Balances)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	PA		469154	
<ul style="list-style-type: none"> Added new option for "Sales Rep" to "Group by" drop down. <ul style="list-style-type: none"> Sales Rep = Marketing Rep 1 on contact marked as the marketing source Added "Sales Rep" column to the excel export (at end) 				

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Marketing Source Orders

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT LA		466751,470747	
<ul style="list-style-type: none"> Added sort parameter option: <ul style="list-style-type: none"> "Summary Sort Selection" <ul style="list-style-type: none"> When selected it will follow the sort option that was selected on the summary. This way the detail and summary section are sorted the same way Added new checkbox parameter called "Use Alternate Bill Codes" and defaulted to unchecked. Placed between summary-show only x drop down and Include canceled orders check box. <ul style="list-style-type: none"> When checked report will use the alternate bill codes in the bill code function 				

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Order Tasks

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT NY		471404	
<ul style="list-style-type: none"> Updated the task name contains and task name does not contain fields to allow for comma separated values. <ul style="list-style-type: none"> When this is used it will look for tasks that have or do not have any of the text listed. 				

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JULY RELEASE NOTES

Orders by Selection				
NEW/MOD MOD	REQUESTED BY CT LA	FOOTPRINTS No(s).	TFS No(s). 473335	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Update the "show one row per order" checkbox to be a drop down to be called "Statement Format" with the following options: <ul style="list-style-type: none"> ○ None (default) ○ One row per order - this option will work the same as the checkbox currently functions ○ One row with agent/lender contacts - when this option is selected it will show one row per order, but will remove the order/trans.type, marketing source, sales and revenue column. Added in Listing Broker, Selling Broker and Lender columns to pull in the contact name of the LB(1), SB(1) and L(1). If any of these three contacts is the marketing source added the '*' to their name. 				

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SPAdmin Source of Business Export Reports				
NEW/MOD MOD	REQUESTED BY CORP	FOOTPRINTS No(s).	TFS No(s). 471420	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> ▪ Updated operation name for following flash codes <ul style="list-style-type: none"> ○ Updated FGWH from 'FNT GARDEN CITY/WHITE PLAINS' to 'FNT LONG ISLAND' ○ Updated FWFM to CTI FRESNO/MADERA ○ Updated FFOM to FNT FRESNO/MADERA/MERCED 				

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JULY RELEASE NOTES

Sales Marketing List				
NEW/MOD NEW	REQUESTED BY GA	FOOTPRINTS No(s).	TFS No(s). 469673	FILE NAME (NEW ITEMS ONLY) SSCORP5364.rpt - Sales Marketing List
<p>General: Title – Sales Marketing List Tree location – Marketing Reports folder</p> <p>Parameters:</p> <ul style="list-style-type: none"> • Date from <ul style="list-style-type: none"> ○ default to first day of prior calendar quarter • Date through <ul style="list-style-type: none"> ○ default to last day of prior calendar quarter • Contract Type dropdown <ul style="list-style-type: none"> ○ Options <ul style="list-style-type: none"> ▪ All (default) ▪ Attorney ▪ Buyer ▪ Lender ▪ Seller ▪ Title Company • Include Cancelled orders Checkbox, default to unchecked • Excel Export • Show report programming notes • Report comments <p>Groups:</p> <ul style="list-style-type: none"> • Branch, then • Sales Rep <p>Columns:</p> <ul style="list-style-type: none"> • Order Number • Marketing Source Company Name • Project Name {{Order.Project}} • Liability amount – pull from first policy <ul style="list-style-type: none"> ○ If policy type = Owners or Simo, use owners coverage amount ○ If policy type = lenders, use lender coverage amount • Contact info – will show under each order as follows, but label will only appear if there is contact information to display. Company Name, Main Person Contact Name, Phone, Email <p>Totals:</p> <ul style="list-style-type: none"> • None <p>Sorting:</p> <ul style="list-style-type: none"> • Branch, then • Order number <p>Logic:</p> <ul style="list-style-type: none"> • Look for all orders closed in the date range where the contact type selected from drop down selected exists on at least two orders and they were not marked as the marketing source in another order in the same date range <ul style="list-style-type: none"> ○ Closed order = WSOB definition ○ Contact type drop down – if all is selected we are still only going to search the 5 types buyer, seller, attorney, lender and/or title company 				

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JULY RELEASE NOTES

Single Ledger Balance (by Order Transfer)				
NEW/MOD MOD	REQUESTED BY CORP	FOOTPRINTS No(s).	TFS No(s). 473330	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • On parameter screen updated for the following: <ul style="list-style-type: none"> ○ Added transaction type picklist - this will be the last option on the parameter screen. ○ Added checkbox "Exclude Disbursed Funds" and default to unchecked. If this parameter is checked then we will exclude transaction that were part of a ledger (revenue, fee, etc) and that ledger has been disbursed. Added new parameter between "Show transaction breakdown" checkbox and "reports comment text box ○ Added "Excel export" checkbox between group by IBA/TAC checkbox and new transaction picklist. when checked format results for excel 				

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Stale Dated Check Letter				
NEW/MOD MOD	REQUESTED BY CORP	FOOTPRINTS No(s).	TFS No(s). 475016	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Added a new text box parameter called "Check Number (comma separated)" and place between "Checked above x dollars (0 for no limit)" and "contact name override" parameters. <ul style="list-style-type: none"> ○ Allow this text box to have comma-separated values to search multiples. 				

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Trending by Selection				
NEW/MOD MOD	REQUESTED BY CT NY	FOOTPRINTS No(s).	TFS No(s). 470474	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Changed current "Include canceled orders in opened counts:" check box to drop down labeled "Included canceled" with the following options: <ul style="list-style-type: none"> ○ No - Default (current unchecked) ○ Yes - In Opened Counts (current checked) ○ Yes - As Separate Row (new logic) • When "As Separate Row" is chosen include an order canceled row between closed/revenue row. <ul style="list-style-type: none"> ○ Opened ○ Closed ○ Canceled ○ Revenue • Added new checkbox parameter called "Use Alternate Bill Codes" and defaulted to unchecked. Placed between show order details and format for excel export checkboxes. <ul style="list-style-type: none"> ○ When checked use the alternate bill codes in the bill code function 				

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JULY RELEASE NOTES

ARIZONA

DOCUMENTS

Escrow

EI Master MH

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT Mohave		475014	AZD1229.doc

New document. Render to view complete document.

 Company Name	ESCROW INSTRUCTIONS PURSUANT TO ARS 41-4030 (DEALER TRANSACTIONS)
Melissa G. Smith, Closing Specialist Escrow Office Name 100 Main Street Place, AZ 92025 Phone: (800)111-2222 Fax: (800)222-3333	Date: July 13, 2018 Title No.: T2 Escrow No.: JM CD Test-MGS Property: 1 Property Address City, AZ 49503
<p>Sam E. Seller and Sally A. Seller (herein called "Dealer/Seller") whose address is 1 Seller Current Address, City, AZ 11222, Phone (407)245-4489, and</p> <p>Bob L. Buyer and Betty A. Buyer (herein called "Buyer") whose address is 1 Buyer Current Address, Kingman, AZ 86401, Phone (407)567-9914, Email address Buyer1 Email</p>	

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JULY RELEASE NOTES

Indemnity ML (General Contractor)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	State Counsel		479537	AZD1230.doc

New document. Render to view complete document.



**CHICAGO TITLE
COMPANY**

UNDERTAKING

WHEREAS, the [Chicago Title Company](#) (hereinafter referred to as "COMPANY"), is about to issue its title insurance policy or policies or commitments thereof, all hereinafter referred to as the "Title Insurance Policy", No. [COMMNo234](#) in respect to the real property 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" arising out of that contract by and between the owner of the property (or affiliate or agent thereof) and the Indemnitor.

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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JULY RELEASE NOTES

Mechanic's Lien Indemnity Agreement

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	State Counsel		479540	AZD1231.doc

New document. Render to view complete document.



**CHICAGO TITLE
COMPANY**

MECHANIC'S LIEN INDEMNITY AGREEMENT

WHEREAS, the [Chicago Title Company](#), 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. [COMMNo234](#) 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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JULY RELEASE NOTES

CALIFORNIA

DOCUMENTS

Escrow

Certification of Financial Statement (Business)				
Certification of Financial Statement (Individual Trust)				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Inland Empire		476915	
Added ability to render document for General Contractor contact type.				

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City Report Request - Ventura				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT SoCal		475227	
Updated document to reflect the most recent version.				

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Closing Letter				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT SoCal		476820	
Updated to only show funds applied to closing.				

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Cover Page (Owner's Affidavit)				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Alameda Contra Costa		472656	
Reformatted the document to add emphasis.				

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JULY RELEASE NOTES

Disbursement of Proceeds/Refunds				
NEW/MOD Mod	REQUESTED BY LT NoCal	FOOTPRINTS No(s).	TFS No(s). 475234	FILE NAME (NEW ITEMS ONLY)
<p>The following changes were made for NoCal users: Removed Notify/Phone/Memo/Other lines. Added Contact phone number for verbal confirmation.</p> <p>The following changes were made for SoCal users: Removed Notify/Phone/Memo lines.</p>				

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FinCEN Cover Letter				
NEW/MOD Mod	REQUESTED BY CT SoCal	FOOTPRINTS No(s).	TFS No(s). 474500	FILE NAME (NEW ITEMS ONLY)
<p>Revised document to only render for Buyer, Escrow Company, Abstractor, and Settlement Agent contacts.</p>				

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JULY RELEASE NOTES

Owner Declaration

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FT NoCal		476938	SCA0002845.doc

New document. Render to view complete document.



Company Name

OWNER'S DECLARATION

Escrow No.: JM CD Test-MGS
Property: 1 Property Address, City, CA 49503

The undersigned hereby declares as follows:

1. (Fill in the applicable paragraph and strike the other)
 - A. Declarant ("Owner") is the owner or lessee, as the case may be, of certain premises located at [1 Property Address, City, CA 49503](#), further described as follows: See Preliminary Report/Commitment No. [CN123](#) for full legal description (the "Land").
 - B. Declarant is the _____ of _____ ("Owner"), which is the owner or lessee, as the case may be, of certain premises located at [1 Property Address, City, CA 49503](#), further described as follows: See Preliminary Report/Commitment No. [CN123](#) for full legal description (the "Land").

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JULY RELEASE NOTES

REPORTS

Notary Fees				
NEW/MOD MOD	REQUESTED BY CA	FOOTPRINTS No(s).	TFS No(s). 466079	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Adjusted plus logic to also include the order if the current user running the report is the notary contact <ul style="list-style-type: none"> ○ Current Logic: <ul style="list-style-type: none"> ▪ If user is in the 'PLUS_LimitedReports' group the report limits the results to the current user as the escrow officer or assistant on the orders or orders that have no escrow officer entered ○ New Logic <ul style="list-style-type: none"> ▪ If user is in the 'PLUS_LimitedReports' group the report limits the results to the current user as the escrow officer or assistant on the orders, orders that have no escrow officer entered or orders where the current user's full name matches the notary name. 				

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JULY RELEASE NOTES

Letter (Policy - GL)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Great Lakes NCS - Gross		476364	MID1285.doc

Great Lakes NCS ONLY



P.O. Box 45023
Jacksonville, FL 32230
Phone: (888)934-3354 / Fax: (888)555-1555

Brian T. Buyer and Brenda T. Buyer
100 Buyer Forward Street
Buyer Forward City, MI 99999

Date: July 18, 2018
File No.: 2017040003RN-SLM
Buyer(s): Brian T. Buyer and Brenda T. Buyer
The Trust Company
Seller(s): Stephen T. Seller and Stephanie T. Seller
Property: 100 Property Street
Memphis, MI 86426

Dear Brian T. Buyer and Brenda T. Buyer,

Enclosed please find the policy and recorded document as pertains to the above referenced transaction:

- Chicago Title Insurance Company's ALTA U.S. Policy 2012 (Revision of 9-28-91) No. 132456
Insured: Brian T. Buyer and Brenda T. Buyer and The Trust Company
Amount: 0.00
- Enclosure 1
- Enclosure 2

If you have any questions please do not hesitate to contact me.

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New Order Request - GL

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Great Lakes NCS - Gross		476492	

Great Lakes NCS ONLY

Revised to pull in more data from the order (e.g., Property Address, Parcel Number(s), Type of Property, Transaction Type).

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JULY RELEASE NOTES

FIRST TITLE OF GEORGIA

DOCUMENTS

Escrow

1099-S Designation Agreement

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	First Title Georgia		475034	FGD1214.doc

New document. Render to view complete document.



CHICAGO TITLE COMPANY

1099-S DESIGNATION AGREEMENT

Date: July 18, 2018
Escrow No.: 2017040003RN-JDK
Buyer(s): Brian T. Buyer, Brenda T. Buyer and The Trust Company
Seller(s): Stephen T. Seller and Stephanie T. Seller
Property: 100 Property Street, Memphis, TN 86426

Pursuant to Treasury Regulation 1.6045-4 (e)(5), the undersigned, as closing agent for the transferor, enters into this Designation Agreement with Buyer's Settlement Agent for the purpose of assuming full responsibility for reporting the sale of the referenced real property to the Internal Revenue Service. The undersigned shall make a determination whether such reporting is required or exempt, and report via IRS Form 1099-S accordingly. The undersigned shall also be responsible for providing the transferor with a copy of any Form 1099-S, or substitute version, in conjunction with said reporting.

In compliance with 1.6045-4 (e)(5), the following information is included as part of this Designation Agreement:

SELLER:

Stephen T. Seller and Stephanie T. Seller

BUYER:

Brian T. Buyer, Brenda T. Buyer and The Trust Company

DESIGNATED REPORTING PERSON:

Chicago Title Insurance Company

To avoid unnecessary disclosure of non-public personal information, the Designated Reporting Person **shall not** tender any copy of the 1099-S, or substitute version, to **OTHER ATTORNEY'S OFFICE**.

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

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JULY RELEASE NOTES

Seller's Final Property Disclosure

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	ATL NCS/First Title Georgia		472594	FGD1211.doc

New document. Render to view complete document.

** For TN closings **

SELLER'S FINAL PROPERTY DISCLOSURE

Seller(s): Stephen T. Seller and Stephanie T. Seller
Buyer(s): Brian T. Buyer, Brenda T. Buyer and The Trust Company
Property: 100 Property Street, Memphis, TN 86426

Pursuant to the disclosure requirements of the "Tennessee Residential Property Disclosure Act" Tennessee Code Annotated, 66-5-201, et. Seq., the undersigned Seller hereby supplements the Residential Property Condition Disclosure information previously furnished by Seller to Buyer, as follows (Seller(s) initial appropriate line and write out the changes if any are reported).

_____ **NO CHANGES**

To the best of our knowledge, information and belief of the undersigned, the condition of the Property sold is substantially the same as it was when the Residential Condition Disclosure form was provided to the Buyer.

_____ **CHANGES TO REPORT**

The changes shown below, which may be material to the physical condition of the Property, have occurred or been observed since the Residential Property Condition Disclosure form was provided to the Buyer. This statement is given in good faith to the best of the Seller's knowledge, information and belief, and is not intended to create warranties or guarantees which are not already made in the specific provisions of the contract or imposed by applicable law.

CHANGES TO REPORT

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

CERTIFIED BY TRANSFEROR/SELLER(S):

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JULY RELEASE NOTES

GEORGIA

REPORTS

NCS Closed Orders				
NEW/MOD NEW	REQUESTED BY NCS GA	FOOTPRINTS No(s).	TFS No(s). 470428	FILE NAME (NEW ITEMS ONLY) SSCORP5365.rpt - Atlanta NCS Closed Order
<p>General: Title – NCS Closed Orders Tree location – Commercial Order Reports</p> <p>Parameters:</p> <ul style="list-style-type: none"> • Closed date from • Closed date through • Excel Export checked box, default to unchecked • Marketing Source Name/Code Contains text box • Liability range amount (from and through) boxes <ul style="list-style-type: none"> ○ Default to blank • Branch picklist – FNF default • Sales rep picklist – FNF default • Escrow Officer picklist – FNF default • Show report programming notes • Report comments <p>Groups:</p> <ul style="list-style-type: none"> • Branch • Order Suffix • 'GA' order suffix only, <ul style="list-style-type: none"> ○ Title Company Business Source = any order containing a marketing source that is a T contact ○ Other Business Source = all others not captured in Title Company Business Source logic <p>Columns:</p> <ul style="list-style-type: none"> • Order Date = {{order.receiveddate}} • Date Closed = date of 1st revenue ledger posting • NBU File # = {{Order.Number}} • Transaction Type = {{Order.TransactionType}} • Customer = name of marketing source <ul style="list-style-type: none"> ○ If more than one comma separate • Processor <ul style="list-style-type: none"> ○ If order suffix = ATL, then name of T2 contact ○ If order suffix = GA, then name of T contact • Processor Order Number = reference number of contact (T or T2) selected as Processor • Liability = <ul style="list-style-type: none"> ○ Coverage amount {{Order.Title.TitleInsuranceCalculations.OwnersPolicy.PremiumCalculation.CoverageAmount}} of owners policy if owners only policy type {{Order.Title.TitleInsuranceCalculations.PolicyType}} ○ Coverage amount {{Order.Title.TitleInsuranceCalculations.LoanPolicy.PremiumCalculation.CoverageAmount}} of lender if loan only policy type {{Order.Title.TitleInsuranceCalculations.PolicyType}} ○ Higher of the coverage amount of {{Order.Title.TitleInsuranceCalculations.OwnersPolicy.PremiumCalculation.CoverageAmount}} or 				



JULY RELEASE NOTES

if simultaneous $\frac{\{\{Order.Title.TitleInsuranceCalculations.LoanPolicy.PremiumCalculation.CoverageAmount\}\}}{\{\{Order.Title.TitleInsuranceCalculations.PolicyType\}\}}$

- Gross Revenue = sum of all TP and END bill code amounts
 - NBU Service Fee = Sum of TP, END and NBE bill code amounts
 - Atlanta Hard Money = sum of SEA, SEA2, ESC and SVF bill code amounts
 - Total Revenue = sum of NBU service fee and Atlanta Hard Money column amounts
 - Closers Initial = Escrow Officer/Title Officer initials
 - $\frac{\{\{Order.Escrow.OfficerUser.Initials\}\}}{\{\{Order.Title.OfficerUser.Initials\}\}}$

Totals:

- Per group
- Report

Sorting:

- Alphabetically by group, then
- Order number

Logic:

- Return closed orders only, where closed order = 1st revenue ledger posted only (even if voided)

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JULY RELEASE NOTES

HAWAII

DOCUMENTS

Escrow

Affidavit (Unknown Affiant)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FT HI		476528	HID1136.doc

New document. Render to view complete document.

AFFIDAVIT (UNKNOWN AFFIANT)

STATE OF _____

Escrow No.: 2017040003RN-JDK

COUNTY OF _____

Brian T. Buyer and Brenda T. Buyer being first duly sworn on oath, depose and say:

1. I am the owner(s) of the property located at 100 Property Street, Memphis, TN 86426, Tax Map Key No. and being known as Lot 101 of Sunny Meadows containing an area of 1 acre more or less.
2. Recorded in said Bureau of Conveyances on July 1, 2018 as Document No. 3333333 is that certain instrument entitled: "Name" executed by Affiant Name.
3. We do not know, nor have we ever had contact with said Affiant Name.
4. Additional items to be entered here

Further Affiants sayeth naught.

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

Brian T. Buyer

Brenda T. Buyer

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JULY RELEASE NOTES

Recording and Policy Instructions

NEW/MOD Mod	REQUESTED BY FT HI	FOOTPRINTS No(s).	TFS No(s). 476927	FILE NAME (NEW ITEMS ONLY)
-----------------------	------------------------------	--------------------------	-----------------------------	-----------------------------------

Made improvements to the Recording Charges section. Please see screenshots for details.

RECORDING CHARGES		<u>Charge</u>
Warranty Deed	As these are coming from Line01 from the Fees tab, there will be a Prompt to enter the document	\$ 15.00
Deed of Trust		\$ 50.00
Satisfaction		\$ 10.00
Power of Attorney		\$ 11.50
Affidavit	This is coming from a line where the Fees tab was not used, so it will pull the description from the line	\$ 35.00

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JULY RELEASE NOTES

REPORTS

Open/Closed Orders Premium Discount				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	HI		467037	
<p>General: Title – Opened/Closed Orders with Premium Discount Tree location – HI/Corporate tree</p> <ul style="list-style-type: none"> • Parameters: <ul style="list-style-type: none"> • Report type: drop down: Opened (default); Closed • Date from • Date through • Group 1: drop down: <ul style="list-style-type: none"> o Branch (default) – default branch logic o Commercial/Residential – based on order.iscommercial o Order Type – order.type.description o Product Type – order.producttype.description o Rate Description - Order.Title.TitleInsuranceCalculations.Description; show both LP / OP; if the same show LP (same as orders by selection 5082) o Transaction Type – order.TransactionType.Description • Group 2: drop down: None (default) + same options as group 1 • Discount applied contains: text box search; search either CF (see columns) • Commercial/Residential filter: drop down: Commercial and Residential (default); Commercial; Residential • Branch (picklist) • Escrow officer/closer: picklist (fnf standard) • Sales rep: picklist (fnf standard) • Title officer/examiner: picklist (fnf standard) • Transaction type: picklist (order transaction type, Purchase, Refinance; Equity, Other) • Product type: picklist (fnf standard) • Show report programming notes • Report comments • Groups: <ul style="list-style-type: none"> • Based on group 1 and group 2 selections • Columns: <ul style="list-style-type: none"> • Order Number • Date Opened = (order.receiveddate) if report type = “Opened” or Date Closed = wsob date; if report type = “Closed” • Order/Trans Type Product Code = order.type.code + oder.iscommercial + order.transactiontype <ul style="list-style-type: none"> o Note: same as orders by selection (5082); exclude any profile logic o Use the code for product type o Print “Comm” or “Resid” based on is commercial flag o Abbreviate transaction type; <ul style="list-style-type: none"> § Purchase = Purch § Refinance = Refi § Equity = Equity § Other = Equity • Product Type= order.producttype.description • Seller Discount = order.SCSellerDisc_FNFHI# (CF in HI state package; text 255) • Buyer Discount = order.SCPurDisc_FNFHI# (CF in HI State package; text 255) • Policy Type = Order.Title.TitleInsuranceCalculations.PolicyType <ul style="list-style-type: none"> o Show all if multiple 				



JULY RELEASE NOTES

- Policy Code = Order.Title.TitleInsuranceCalculations.PolicyLookupCode (if multiple just show one)
 - Similar to the @PolicyRate formula in orders by selection but use the policylookupcode in pfm.TitleInsuranceCalculation
 - OP Coverage Amount = Order.Title.TitleInsuranceCalculations.LoanPolicy.PremiumCalculation.CoverageAmount
 - Total if multiple
 - LP Coverage Amount = Order.Title.TitleInsuranceCalculations.LoanPolicy.PremiumCalculation.CoverageAmount
 - Total if multiple
- Totals:**
- Per group
 - Report totals
- Sorting:**
- Order Number
- Logic:**
- Note: the policy information Type, Code and coverage amounts are similar to orders by selection (5082);
 - Closed Date = WSOB closed date
 - Closed date definition:
 - Whichever of the following 3 dates occurs first is used as the closed date:
 - first revenue transfer date (even if the transfer has been voided)
 - first invoice sent date, unless 'This invoice does not close the order' is checked (even if the invoice has been un-sent)
 - order completed date
 - If an order status is changed to 'Canceled' after there has been a revenue transfer or a sent invoice, then the revenue transfer/invoice sent date is the closed date

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Notary Internal				
NEW/MOD MOD	REQUESTED BY HI	FOOTPRINTS No(s).	TFS No(s). 474478	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Added a new checkbox parameter "Exclude Not Entered" and default to checked. <ul style="list-style-type: none"> ◦ When this box is checked it will exclude all orders where notary contact is blank 				

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Title Production				
NEW/MOD MOD	REQUESTED BY HI	FOOTPRINTS No(s).	TFS No(s). 474345	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Added new turn time start: <ul style="list-style-type: none"> ◦ "Order Open Date" 				

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JULY RELEASE NOTES

IDAHO

DOCUMENTS

Title

ALTA Short Form Commitment 2017

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Admin	n/a	476527	C17A_SFCommi_[x]_FNF

The 2017 ALTA Short Form Commitment for a Short Form Residential Loan Policy is now available. Render with the "Master Commitment" in the documents tree.

ALTA SHORT FORM COMMITMENT FOR A SHORT FORM RESIDENTIAL LOAN POLICY

Issued By:



Fidelity National Title
Insurance Company

Commitment Number:

CommitNum-12345

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE A SHORT FORM LOAN POLICY OF TITLE INSURANCE. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions of the American Land Title Association (ALTA) Commitment for Title Insurance (08-01-2016) incorporated herein by reference, Fidelity National Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy described in Schedule A. This Commitment is effective as of the Commitment Date shown in Schedule A only when the Company has entered in Schedule A both a specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

Fidelity National Title Insurance Company

By:

President

Countersigned By:



Attest

Note: At the direction of corporate administration, the existing 2008 ALTA Short Form Commitment will very soon be removed from availability as it is being decertified. Estimated time of removal of the 2008 form, along with the 2006 ALTA Commitment forms, is approximately August 1.

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JULY RELEASE NOTES

ILLINOIS

REPORTS

Closing Calendar				
NEW/MOD MOD	REQUESTED BY CT IL	FOOTPRINTS No(s).	TFS No(s). 470722	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Added new checkbox parameter under page break checkbox and called "Show Broker Name" and defaulted to unchecked <ul style="list-style-type: none"> ○ When this box is checked show Listing Agent (LB1) Name and main contact and Selling Agent (SB1) and main contact. Remove Buyer/seller and notes columns. ○ Show names agent names as Contact Name on top and main persons underneath 				

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National Order Status				
NEW/MOD NEW	REQUESTED BY CT IL NBU	FOOTPRINTS No(s).	TFS No(s). 471107	FILE NAME (NEW ITEMS ONLY) SSCORP5367.rpt - National Order Status
<p>General: Title – National Order Status Tree location – Commercial Order Reports</p> <p>Parameters:</p> <ul style="list-style-type: none"> • As of date = default to current date • Include Canceled orders Checkbox, default to unchecked • Excel Export checked box, default to unchecked • Branch Picklist – fnf default • Sales Rep picklist – fnf default • Escrow Officer picklist – fnf default • Title Officer picklist – fnf default • Show report programming notes • Report comments <p>Groups:</p> <ul style="list-style-type: none"> • See column section <p>Columns:</p> <ul style="list-style-type: none"> • Page 1 "National Business Status Columns" <ul style="list-style-type: none"> ○ Sales Rep – last name only (if more than one list all last names) ○ Underwriter – last name on of the title officer ○ NBU# - Order number ○ Local File # - reference # of the T2 contact ○ Deal Type – order suffix ○ Project Name – {{Order.Project}} • Page 2 "Coordinator Status" Columns <ul style="list-style-type: none"> ○ Coordinator – Last of Other Contact where contact type = 'Coordinator' ○ NBU# - Order number ○ Date Order Placed – completed date of checklist task "Application Opened" ○ Expected Due Date – date order placed + 6 business days ○ Commitment Received – completed date of checklist task "Exam Completed" ○ Underlying Docs Received – completed date of checklist task "Underlying Docs Requested" ○ Commitment Sent for Review – completed date of checklist task "Review and Deliver to Customer" ○ Days to Complete – elapsed time from date order placed task to commitment sent for review task 				



JULY RELEASE NOTES

- Round to nearest whole day
- Page 3 “Policy Coordinator Status” column
 - Policy Coordinator – last name of title officer
 - NBU# - Order number
 - PIM Received – completed date of checklist task “Ready for Policy”
 - Recorded Documents Received – **completed date of "Recorded Original Docs Reviewed" task**
 - Policy Sent – completed date of checklist task “Final Policy”
 - Days to complete – elapsed time from ready for policy completed task to completed date of final policy task

Totals:

- Page 1
 - Total of order opened and order closed (closed = WSOB closed)
- Page 2
 - Total for Opened and Closed
 - Closed = commitment sent for review task is completed. All others will show as open
 - Average Date to complete – average of the days to complete column
 - Average to complete per person
- Page 3
 - Total for Opened and Closed
 - Closed = policy sent task is completed. All others will show as open
 - Average Date to complete – average of the days to complete column
 - Average to complete per pseron

Sorting:

- Page 1 – sort by order number
- Page 2 - sort by Date Order Placed Column
- Page 3 – sort by PIM Received Column

Logic:

- Look for all orders YTD based on the as of date
- Page 1
 - Any order received in the date range
 - Closed order = WSOB definition of closed
- Page 2
 - Any order where the date order placed task completed date is in the date range
- Page 3
 - Any order where the PIM task completed date is in the date range
- Turn time is based on the office hour manager for the current profile, a full day is based on the day start/end in the manager, may not be 24 hours to 1 day.

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National Order/Type Counts

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	CT IL NBU		471086	

General:

Title – National Order/Type Counts
Tree location – Commercial Orders

Parameters:

- As of date – default to current day
- Include Cancelled orders Checkbox, default to unchecked
- Excel Export checked box, default to unchecked
- Sales Rep picklist – fnf default
- Escrow officer picklist – fnf default



JULY RELEASE NOTES

- Title Officer picklist – fnf default
- Show report programming notes
- Report comments

Groups:

- See column section

Columns:

- Page 1 “Account Manager” - sales rep
 - Name – last name of sales rep
 - Column for each month of the year January to December
 - Total column – total for each sales rep
 - Total row – total for each month + total column
 - Show opened and closed separately
 - Opened = order received in the date range
 - Closed = WSOB definition of closed in date range
 - Current order
 - Name
 - Total of order in process (not closed) per sales rep
- Page 2 “Underwriters” – title officer
 - Name – last name of title officer
 - Column for each month of the year January to December
 - Total column – total for each title officer
 - Total row – total for each month + total column
 - Show opened and closed separately
 - Opened = order received in the date range
 - Closed = WSOB definition of closed in date range
 - Current order
 - Name
 - Total of order in process (not closed) per title office
- Page 3 “Coordinators” – other contact where contact type = ‘Coordinator’
 - Name – name of contact
 - Column for each month of the year January to December
 - Total column – total for each coordinator
 - Total row – total for each month + total column
 - Show opened and closed separately
 - Opened = order received in the date range
 - Closed = WSOB definition of closed in date range
 - Current order
 - Name
 - Total of order in process (not closed) per coordinator
- Page 4 “Post-Closer” – other contact where contact type = ‘Post-Closer’
 - Name – name of contact
 - Column for each month of the year January to December
 - Total column – total for each sales rep
 - Total row – total for each month + total column
 - Show opened and closed separately
 - Opened = order received in the date range
 - Closed = WSOB definition of closed in date range
 - Current order
 - Name
 - Total of order in process (not closed) per post-closer
- Page 5 “Account Manager” - sales rep
 - Name – last name of sales rep
 - Single Site – Order suffix is ‘NT’
 - Single Site Date-Down End. – order suffix is ‘DD’

JULY RELEASE NOTES

- Multi-Site – Order Suffix is 'MS'
- MS # of Total Sites = total number of properties found in orders listed in Multi-Site column
- Multi-Site Date-Down End. – order suffix is 'MD'
- DDE # of Total Sites – total number of properties found in orders listed in Multi-site date-down end column
- Cancelled orders – where order status {{Order.Status}} = 'cancelled'
- Total column – sum of all columns excluding Multi-Site and Multi-Site Date-Down End.
- Total row – total for each order type + total column
- Show opened and closed separately
 - Opened = order received in the date range
 - Closed = WSOB definition of closed in date range
- Page 6 “Underwriter” - title officer
 - Name – last name of title officer
 - Single Site – Order suffix is 'NT'
 - Single Site Date-Down End. – order suffix is 'DD'
 - Multi-Site – Order Suffix is 'MS'
 - MS # of Total Sites = total number of properties found in orders listed in Multi-Site column
 - Multi-Site Date-Down End. – order suffix is 'MD'
 - DDE # of Total Sites – total number of properties found in orders listed in Multi-site date-down end column
 - Cancelled orders – where order status {{Order.Status}} = 'cancelled'
 - Total column – sum of all columns excluding Multi-Site and Multi-Site Date-Down End.
 - Total row – total for each order type + total column
 - Show opened and closed separately
 - Opened = order received in the date range
 - Closed = WSOB definition of closed in date range
- Page 7 “Coordinators” – other contact where contact type = 'Coordinator'
 - Name – last name of coordinator
 - Single Site – Order suffix is 'NT'
 - Single Site Date-Down End. – order suffix is 'DD'
 - Multi-Site – Order Suffix is 'MS'
 - MS # of Total Sites = total number of properties found in orders listed in Multi-Site column
 - Multi-Site Date-Down End. – order suffix is 'MD'
 - DDE # of Total Sites – total number of properties found in orders listed in Multi-site date-down end column
 - Cancelled orders – where order status {{Order.Status}} = 'cancelled'
 - Total column – sum of all columns excluding Multi-Site and Multi-Site Date-Down End.
 - Total row – total for each order type + total column
 - Show opened and closed separately
 - Opened = order received in the date range
 - Closed = WSOB definition of closed in date range
- Page 8 “Post-Closer” – other contact where contact type = 'Post-Closer'
 - Name – last name of coordinator
 - Single Site – Order suffix is 'NT'
 - Single Site Date-Down End. – order suffix is 'DD'
 - Multi-Site – Order Suffix is 'MS'
 - MS # of Total Sites = total number of properties found in orders listed in Multi-Site column
 - Multi-Site Date-Down End. – order suffix is 'MD'
 - DDE # of Total Sites – total number of properties found in orders listed in Multi-site date-down end column
 - Cancelled orders – where order status {{Order.Status}} = 'cancelled'
 - Total column – sum of all columns excluding Multi-Site and Multi-Site Date-Down End.
 - Total row – total for each order type + total column



JULY RELEASE NOTES

- Show opened and closed separately
 - Opened = order received in the date range
 - Closed = WSOB definition of closed in date range

Totals:

- See columns section

Sorting:

- Show in order of pages (account manager first, then, underwriter, coordinator and lastly post-closer)
- Sort by alphabetically by name column for each section

Logic:

- Run year to date based on as of date chosen
- Open Orders = order received in the date range
- Closed Orders = orders closed in the date range where closed is WSOB definition

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JULY RELEASE NOTES

INDIANA

DOCUMENTS

Escrow

Cashier's Check Request Form (BOA)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT NW Indiana		476577	IND1305.doc

New document. Render to view complete document.

	<h3>Cashier's Check Request Form</h3>
<p>Instructions:</p> <ul style="list-style-type: none"> • Single Cashier's Check: <ul style="list-style-type: none"> - Complete fields on page 1 - An * indicates a required field • Multiple Cashier's Check: <ul style="list-style-type: none"> - Complete fields on page 2 - An * indicates a required field <p>Note: all requests must be received before 4:00PM EST for same day processing.</p>	

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JULY RELEASE NOTES

KANSAS/MISSOURI

DOCUMENTS

Escrow

Affidavit (Broker - Buyer) - KS
Affidavit (Broker - Buyer) - MO
Affidavit (Broker - Seller) - KS
Affidavit (Broker - Seller) - MO
Affidavit (Commercial)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Kansas City		475187	

Revised to pull in the Escrow Officer's initials instead of the Title officer's initials.

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Affidavit (No New Improvements)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Kansas City		475039	

Revised to include Borrower(s) names and signatures if the Transaction Type is not a purchase.

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Letter (Commitment Cover)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement		470538	

Per Settlement, added a new prompt asking the user if the bank address should be included on the Wiring Information section of the form.

WIRING INFORMATION

Our wiring instructions for the transaction referenced herein are as follows:

To: Escrow Office Name

Bank: First Test Trust Bank
 101 Banking Ave.
 New York, New York 00000

ABA/Routing No.: 123456789

Order JM CD Test
 Show bank address?

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JULY RELEASE NOTES

MICHIGAN

DOCUMENTS

Escrow

Proof of Identity Certification - U.S. Patriot Act

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FRS MI		475265	

Removed sentence "Above identification documents will be photocopied and maintained in Fidelity National Title Company, LLC files."

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JULY RELEASE NOTES

Title

Removal of Old Policy Forms

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Underwriting	n/a	478372	
<p>At the direction of state counsel, the following policies have been removed from availability. The 2015 forms currently available should be issued instead.</p> <ul style="list-style-type: none">• ALTA Short Form Residential Loan Policy 2012• ALTA Expanded Coverage Residential Loan Policy 2013• ALTA Short Form Expanded Coverage Residential Loan Policy 2014				

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JULY RELEASE NOTES

MINNESOTA

DOCUMENTS

Escrow

Letter (Buyer Closing Requirement)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT MN		477825	

Revised document to pull the buyer's current address to the top left.

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JULY RELEASE NOTES

NEW JERSEY

DOCUMENTS

Escrow

Survey Request

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT NJ		474243	

Additional verbiage added for Profile: FNJO

<p>Date: June 26, 2018</p> <p>Survey Request to: The Survey Company, Inc. 1001 M&B Way Anywhere, IN 99999</p> <p>Please prepare and furnish a survey by the date given below on the following described property and certify to Commonwealth Land Title Insurance Company and as set forth below. Our order number should be noted on the survey and an original mailed to us at the address above. Four (4) additional survey prints and your invoice for charges due should be sent to the applicant at the address given to the right.</p> <p>Have survey show all physical monuments, etc. required to be shown pursuant to N.J.A.C. 13:40-5.1.</p> <p>NOTE: Title Company is not obligated to insure in accordance with the description prepared by the Surveyor.</p> <p style="text-align: center;"><i>Thank You!</i></p>	<p>Order No.: JJ NJ Test-JDK</p> <p>Application Date: June 26, 2018 Closing Date: May 3, 2017</p> <p>Benji Buyer Benji Buyer 100 Buyer Current Street Buyer Current City, NJ 99999</p> <p>CUSTOMER PH: 111-111-1111 FAX: ■ EMAIL: buyeremail@email_email</p> <div style="border: 2px solid red; padding: 5px; text-align: center;"> <p>PLEASE RETURN ALL SURVEYS, INVOICES AND LEGAL DESCRIPTIONS IN WORD FORMAT TO NJ.VENDORS@CTT.COM</p> </div>
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JULY RELEASE NOTES

Title

ALTA Commitment 2016 (NJRB 3-09)
 ALTA Loan Policy 2006 (New Jersey Variation) (NJRB 2-16)
 ALTA Expanded Coverage Res Loan -Current Assessments 2015 (NJ Variation) (NJRB 2-17)
 ALTA Short Form Residential Loan Policy-Current Violations 2015 (NJ Variation) (NJRB 2-19)
 ALTA Endorsement 6.2-06 - Variable Rate Mortgage, Negative Amortization (NJRB 5-92)
 Waiver of Arbitration Endorsement (NJRB 5-128)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Underwriting		471137	

The forms have been updated to reflect 2018 revisions according to NJLTIRB Forms Filing effective July 1, 2018.

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Exhibit Page - Commitment Legal
 Exhibit Page - Commitment Legal (Legal)
 Exhibit Page - Commitment Legal (with Address)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CTI NJ		477237	

Updated coding so that all property lots/blocks will pull in after the one legal description.

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JULY RELEASE NOTES

NEW MEXICO

DOCUMENTS

Title

DECERTIFICATION - 2006 Commitment forms (NM6 and NM 6.1)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	State Counsel	n/a	479656	

At the direction of state counsel, the 2006 Commitments have been de-certified and will be removed from availability. These forms will no longer be available for use on August 1, 2018.

- Commitment for Title Insurance 2006 (NM 6)
- Plain Language Commitment for Title Insurance 2006 (NM 6.1)

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JULY RELEASE NOTES

Commitment for Title Insurance 2016 (NM 6)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Admin	n/a	472063	C16A_Commitm_NM_[x]_FNF

The 2016 Commitment is now available in production, as of July 1st.

NM 6 - COMMITMENT FOR TITLE INSURANCE

Issued By:



Fidelity National Title[®]

Insurance Company

Commitment Number:

CommitNum-12345

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Fidelity National Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within six (6) months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

XYZ Title Company
456 Title Way
Anywhere, NM 12345

Countersigned By:

Fidelity National Title Insurance Company

By:



President

Attest:



REMINDER: Per Corporate Counsel, there are to be no "to be determined" references for proposed insured names or amounts, as these fields should be filled in with more specific information.

Note: At the direction of counsel, the existing 2006 Commitments will remain available for a very short time, after which they will be removed from availability as they are being **decertified**.

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JULY RELEASE NOTES

NEW YORK

DOCUMENTS

Escrow

253 Affidavit (For Credit Unions)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FNT Garden City		476916	NYD1586.doc

New document. Render to view complete document.

**AFFIDAVIT OF CREDIT UNION EXEMPT FORM
SPECIAL AFFIDAVIT MORTGAGE RECORDING TAX
[TAX LAW SECTION 253 1-a(a)]**

STATE OF _____

Title No.: 2017040003RN

COUNTY OF _____

Premises: 100 Property Street
County of: Shelby
Municipality of: Memphis
Phase/Block: A
Section: 1
Lot: 101

The undersigned being duly sworn deposes and says:

That s(he) is associated with or is a principal of the law firm of _____

_____ is the mortgagee of the mortgage submitted herein for recorded described as follows:

Mortgage made by Stephen T. Seller and Stephanie T. Seller, husband and wife to _____ which mortgage is dated the _____ in the original principal sum of _____ Dollars (\$_____).

_____ is a credit union as defined in Section 2 of the Banking Law and the mortgaged premises consist of real property improved by a structure containing six (6) residential units or less, each with separate cooking facilities.

_____ is a New York State chartered credit union under Article 11 of the State Banking Law for the special additional exemption.

Wherefore, deponent respectfully requests that said mortgage be recorded without imposing the special additional mortgage recording tax set forth in subdivision 1-a (a) of Section 253 of the Tax Law.

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JULY RELEASE NOTES

WireSafe Fraud Alert				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Garden City		476709	
FNT Garden City ONLY				
Hardcoded account/routing numbers so they will appear prior to close of file.				

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JULY RELEASE NOTES

Title

Commitment Schedule A

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CTI Northern NY		473821	

Revised Schedule A to pull in Village to Item 3 if populated in file.

3. The land referred to in this Commitment is described as follows:

Address: 100 Property Street
Town: Adams
Village: Adams
County: Jefferson
State: New York
Lot: 101

when village is populated in the order

(Legal Description Continued on Attached Page)

3. The land referred to in this Commitment is described as follows:

Address: 100 Property Street
Town: Adams
County: Jefferson
State: New York
Lot: 101

when village is not populated

(Legal Description Continued on Attached Page)

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JULY RELEASE NOTES

REPORTS

Acknowledgement of Title Insurance				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT NY		475094	
<ul style="list-style-type: none"> • If a policy (owners or lenders) exists in the order that contains 'Std NY End', then <ul style="list-style-type: none"> ○ Add one or both of the following depending on which policy (owners and/or lenders) was found <ul style="list-style-type: none"> ▪ LP Standard NY Endorsement as a zero dollar charge, and/or ▪ OP Standard NY Endorsement as a zero dollar charge 				

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Batch- Folder File Label				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	NY		465579	
<ul style="list-style-type: none"> • If Profile = Default\PICAC\NYNY OAC\FGWH + Descendants, then <ul style="list-style-type: none"> ○ added seller name above buyer name "Seller:" {{Order.Sellers.Name}} • Show all properties that will fit on the report (max is 2) in an order without losing applicant section. 				

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Single Ledger Balance				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT NY		471635	
<ul style="list-style-type: none"> • Added a new checkbox parameter "Include memo" and default to unchecked. Place under "Show transaction breakdown" checkbox. <ul style="list-style-type: none"> ○ When checked report will show the memo line under each transaction (not the extended memo) 				

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JULY RELEASE NOTES

NORTH CAROLINA

DOCUMENTS

Title

FTNC only - Reference Numbers Removed From Policies

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FTNC	n/a	477920	

Removed Reference numbers of contacts from Schedule A of policies for FTNC only.

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Master Endorsement

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FTNC	n/a	477253	

Replaced Ken Stone's signature with James Saintsing and Natasha Branch for Commitment or Policies on Chicago paper.

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JULY RELEASE NOTES

OHIO

DOCUMENTS

Escrow

Authorization to Release Information

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	AmeriTitle		472661	OHD1417.doc

New document. Render to view complete document.



Company Name

**AUTHORIZATION TO
RELEASE INFORMATION**

Date: June 20, 2018
File No.: JJ CD Test-MGS

Please accept this authorization to release information on my behalf in order for **Company Name** to complete all necessary paper work for the sale/purchase of the property located at: **1001 Property Address, City, SC 49503, Village of Village Here.**

This may include, but is not limited to, obtaining mortgage, judgment and/or lien payoffs. This information is confidential and will only be used to process this closing.

A copy of this authorization may be accepted as an original.

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

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File Cover CTT (Commercial)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT OH		475114	

Revised so that Underwriter name will be at top (instead of A Contact).

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JULY RELEASE NOTES

REPORTS

Title Production				
NEW/MOD MOD	REQUESTED BY FT OH	FOOTPRINTS No(s).	TFS No(s). 473478	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">• If Profile state = OH, then add the following as start and stop times<ul style="list-style-type: none">○ Start:<ul style="list-style-type: none">▪ Order Opened = order received date○ Stop:<ul style="list-style-type: none">▪ Order Closed = closed date of order*▪ Uses WSOB definition of closed				

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JULY RELEASE NOTES

OKLAHOMA

DOCUMENTS

Escrow

Mortgage Tax Summary

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Cleveland County Abstract		474594	

Revised form to match county treasurer's version.

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Policy Instructions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT OK		476961	

There will be a reminder prompt for endorsements, and prompts for the Policy Addresses.

Reminder prompt for

Order JM CD Test

Are endorsements needed?

If the Buyer's Forwarding Address is blank, there will now be a prompt for the Address.

If the 'FTP Mailed To' field is blank on the Lender contact, there will now be a prompt for the Address.

MAIL POLICY TO:

Owner's Policy: Bob Buyer
Enter Owner's Policy Address here →

Mail Owner's Policy To:
Enter Owner's Policy Address here

Loan Policy: Enter Loan Policy Address here →

Mail Loan Policy To:
Enter Loan Policy Address here

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JULY RELEASE NOTES

OREGON

DOCUMENTS

Escrow

CDF/Settlement Statements				
NEW/MOD MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s). 471932	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Added WA and OR to the exception list for item 4.2 in the Settlement Statement Programming notes. They should NOT be able to override the Settlement Date. Updated all CDF and Settlement Statements that if NOTEBS and NOTI bill codes are equal then suppress on forms. 				

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Instructions (Recording)				
NEW/MOD New	REQUESTED BY Western Title	FOOTPRINTS No(s).	TFS No(s). 475091	FILE NAME (NEW ITEMS ONLY) ORD1470.doc
New document (created from existing legal size version to make letter size version).				

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OAE Report				
NEW/MOD Mod	REQUESTED BY Western Title	FOOTPRINTS No(s).	TFS No(s). 475217	FILE NAME (NEW ITEMS ONLY)
Replaced title officer email with the provided support email for WTE Bend profiles only.				

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JULY RELEASE NOTES

REPORTS

Title Production				
NEW/MOD MOD	REQUESTED BY OR	FOOTPRINTS No(s).	TFS No(s). 471668	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">• Added new stop time for OR,<ul style="list-style-type: none">◦ <u>Stop:</u><ul style="list-style-type: none">▪ Task Contains 'Exam', search for checklist task: '%EXAM%'				

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JULY RELEASE NOTES

TEXAS

DOCUMENTS

Escrow

Certification of Durable Power of Attorney

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	State Counsel		474513	

Revised #8 to match the most recent version.

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Letter (Commitment To Buyer)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	TX		475240	

Replaced "All funds required at closing must be wired to our Escrow Account" with "For any funds required at closing, we prefer wire transfers to our escrow account".

Dear [Benji Abe Eyer and Beatrice Eyer](#):

Enclosed please find a copy of the Commitment for Title Insurance for the above referenced property transaction. Also enclosed are the restrictions found in connection with our title insurability review.

For any funds required at closing, we prefer wire transfers to our escrow account. The wire request is to prevent any funding delays as we can only disburse on fully collected funds. If you need to provide a cashier's check, please call to discuss prior to the closing.

Our goal is to work closely with you and all parties to provide the best title service available and to make this transaction as simple as possible.

Should you have any questions, please don't hesitate to call.

Sincerely,

[Company Name](#)

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Letter (Title Data-Out of County Commitment)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	TX		476308	

Updated to reflect most current version of the document.

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JULY RELEASE NOTES

T-00s (6)				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT San Antonio		471650	
Revised the 270 N. Loop address to look to the Title Company address for San Antonio operations.				

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Wiring Instructions				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT Houston		475017	
When the Escrow Officer is Ruth Garcia, the Attn line will be suppressed. Also, revised to be Read only.				

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JULY RELEASE NOTES

REPORTS

Batch Closed Order Information

NEW/MOD MOD	REQUESTED BY TX	FOOTPRINTS No(s).	TFS No(s). 471906	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">Updated the logic to look for order closed in the date range where closed = WSOB definition of closed. update programming notes to show this change<ul style="list-style-type: none">- Note - on the actual form we will still display the settlement date				

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Fee Attorney/Direct Operation Splits

NEW/MOD MOD	REQUESTED BY TX	FOOTPRINTS No(s).	TFS No(s). 471897	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">Updated group by branch from checkbox to drop down (re-labeled as Group by) with the following options:<ul style="list-style-type: none">None (default) - but report should still use native grouping of closed in or out of rangeBranchEscrow Officer/Closer				

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JULY RELEASE NOTES

WASHINGTON

DOCUMENTS

Escrow

CDF/Settlement Statements

NEW/MOD MOD	REQUESTED BY CORP	FOOTPRINTS No(s).	TFS No(s). 471932,	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Added WA and OR to the exception list for item 4.2 in the Settlement Statement Programming notes. They should NOT be able to override the Settlement Date. Updated all CDF and Settlement Statements that if NOTEBS and NOTI bill codes are equal then suppress on documents. 				

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EI - Sub Escrow Closing Instructions

NEW/MOD Mod	REQUESTED BY CT Vancouver	FOOTPRINTS No(s).	TFS No(s). 471047	FILE NAME (NEW ITEMS ONLY)
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Revised the 'Sub Escrow Fee Schedule' area to prompt for the Additional Title Charges. If they are marked as taxable, the tax calculation will show.

EI - Sub Escrow Closing Instructions
Escrow Company AECOM Escrow Company Name (E)

A reference to some Additional Title Charges was encountered. Please choose any of the qualifying Additional Title Charges below.

Check -
 Search
 Exam
 Title Fee

SUB ESCROW CLOSING INSTRUCTIONS
(continued)

***** SUB ESCROW FEE SCHEDULE *****

SEARCH: \$50.00

EXAM: \$150.00 plus \$11.25 sales tax; Total \$161.25

TITLE FEE: \$275.00 plus \$20.63 sales tax; Total \$295.63

***** PLEASE PROVIDE THE FOLLOWING *****

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JULY RELEASE NOTES

Supplemental Reports				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	WA		474672	
<p><u>Affected Docs:</u> Supplemental Report Supplemental Report - Current Owner Supplemental Report - Current Owner and Exceptions Supplemental Report - Current Owner Effective Date and Exceptions Supplemental Report - Estate Interest Supplemental Report - Legal Description Supplemental Report - Policies</p> <p><u>Affected Phrases:</u> Supplemental - Current Owner Supplemental - Estate or Interest Supplemental - Policies</p> <p>Updated to work for new 2016 Commitment</p>				

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JULY RELEASE NOTES

WISCONSIN

DOCUMENTS

Escrow

eTransfer Return Form Worksheet

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Landmark		474520	

Revised to pull in the Grantor's cellphone, add a prompt for primary residence, remove Weatherization Standards, and pull in Grantee/Grantor information from the order.

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JULY RELEASE NOTES

Title

Policies - Effective Time - Dane County ONLY

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Dane County	n/a	477299	

The Policies will now reflect an Effective Time of 5:59 AM after the Effective Date on Schedule A.

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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.