

SOFTPRO SELECT

RELEASE NOTES



JULY, 2016

Testing Release Date: July 7, 2016

Production Release Date: July 22, 2016



JULY RELEASE NOTES

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JULY RELEASE NOTES

ALL STATES/SITES

DOCUMENTS

Escrow

2009 HUD/ALTA Statements/Closing Disclosure Forms

NEW/MOD MOD	REQUESTED BY WA	FOOTPRINTS No(s).	TFS No(s). 337905,337906,337956	FILE NAME (NEW ITEMS ONLY)
----------------	--------------------	-------------------	------------------------------------	----------------------------

Added NOTI and NOTE to the list of bill codes that are suppressed (attachment)

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Broker's Demand

NEW/MOD New	REQUESTED BY CT Great Falls	FOOTPRINTS No(s). n/a	TFS No(s). 334961	FILE NAME (NEW ITEMS ONLY) SSCORPD5514.doc
----------------	--------------------------------	--------------------------	----------------------	---

New document. Render to view complete document.



Company Name

BROKER'S DEMAND

Test Escrow Office
1001 Escrow Way
Anywhere, MT 99999
Phone: (972)111-1111 Fax: (972)111-2222

Date: July 6, 2016
Ref. No.: ListingRefNum111
Escrow No.: MS Test CDF MT1SA
Borrower(s): Brian Buyer and Brenda Buyer
Seller(s): Samuel Seller and Samantha Seller
Property: 100 Property Street
Helena, MT 59625

The total commission under the above escrow is 5.250% = \$15,750.00 to be disbursed as follows:

The Listing Agency	\$8,250.00
The Selling Agency	\$7,500.00

You are authorized to deduct from my commission to be credited to:

Buyer \$ _____

Seller \$ _____

You are authorized to deduct from my commission for payment of:

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JULY RELEASE NOTES

CDF Settlement Statements

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod		n/a	336900,337904	

Removed the text "on behalf of borrower" from the paid by others text.
*does not apply to individual statements

Added NOTI and NOTE to the list of bill codes that are suppressed (attachment)

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Closing Letter (Multiple Agents)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	LT CA	n/a	335665	SSCORPD5515.doc

New document. Render to view complete document.



101 Test Boulevard
Los Angeles, CA 90076
Phone: (310)555-1111 / Fax (310)555-2222

<p>Lisa Lister The Listing Agency 1234 MLS Way Anywhere, CA 93274</p>	<p>Date: July 20, 2016 Ref. No.: LARefNum11111 Escrow No.: MS Test CDF CA Multi-WRB Borrower(s): Brian T. Buyer and Brenda T. Buyer Buyer Company, Inc. Seller(s): Stephen T. Seller and Samantha T. Seller Seller Company, Inc. Property: 100 Test Avenue, Unit 101 Riverside, CA 92519 200 Test Street Santa Clara, CA 95052, etc.</p>
--	--

The closing of the above referenced transaction is now complete. For your records we have enclosed the following:

- Final Closing Disclosure
- Additional Enclosed Item
- Another Enclosed Item

We at **Test Escrow Office** would like to take this opportunity to Thank You for the privilege of providing closing services for this transaction. You are invited to call **Test Escrow Office** for all your title and escrow needs. We look forward to working with you in the future.

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JULY RELEASE NOTES

Customer Agreement/Application

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Settlement	n/a	336913	SSCORPD5520.doc

New document. Render to view complete document. Please note the Limitations of Liability section has been updated per Memo provided by the Office of the Chief Underwriter. Other documents that pull in the Limitations of Liability verbiage will also be affected by this change.



Fidelity National Title
Insurance Company

CUSTOMER AGREEMENT/APPLICATION

Applicant hereby requests that [Fidelity National Title Insurance Company](#) ("the Company") furnish Applicant with Reports from time to time based upon the hereinafter defined Title Instruments, which Reports will disclose the Ownership of and Liens and Encumbrances against the land described therein. Applicant acknowledges that the terms "Interest," "Ownership" and "Liens and Encumbrances" are defined terms and shall not have any other meaning herein except as defined in Section 1 of this Agreement/Application. Applicant does not at this time need or desire the benefit or protection afforded by a policy of title insurance nor does the Applicant desire to engage the Company as an abstractor of title. Any Report provided will be solely for the purpose of facilitating Applicant's investigation and for the sole use and benefit of the Applicant and no third party may use or reply upon the Report.

1. The following terms when used in this Customer Agreement/Application and the Report(s) shall mean:
 - A. Applicant - The party or parties who have executed this Customer Agreement/Application and who are named in the Report.
 - B. Company - The title insurance company providing the Report.

Liability, as stated below, are attached thereto.

LIMITATIONS OF LIABILITY

APPLICANT EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REPORT. APPLICANT RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, APPLICANT UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. APPLICANT AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS.

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

MATTERS AFFECTING TITLE BUT WHICH DO NOT APPEAR AS A LIEN OR ENCUMBRANCE, AS DEFINED ABOVE, AMONG THE TITLE INSTRUMENTS ARE OUTSIDE THE SCOPE OF THE REPORT.

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JULY RELEASE NOTES

FIRPTA - SIRS Cert of Non-Foreign Status

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT Portland	n/a	333986	

Adjusted to provide ability for edited signature block to pull onto document.

Per Settlement, removed "Seller, Buyer and Escrow Agent to maintain a copy for five (5) years" from the bottom of this document.

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JULY RELEASE NOTES

REPORTS

Aggregate Recording Charge

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	WA		331277	
<ul style="list-style-type: none"> Added picklist for product type and order type On Excel export <ul style="list-style-type: none"> Split out escrow officer/title officer into two separate column Added a column for branch Added a column for difference On Main report - Split out escrow officer/title officer into two separate column <ul style="list-style-type: none"> Added a column for Branch code Added a column for the difference (Posted/Sent - Actual) 				

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Closed Orders by Revenue Operation

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	NM		335742	
<ul style="list-style-type: none"> Added new group by option: "Revenue Contact Lookup Code, Main Contact" to Revenue group by drop down Added "use alternate bill codes" check box 				

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Corporate Invoice

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD			334242	
<ul style="list-style-type: none"> Removed bold on order number (OCR A font) 				

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Disbursed Transferred Funds

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD			335452	
<ul style="list-style-type: none"> Changed the date defaults to today (not prior business day) 				

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Invoice Aging				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	MI		330518	
<ul style="list-style-type: none"> Added a column for resid/comm. Add under current reference number, does not apply to Customer-facing type (based in is commercial flag) 				

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Notary Report				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	FNT CA		330909	
<ul style="list-style-type: none"> Added a column for order status Added order status picklist 				

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Order Exceptions				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	SoftPro		333422	
<ul style="list-style-type: none"> Removed the "Include TE/TO orders not submitted" checkbox and always run report as if it was checked (include all orders regardless of workflow status) 				

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Orders by Contact				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CA		334315	
<ul style="list-style-type: none"> Updated the "Main person lookup code or name contains" to "Person lookup code or name contains" and search all contact people not just the main contact. Added an option "Include group for contact person:" to sub group by contact person for each contact Added an option to group by lookup codes and show lookup code/name in group header 				

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JULY RELEASE NOTES

Orders by Settlement Date				
NEW/MOD MOD	REQUESTED BY OR TT Medford	FOOTPRINTS No(s).	TFS No(s). 334320	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> ● Added drop down "Column display" after group by. Options: <ul style="list-style-type: none"> ○ Default (default) <ul style="list-style-type: none"> ▪ Default - current columns (order#, Contract expires, commit eff date, order type, sett date, status, status date, buyer, seller, county, property address, city, state, zip, escrow officer/closer, sales rep, sales price, loan amount) ○ Alternate 1 <ul style="list-style-type: none"> ▪ Alternate 1 - Order Number, Opened Date, Sett Date, Transaction Type, Property Street Address, Buyer, Seller, Selling Agent Name, Selling Agent Contact, Listing Agent Name, Listing Agent Contact ● Listing Agent = LB and Main Contact ● Selling Agent = SB and Main Contact ● Added a group by option: Escrow Officer/Closer, Settlement Date Month ● Included a Month summary at the end of the report when selected 				

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Trending by Selection				
NEW/MOD MOD	REQUESTED BY AZ CT Mohave	FOOTPRINTS No(s).	TFS No(s). 331751	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> ● Added builder contact to "Trending by" drop down 				

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JULY RELEASE NOTES

CALIFORNIA

DOCUMENTS

Escrow

Affidavit (Transfer Tax - Merced)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Merced County	IN16000291503	329527	

Revised to match the current version. Render to view complete document.



BARBARA J. LEVEY
 COUNTY OF MERCED
 ASSESSOR-CLERK-RECORDER
 DOCUMENTARY TRANSFER TAX AFFIDAVIT

RECORDER
 2222 "M" Street
 Merced, CA 95340
 (209) 385-7627
 (209) 725-3956 Fax
www.co.merced.ca.us

WARNING
 ANY PERSON WHO MAKES ANY MATERIAL MISREPRESENTATION OF FACT FOR THE PURPOSE OF AVOIDING ALL OR ANY PART OF THE DOCUMENTARY TRANSFER TAX IS GUILTY OF A MISDEMEANOR UNDER SECTION 5.20 OF ORDINANCE 1929 OF THE COUNTY OF MERCED AND IS SUBJECT TO PROSECUTION FOR SUCH OFFENSE.

ASSESSOR'S PARCEL NO. _____ I declare that the documentary transfer tax for this

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Demand - Institutional w/ Authorization (NOCAL ONLY)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Escrow Admin	n/a	335167	

On Page 2 of the letter, replaced the following sentence:

The undersigned hereby request(s) and authorize(s) [Payoff Lender] to prepare and issue a demand statement to [Company].

With this paragraph:

The undersigned hereby request(s) and authorize(s) [Payoff Lender] to prepare and issue a demand statement to [Company]. The undersigned borrower herein authorizes and instructs employees and representatives of [Payoff Lender] to discuss all matters pertaining to my account with [Company], their employees and representatives. The undersigned borrower further instructs [Payoff Lender] to immediately inform the undersigned in the event of non-acceptance of this authorization.

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JULY RELEASE NOTES

Disclosure Source				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	SoCal	n/a	336213	
<p>Revised to match the current version. Render to view complete document.</p> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;">  </div> <div style="background-color: black; color: white; padding: 5px; text-align: center; font-size: small;"> Order online at disclosuresource.com or Fax your order to: 800-287-8673 </div> </div> <div style="background-color: #f0f0f0; padding: 10px; margin: 10px 0;"> <div style="display: flex; justify-content: space-between;"> <input type="checkbox"/> Premium Residential Report - \$99.00* <input type="checkbox"/> Premium Commercial report - \$129.00* </div> <p style="text-align: center; font-size: small;">*Includes Natural Hazards, Tax and Environmental Information</p> </div> <p>Exclude Environmental information? <input type="checkbox"/> YES</p> <hr/> <p>PAYMENT OPTIONS If paying with order online or call Disclosure Source.</p> <p><input type="checkbox"/> Payment through Escrow</p> <p style="font-size: x-small; margin-top: 5px;"><i>FULL PAYMENT FOR THIS REPORT IS DUE UPON CLOSE OF ESCROW. THE LIABILITY PROVISIONS OF THE REPORT DO NOT APPLY UNTIL FULL PAYMENT IS RECEIVED.</i></p>				

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FIRPTA - Certification of Non-Foreign Status				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	n/a	337634	
<p>Removed "Seller, Buyer and Escrow Agent to maintain a copy for five (5) years" from the bottom of this document.</p>				

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JULY RELEASE NOTES

- [Open Order Sheet \(Order Summary\)](#)
- [Open Order Sheet \(Order Summary\) with Notes](#)
- [Open Order Sheet \(Order Summary\) - Ltr](#)
- [Open Order Sheet \(Order Summary\) with Notes - Ltr](#)

NEW/MOD Mod	REQUESTED BY CT - Concord CPF	FOOTPRINTS No(s). n/a	TFS No(s). 336642	FILE NAME (NEW ITEMS ONLY)
-----------------------	---	---------------------------------	-----------------------------	-----------------------------------

Added new Prelim Distribution Page to end of all Open Order Sheets. If custom field to include Transmittal page is checked, new page will be included with 6 custom fields to be answered for various contacts in the order (custom fields will be located on Prelim Transmittal screen in Doc Prep section of all NoCal Screens).



Via	Number of Copies					
	Pre's	CCR's	Epres	L&Vs	Maps	
Email	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	Lender: William Scarabosio, Salvatore J. Cardinale and Raymond Scarabosio Email: LenderEmail@email.com
Email	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	Lender: Bank of Manhattan, N.A. Email: Lender2Email@email.com
Mail	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	<u>10</u>	Broker: Mortgage Brokers R US Attn: Mary Mort Email: mary@yahoo.net
NA	<u>11</u>	<u>12</u>	<u>13</u>	<u>14</u>	<u>15</u>	Listing Agent: Kelly Williams Attn: Sammy Selling Email: sammy@yahoo.net Attn: Second Agent Email: kelly@yahoo.net

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JULY RELEASE NOTES

Opening Letter (Multiple Agents)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	LT CA	n/a	336210	SCA0002805.doc

New document. Render to view complete document. Will render for each Agent in the order.



**CHICAGO TITLE
COMPANY**

1460 West 7th Street, Suite 102
Hanford, CA 93230
Phone: (559)584-3381 / Fax: (559)584-2976

Lisa Lister
1234 MLS Way
Anywhere, CA 93274

Date: July 6, 2016
Ref. No.: LARefNum11111
Escrow No.: MS Test CDF CA Refi-WRB
Borrower(s): Brian T. Buyer and Brenda T. Buyer
Property: 100 Test Avenue
Northridge, CA 91324

Thank you for using [Chicago Title Company](#) as your closing agent. We look forward to providing you with quality escrow services in regards to the above referenced property.

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:

PLEASE SIGN AND INITIAL, WHERE INDICATED, AND RETURN:

- Item 1
- Item 2

PLEASE SIGN EXACTLY AS YOUR NAMES APPEAR AND HAVE ACKNOWLEDGED BEFORE A NOTARY PUBLIC:

- Item to be notarized 1
- Item to be notarized 2

PLEASE FILL OUT, SIGN AND RETURN:

- Item to sign and return 1
- Item to sign and return 2
- Item to sign and return 3

PLEASE FURNISH US WITH:

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JULY RELEASE NOTES

[Request for Hazard \(Fire-Flood\) Insurance](#)
[Request for Hazard \(Fire-Flood\) Insurance \(Condo\)](#)
[Request for Hazard \(Fire-Flood\) Insurance \(MH\)](#)
[Request for Hazard \(Fire-Flood\) Insurance \(No Prompt\)](#)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Oakland	IN6000350389	334803	

Added prompt for Flood Insurance contacts and updated document name to include (Fire-Flood) in footer and in documents tree.

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JULY RELEASE NOTES

LOOKUP TABLES

Escrow Instruction Phrases – SOCAL ONLY

NEW/MOD Mod	REQUESTED BY SoCal	FOOTPRINTS No(s). IN1600373209	TFS No(s). 336282
-----------------------	------------------------------	--	-----------------------------

Phrase revised to match the deed documentary transfer tax exemption:

[Enter reason transfer is exempt from documentary transfer tax:](#)

R & T 11930 - In/Out Living Trust

Transfer exempt verbiage:

"This conveyance transfers an interest into or out of a Living Trust, R & T 11930."

Code	Name
return01	RETURN TO TRUST

BEFORE

RETURN TO TRUST: Escrow Holder is further instructed to prepare a Grant Deed from Bob Buyer to Sam Seller to return the property to the trust, and is further instructed to record same at or after the closing of escrow. The undersigned Borrower hereby acknowledges having been advised that said deed will be recorded as an accommodation only and will not be title insured through this transaction. Escrow Holder is, nevertheless, authorized and instructed to have said document recorded as instructed without responsibility or liability for the Grant Deed being recorded without the benefit of title insurance. The documentary transfer tax shall show NONE and recite the following: "This conveyance transfers the Grantor's interest into his or her revocable living trust, R & T 11911." Escrow Holder is instructed to make no payment to Grantor through this escrow for the use of the Grant Deed described herein.

AFTER

RETURN TO TRUST: Escrow Holder is further instructed to prepare a Grant Deed from Bob Buyer to Sam Seller to return the property to the trust, and is further instructed to record same at or after the closing of escrow. The undersigned Borrower hereby acknowledges having been advised that said deed will be recorded as an accommodation only and will not be title insured through this transaction. Escrow Holder is, nevertheless, authorized and instructed to have said document recorded as instructed without responsibility or liability for the Grant Deed being recorded without the benefit of title insurance. The documentary transfer tax shall show NONE and recite the following: "This conveyance transfers an interest into or out of a Living Trust, R & T 11930." Escrow Holder is instructed to make no payment to Grantor through this escrow for the use of the Grant Deed described herein.

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JULY RELEASE NOTES

FLORIDA

DOCUMENTS

Escrow

Deeds				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Best Title	n/a	333634	
Modified dated date to pull blank line instead of date so that Notaries can complete the day deeds are signed.				

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JULY RELEASE NOTES

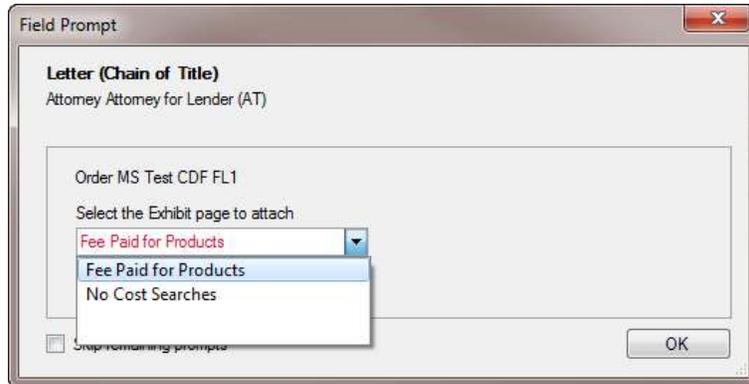
Multiple documents (see list)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	State Counsel	n/a	335362	

Docs affected:

- Certificate of Search (Miami Government)
- Chain of Title
- Letter (Chain of Title)
- Ownership and Encumbrance Report – Agency
- Ownership and Encumbrance Report - Direct

Users will now have a prompt to select one of two limitation of liability provisions that will print as an exhibit page.



LIMITATION LANGUAGE FOR LIMITATION TO AMOUNT OF FEE PAID FOR SEARCH

YOU EXPRESSLY AGREE AND ACKNOWLEDGE THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REPORT. YOU RECOGNIZE THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, YOU UNDERSTAND THAT THE COMPANY WAS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT BUT FOR YOUR AGREEMENT THAT THE COMPANY'S LIABILITY IS STRICTLY LIMITED.

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LIMITATION OF LIABILITY AND EXCULPATORY CLAUSES FOR NO COST SEARCHES

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JULY RELEASE NOTES

Removed documents (see list)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
n/a	State Counsel	n/a	337505	

These documents have been inactivated and are no longer available per State Counsel.

FLD1035.doc - UCC Search

FLD1153.doc - Plat Certificate

FLD1204.doc - Name Search Certificate

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JULY RELEASE NOTES

HAWAII

DOCUMENTS

Escrow

Seller Closing Disclosure Form

NEW/MOD MOD	REQUESTED BY HI	FOOTPRINTS No(s).	TFS No(s). 331197	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">Removed the word optional from the owner's title insurance description; approved by Settlement.				

IDAHO

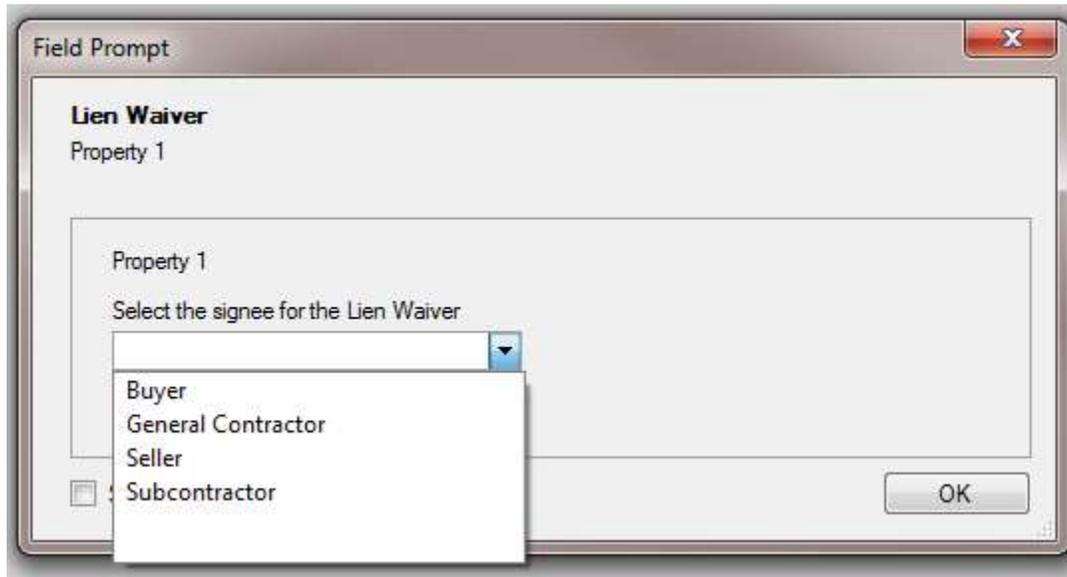
DOCUMENTS

Escrow

Agreement (Indemnity - Mechanic's Liens)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT ID	n/a	337773	

Added a custom field for signature coding to account for General Contractor, Subcontractor, Buyer or Seller



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JULY RELEASE NOTES

Application for the Issuance of a Recorded Document Guarantee

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FT ID	n/a	334642	SSCORPD5517.doc

New document. Render to view complete document.



Company Name

APPLICATION FOR THE ISSUANCE OF A
RECORDED DOCUMENT GUARANTEE

Applicant, for the purpose of purchase, sale, lease or loan, is in the process of investigating the prior ownerships and uses of the Subject Property. As only a component of that investigation, Applicant hereby requests the Company to furnish Applicant with a Recorded Document Guarantee, which Guarantee will set forth and attach copies of the Designated Documents. The Guarantee is being provided to Applicant solely for the purpose of facilitating any innocent landowner or purchaser defenses which may be available under the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended. It is provided for the sole use and benefit of Applicant and may not be used or relied upon by any other party.

1. The following terms when used in the Application and the Recorded Document Guarantee shall mean:
 - a. Applicant - The party or parties which have executed this Application and which are shown as the Assured in the Guarantee.

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JULY RELEASE NOTES

Application for the Issuance of a Recorded Document Guarantee - Addendum

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FT ID	n/a	334642	SSCORPD5519.doc

New document. Render to view complete document.



Company Name

ADDENDUM-APPLICATION FOR THE
ISSUANCE OF A RECORDED
DOCUMENT GUARANTEE

Wherever in the Application for the Issuance of a Recorded Document Guarantee to which this addendum is attached the term "CERCLA" or the phrase "Comprehensive Environmental Response, Compensation and Liability Act of 1980 , as amended" appear, the following phrase shall be added:

"and/or the Models Toxics Control Act"

Attached to and made a part of the Application for the Issuance of a Recorded Document Guarantee executed the

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Earnest Money Receipt

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT ID	n/a	334642	

Removed signature line and replaced with e-signature.

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EI - Lender's

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT ID	n/a	334657	

Revised the signature lines to pull in the Person contact associated with the Lender. Also, added a prompt for the Commitment effective date for Out of County orders only.

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JULY RELEASE NOTES

EI - Purchase and Sale - Commercial (EIS)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT ID	n/a	334644	

1. Added "COMMERCIAL" to the Title
2. If no earnest money in order, removed paragraph "Buyer has paid..."
3. Removed the word "Standard" from #1 so it reads "ALTA Policy"
4. Pulled in Exception numbers as answered on the Escrow Instructions screen
5. If an Out of County order, added a prompt for the effective date.

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EI - Supplemental Seller Financing

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT ID	n/a	334652	

Revised to pull in the Late Fee verbiage only when a Late Fee is added to the order. Also added Scrivener verbiage only when prompt checked to include this text.

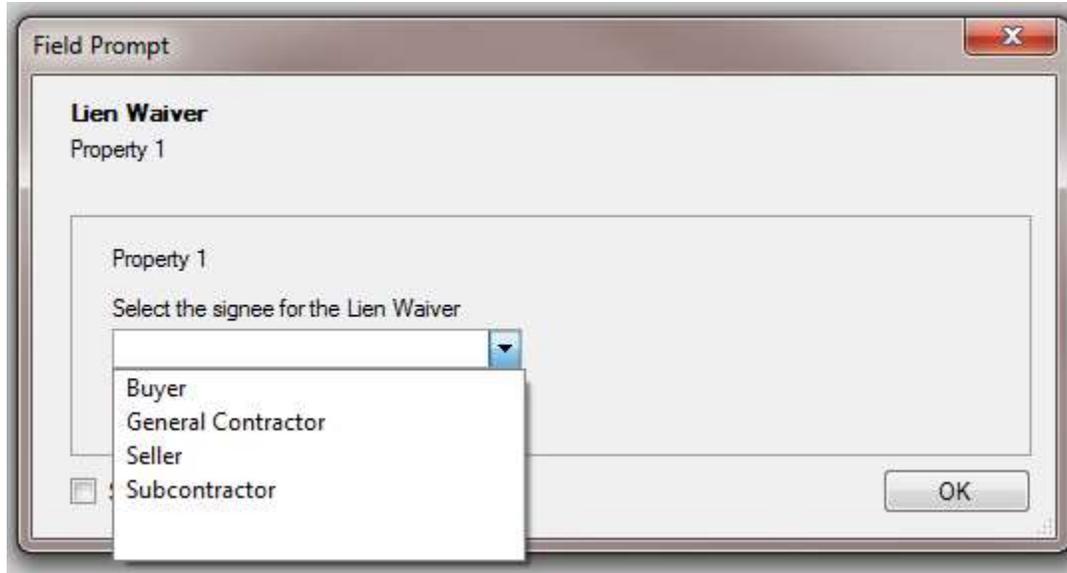
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JULY RELEASE NOTES

Lien Waiver

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT ID	n/a	337773	

Added a custom field for signature coding to account for General Contractor, Subcontractor, Buyer or Seller



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Recording and Policy Instructions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT ID	n/a	334647	

Revised to add Title Reference No., correct the Coverage Amount and Premium amounts, add a prompt for where to send the Owner's Policy and pull in Exception numbers from the Escrow Instruction screen.

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Settlement Statements

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	ID	n/a	334972	

Removed the branch lookup code from the "Escrow Number" field so it just shows the order number

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JULY RELEASE NOTES

Wire Information (Title Only)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FT ID	n/a	337971	

New "Title Only" version of the Wire Information. Render to view complete document.



Fidelity National Title*
Insurance Company

1000 Title Way, Suite 100
Anywhere, ID 99999
Phone: (888)555-4545 / Fax: (888)555-6464

WIRING INFORMATION TITLE ONLY

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

To: Fidelity National Title Insurance Company, Inc.

Bank: Bank of America
175 Valencia Ave., 2nd Floor
Brea, CA 92823

ABA/Routing No.: 026009593

Account Name: Fidelity National Title Insurance Company, Inc.

Account No.: 7313414463

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JULY RELEASE NOTES

ILLINOIS

DOCUMENTS

Escrow

Credit Card Payments

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Downstate IL	n/a	334208	ILD0472.doc

New document. Render to view complete document.


CREDIT CARD PAYMENTS

Escrow No.: [MS Test CDF IL1-WRB](#)
Closing Date: [June 30, 2016](#)

As a condition of funding, the new lender requires certain credit card and installment accounts be paid through escrow. Borrower hereby agrees, prior to close of escrow, to provide actual statements of accounts required by lender to be paid.

In the event accounts have been paid in full or the balances reduced outside of this escrow written evidence of payment will be provided to escrow before close. A Twenty-Five And No/100 Dollars (\$25.00) fee will be charged for each disbursement of an unsecured credit payoff. Borrower understands the payments will be sent via regular first class mail.

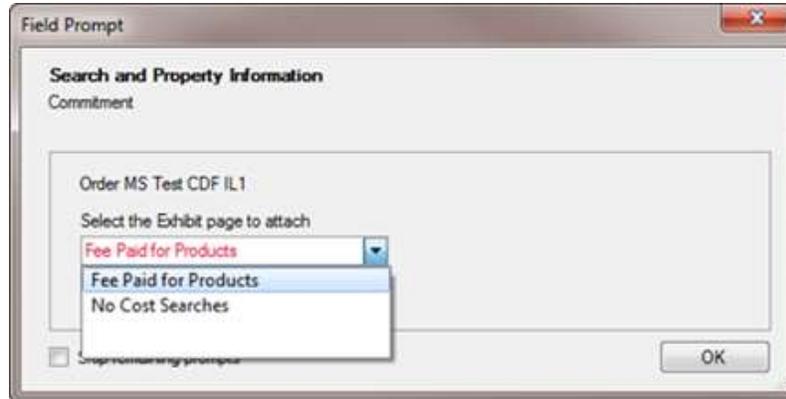
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JULY RELEASE NOTES

Equity Tract Search Conditions and Stipulations

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
n/a	State Counsel	n/a	337633	

Users will now have a prompt to select one of two limitation of liability provisions that will print as an exhibit page.



LIMITATION LANGUAGE FOR LIMITATION TO AMOUNT OF FEE PAID FOR SEARCH

YOU EXPRESSLY AGREE AND ACKNOWLEDGE THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REPORT. YOU RECOGNIZE THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, YOU UNDERSTAND THAT THE COMPANY WAS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT BUT FOR YOUR AGREEMENT THAT THE COMPANY'S LIABILITY IS STRICTLY LIMITED.

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JULY RELEASE NOTES

Joint Direction to Transfer Funds

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Metro	n/a	335309	

Added prompt for Escrow Number.



You are hereby authorized and directed to:

- Liquidate the existing investment type investment made on behalf of the parties hereto.
- Transfer the sum of Twelve Thousand Three Hundred Forty-Five And 67/100 Dollars (\$12,345.67) to Escrow Number 1234567890.

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JULY RELEASE NOTES

Letter (Dormant Escrow)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT Metro	IN16000365262	335840	ILD0474.doc

New document. Render to view complete document.



**Chicago Title
Insurance Company**

10 S LaSalle Street, Suite 2850
Chicago, IL 60603
Phone: (312)765-0201 / Fax: (312)765-0226

Brian Buyer and Brenda Buyer
100 Buyer Current Street
Buyer Current City, IL 99999

Date: July 20, 2016
Title Indemnity Acct: 123-456-7890
Order No.: MS Test CDF IL1
Property: 100 Property Street
Chicago, IL 60605

Please be advised that we are holding the sum of One Hundred Twenty-Three Thousand Four Hundred Fifty-Six And 78/100 Dollars (\$123,456.78) in the above referenced over **Joint Order Escrow**. Please provide the status on this matter.

Maintenance Fees of Nine Hundred Ninety-Five And No/100 Dollars (\$995.00) have been deducted from the escrow.

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PTAX-203

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Downstate IL	n/a	334030	

Revised Step 4 section to pull the seller's forwarding address instead of current address.

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JULY RELEASE NOTES

Removed documents (see list)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
n/a	State Counsel	n/a	335363	

These documents have been inactivated and are no longer available per State Counsel.

- ILD0046.doc - General Real Estate Tax Search
- ILD0047.doc - Judgment and Miscellaneous Search
- ILD0048.doc - Last Grantee - Legal Description
- ILD0049.doc - Search Product
- ILD0202.doc - Lien Profile
- ILD0282.doc - Chain of Title
- ILD0283.doc - Ownership Report
- ILD0284.doc - Legal Description Report
- ILD0285.doc - Zoning Search
- ILD0350.doc - Last Grantee - Legal Description (Home Equity)
- ILD0433.doc - Property Profile
- ILD0441.doc - Property Information Request

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JULY RELEASE NOTES

Search and Property Information

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
n/a	State Counsel	n/a	337633	

Users will now have a prompt to select one of two limitation of liability provisions that will print as an exhibit page.



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JULY RELEASE NOTES

Tract Search Report

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
n/a	State Counsel	n/a	337633	

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JULY RELEASE NOTES

Title

ALTA 8.1-06 Endorsement

ALTA Short Form Residential Loan Policy-Current Violations 2015 – Schedule A

ALTA Short Form Residential Loan Policy 2012 – Schedule A

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Underwriting	n/a	336942	ILD0472.doc

Corrected Illinois statute reference to 65 ILCS 5/11-31-1(f). (Changed upper case F to lower case.)

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JULY RELEASE NOTES

REPORTS

Initial Fee Quote

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CTIL Metro		335540	
<ul style="list-style-type: none">Initial Fee Quote will no longer show escrow brief legal				

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Order Export

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CTIL Metro		331760	
<ul style="list-style-type: none">Added Sales Price to closed orders option				

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Recording Charges

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CTIL		332106	
<ul style="list-style-type: none">The posted amount to the bill code should be removed, see bullet #2 of programming notes.				

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JULY RELEASE NOTES

LANDCASTLE

DOCUMENTS

Escrow

Form (Listing Agent Information - OH)

Form (Selling Agent Information - OH)

NEW/MOD Mod	REQUESTED BY LandCastle	FOOTPRINTS No(s). n/a	TFS No(s). 334364	FILE NAME (NEW ITEMS ONLY)
----------------	----------------------------	--------------------------	----------------------	----------------------------

Removed hardcoded MSW. Will now pull in Escrow office.

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JULY RELEASE NOTES

MICHIGAN

DOCUMENTS

Escrow

Affidavit (Mortgagor Survey)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CTMI	n/a	334146	

Revised to pull appropriate signatures for Purchase and Refinance transactions.

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Affidavit (Owner's - Corporation)

Affidavit (Owner's - LLC)

Affidavit (Owner's - Owners)

Affidavit (Owner's - Partnership)

Affidavit (Owner's - Residential)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CTMI	n/a	335460	

Revised so that all of the commercial affidavits read the same wherever possible. Revised so that the precursor and ending language for both residential and commercial affidavits read the same, as well.

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Deeds

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CTMI	n/a	334355	

Affected deeds:

- MID1031.doc - Deed (Covenant)
- MID1037.doc - Blank Grantee Deed (MI)
- MID1039.doc - Blank Grantor Deed (MI)
- MID1079.doc - Deed (Warranty - Statutory Form)
- MID1080.doc - Deed (Warranty - Land Contract)
- MID1081.doc - Deed (Quitclaim - Statutory Form)
- MID1172.doc - Deed (Personal Representative's)
- MID1173.doc - Deed (Warranty - Statutory Form), Letter

Revised "State Transfer Tax" label to "Real Estate Transfer Tax" and removed "Furnished by" from the top of applicable deeds.

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JULY RELEASE NOTES

Memorandum of Land Contract				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CTMI	n/a	337222	

Revised to include City/Township in the pre-amble to legal description.

WITNESSETH

The Purchaser and Seller have entered into a land contract of even date herewith and they desire to enter into the Memorandum of Land Contract to give record notice of the existence of the said Land Contract.

In consideration of the premises and other good and valuable consideration, the Seller acknowledges and agrees that the property described below was sold to the Purchaser on land contract of even date: **August 31, 2015**.

Property located in the City of **Detroit**, County of **Wayne**, State of **Michigan**, described as follows:

For APN/Parcel ID(s): 111-11-1-1APN
For Tax Map ID(s): 111-11-1-1TAX

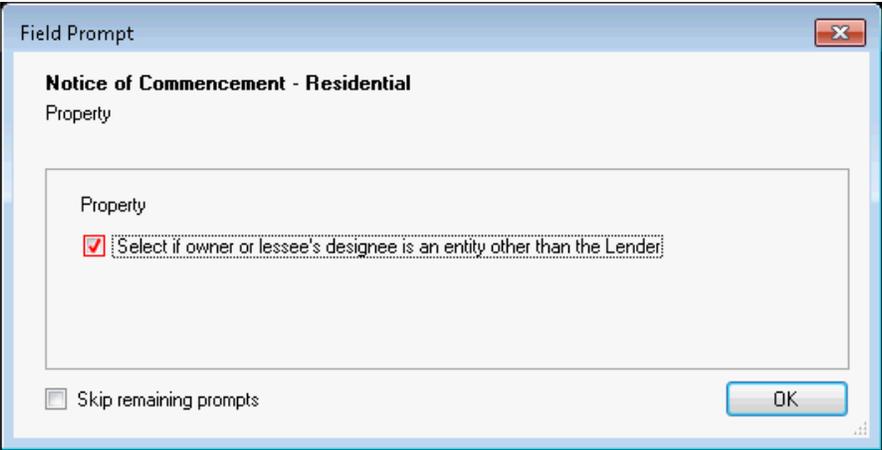
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE **CITY OF DETROIT**, COUNTY OF **WAYNE**, STATE OF **MICHIGAN** AND IS DESCRIBED AS FOLLOWS:

This is the PRELIM/COMMITMENT legal description for Property1.

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Notice of Commencement - Residential Notice of Commencement - Commercial Notice of Commencement - Construction				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CTMI	n/a	334524	

Added a prompt for users to select a designee other than the Lender, so that when box is checked, the user can select from contacts within the order.



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JULY RELEASE NOTES

Tax Proration				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CTMI	n/a	328188	

Due to calculation issues, added a prompt to enter Net Proration

Field Prompt

Tax Proration

Property

Property

Enter the Net Proration Amount

\$1,000.00



Fidelity National Title[®]

Insurance Company

TAX PRORATION

Property Address: 100 Property Street, Detroit, MI 48219

Summer Taxes:	\$ 750.00
Winter Taxes:	\$ 1,500.00
Total:	\$ 2,250.00
Per Diem:	\$ 12.36
01/01/2016 - 04/22/2016	113 Days
Seller Tax Responsibility:	\$ 1,396.68
Credit to Seller for Taxes Paid:	\$ 1,200.00
Net Proration To: Buyer	\$ 1,000.00

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JULY RELEASE NOTES

REPORTS

Commissions by Sales Rep				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	MI		333624	
. Report now Includes all amounts for all contacts				

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Corporate Invoice				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	MI		335080	
<ul style="list-style-type: none"> • Adjust logo size for <ul style="list-style-type: none"> ○ Coastline Title Agency LLC ○ Achieve Title ○ Calder Title Agency, LLC ○ Greenridge Title of Michigan, LLC ○ Rockford Title Agency, LLC ○ Southwest Michigan Title Agency, LLC ○ SRC Title Agency, LLC ○ Stetler Title Agency, LLC ○ Success Title Agency LLC ○ West Coast Title Agency LLC ○ White Sands Title Agency, LLC ○ Woodland Title Agency, LLC ○ Berrien County Title Agency, LLC ○ Michigan Shoreline Agency LLC 				

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JULY RELEASE NOTES

Policy Paid Detail				
NEW/MOD MOD	REQUESTED BY MI	FOOTPRINTS No(s).	TFS No(s). 335244	FILE NAME (NEW ITEMS ONLY) SSCORP5289.rpt - Paid Policy Detail
<p>New Report</p> <p>General: Title – Paid Policy Detail Tree location – State and Operation Custom reports\Michigan\CT Grand Rapids</p> <p>Parameters:</p> <ul style="list-style-type: none"> - Closed date from - Closed date through - Order number ends with - Show report programming notes - Report comments <p>Groups:</p> <ul style="list-style-type: none"> - None <p>Columns:</p> <ul style="list-style-type: none"> - Order Number - Policy type - {Order.Title.TitleInsuranceCalculations.PolicyType} - Escrow Officer/Closer - {Order.Escrow.Officer} - Policy Effective – {Order.Title.TitleInsuranceCalculations.LoanPolicy/OwersPolicy.EffectiveDate} - Policy version - {Order.Title.TitleInsuranceCalculations.LoanPolicy/OwnersPolicy.Version} - Date Paid (closed date calculation) <p>Totals:</p> <ul style="list-style-type: none"> - Total policy count <p>Sorting:</p> <ul style="list-style-type: none"> - Order number <p>Logic:</p> <ul style="list-style-type: none"> - Show all policies closed in the entered date range - Exclude Orders with order type = "title only" and product type = "Title Search"; or order type = "Escrow Only" - Closed Date Closed date definition: Whichever of the following 3 dates occurs first is used as the closed date: (1) first revenue transfer date (even if the transfer has been voided) (2) first invoice sent date, unless 'This invoice does not close the order' is checked (even if the invoice has been un-sent) (3) 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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JULY RELEASE NOTES

Title Production				
NEW/MOD MOD	REQUESTED BY MI	FOOTPRINTS No(s).	TFS No(s). 330516,335228	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">• Added a new option in "Export format" drop down for "Excel-Order Number/Title Open/Title Complete/Complete By/Turn Time/On Hold"• Added new stop option:<ul style="list-style-type: none">○ First of task contains "Delivered" or "Distributed"				

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JULY RELEASE NOTES

MONTANA

DOCUMENTS

Escrow

Application for the Issuance of a Recorded Document Guarantee

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FT ID	n/a	334642	SSCORPD5517.doc

New document. Render to view complete document.



Company Name

APPLICATION FOR THE ISSUANCE OF A
RECORDED DOCUMENT GUARANTEE

Applicant, for the purpose of purchase, sale, lease or loan, is in the process of investigating the prior ownerships and uses of the Subject Property. As only a component of that investigation, Applicant hereby requests the Company to furnish Applicant with a Recorded Document Guarantee, which Guarantee will set forth and attach copies of the Designated Documents. The Guarantee is being provided to Applicant solely for the purpose of facilitating any innocent landowner or purchaser defenses which may be available under the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended. It is provided for the sole use and benefit of Applicant and may not be used or relied upon by any other party.

1. The following terms when used in the Application and the Recorded Document Guarantee shall mean:
 - a. Applicant - The party or parties which have executed this Application and which are shown as the Assured in the Guarantee.

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JULY RELEASE NOTES

Application for the Issuance of a Recorded Document Guarantee - Addendum

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FT ID	n/a	334642	SSCORPD5519.doc

New document. Render to view complete document.



Company Name

**ADDENDUM-APPLICATION FOR THE
ISSUANCE OF A RECORDED
DOCUMENT GUARANTEE**

Wherever in the Application for the Issuance of a Recorded Document Guarantee to which this addendum is attached the term "CERCLA" or the phrase "Comprehensive Environmental Response, Compensation and Liability Act of 1980 , as amended" appear, the following phrase shall be added:

"and/or the Models Toxics Control Act"

Attached to and made a part of the Application for the Issuance of a Recorded Document Guarantee executed the

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JULY RELEASE NOTES

Letter (Declaration of Homestead)

NEW/MOD Mod	REQUESTED BY CT Billings	FOOTPRINTS No(s). n/a	TFS No(s). 333610	FILE NAME (NEW ITEMS ONLY)
----------------	-----------------------------	--------------------------	----------------------	----------------------------

Document is no longer in a letter format (addressee, salutation and complimentary close have been removed). The Escrow Officer's signature block has been replaced with Buyer's signature block.



Company Name

DECLARATION OF HOMESTEAD

I hand you herewith a Declaration of Homestead, together with the fee for recording same, which you are instructed to record subsequent to the closing of the above numbered escrow.

I understand and acknowledge that no representation has been made by [Test Escrow Office](#) as to the legal sufficiency or effects of said Declaration, and you are to be held harmless with regard to same. Your sole duty herein as escrow holder is to a) hold the executed Declaration of Homestead handed you herewith pending the close of this escrow, and, b) subsequent to the close, to record same. In the event this escrow should be canceled for any reason, you are to forward the unrecorded Declaration to me for my disposition, in which matter you are not to be concerned.

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

[Brian Buyer](#)

Date

[Brenda Buyer](#)

Date

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JULY RELEASE NOTES

REPORTS

Order Exceptions				
NEW/MOD MOD	REQUESTED BY MT	FOOTPRINTS No(s).	TFS No(s). 337545	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Added exceptions for MT: <ul style="list-style-type: none"> ('Closed Order, Missing/Pending Revenue') ('Escrow Lock Unlocked, not re-Locked'), ('Escrow Revenue on Wrong Order'), ('Ledger Transfer/Sent Invoice, Order Status not Closed'), ('Posted Disbursement, Missing/Pending Rev'), ('Missing Branch'), ('Missing Buyer Forwarding Address'), ('Missing Order Contact Lookup Code'), ('Missing Policy Coverage'), ('Missing Policy Lookup Code'), ('Missing Property County'), ('Missing Seller Forwarding Address'), ('Missing Sales Rep on Marketing Source'), ('Missing Underwriter'), ('Title Revenue on Wrong Order'), ('Posted Payoff, Missing/Pending Revenue'), ('Missing Policy Transaction Code'), ('Missing Buyer/TBD Buyer'), ('Missing Buyer Current Address'), ('Missing Policy Issued Date'), ('Missing Title Company'), ('Missing Property Type'), ('Missing Settlement Date'), 				

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JULY RELEASE NOTES

NEVADA

DOCUMENTS

Escrow

Declaration of Value (Nevada)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Kingman	n/a	332081	

Revised to prompt for the Exemption number for line 4.a. Corresponding exemption reason (from list on page 7) will then pull in for #5.

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JULY RELEASE NOTES

NEW MEXICO

DOCUMENTS

Escrow

Letter (Opening - Info Request)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT NM	n/a	335744	

Added additional verbiage at end of document: a blank line requesting last 4 digits of TIN/SSN and request for a copy of an existing survey to be returned with signed letter.

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Power of Attorney (Specific)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT NM	n/a	337686	

Removed the witness line.

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Search Request (MRGCD)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT NM	n/a	333612	

Revised to pull the same field as what is under the "From the desk of".

Please fax us a  search (and an invoice for the search) of the above referenced property to us at Fax: (919)755-8350. Please reference the current owner's name on the search. Thank you!

From the desk of: Michele Scarbrough
Documents Specialist

Phone: (919)829-1122 ext.5318
Fax: (919)755-8350

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JULY RELEASE NOTES

Title

Endorsement 80

Endorsement 80.1

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT NM	n/a	334221	

Added prompt for Recording Information to be entered.

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JULY RELEASE NOTES

REPORTS

Invoice (Initial Fee Quote)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	NM		331942	
<ul style="list-style-type: none"> When there are payments, Invoice Total, Less payments received and balance due (like the corporate invoice) 				

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Policy Production

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	NM		338035	
<ul style="list-style-type: none"> Change stop option to "Policies Completed" instead of "Policy Completed" 				

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Weekly Summary of Business/ Profit Center Recap

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	NM		332839	
<ul style="list-style-type: none"> Exclude: INS, NOT & DOC bill codes from revenue 				

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JULY RELEASE NOTES

OREGON

DOCUMENTS

Escrow

Affidavit (Surveyor Certification of No Change)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New		IN16000325093	333984	ORD1409.doc

New document. Render to view complete document.

**CERTIFICATION OF SURVEYOR
(No Changes)**

STATE OF _____ **Escrow No.: JM CD Test OR-MS**

COUNTY OF _____

Regarding property (herein the "Property") described as:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The undersigned is _____ as _____ of _____ herein "the Surveyor," which company is the _____ in connection with a transaction concerning the Property and for which the title insurer for the above order and Property, referred to as the "Company," is being induced by, and is relying on, this certification to provide lender's or owner's title insurance (or both) without exceptions for certain matters not shown on the public records.

The undersigned represents and certifies as follows:

1. The Surveyor has reviewed that certain survey, herein "the Survey," dated _____ by _____, Job or Survey No. _____.
2. The Surveyor has made a diligent inspection to the land that is the subject of the Survey, which inspection occurred on our about _____, and the Surveyor has made diligent inquiry of the _____ owner regarding the _____ in _____ Certification _____

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Deeds

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	OR	n/a	337136	

Modified so that the signature section will now stay with the acknowledgments.

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JULY RELEASE NOTES

Envelope Page 2

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	OR	n/a	336966	ORD1424.doc

New document for Envelope Size 9"W x 12", Window Size 3.5" W x 1.25". Render to view complete document.



**CHICAGO TITLE
COMPANY**

100 Escrow Office Drive, Suite 108
Portland, OR 97294
Phone: (360)456-7878 / Fax: (360)456-7879

John Doe
Mortgage Broker
100 Broker Address, Ste. 2
Portland, OR 97291

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JULY RELEASE NOTES

Instructions (Recording)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	TT Medford	n/a	335747	

Revised Title No. for 'Title & Escrow' or 'Title only' Order types, to pull the Title Commitment Number if entered. If not entered, there will be a prompt to "Enter Title No":

Order type: Title & Escrow	Order type: Title only
Product type: Sale/ Re-Sale	Product type: Sale/ Re-Sale
Policy type: Simultaneous	Policy type: Simultaneous

Commitments/Prelims (1)

+	-	
Commitment/Prelim Number		
1	CN12345	

Commitment/Prelim number: CN12345

TO: Attn: Recording Department Tammy Kerr Century 21 62 West Center Street	Date: July 6, 2016 Escrow No.: JM CD Test OR-MS Title No.: CN12345 Property: 1 Property Address, Ste. 100
---	--

For all other Order types, the Title No. will pull the Title Company Reference Number if entered. If not entered, there will be a prompt to "Enter Title No":

Order type: Escrow only	Title Company	
Product type: Sale/ Re-Sale	Lookup code: COLY-0142	<input type="checkbox"/> Include on revenue
Policy type: Simultaneous	Name: Chicago Title Insurance Company of Oregon	<input type="checkbox"/> Marketing source
	Short name: Chicago Title Insurance Company of Oregon	
	Payee name: Chicago Title Company	Marketing rep.:
	Address: 719 Sleater Kinney Rd SE	Marketing rep. 2:
	Suite 108	Marketing rep. 3:
	City/State/Zip: Portland OR 97211- <input type="checkbox"/> Foreign	Reference #: TCR123

TO: Attn: Recording Department Tammy Kerr Century 21 62 West Center Street	Date: July 6, 2016 Escrow No.: JM CD Test OR-MS Title No.: TCR123
---	--

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JULY RELEASE NOTES

Instructions (Recording)

NEW/MOD Mod	REQUESTED BY CPF Portland	FOOTPRINTS No(s). IN16000365038	TFS No(s). 335763	FILE NAME (NEW ITEMS ONLY)
-----------------------	-------------------------------------	---	-----------------------------	-----------------------------------

Revised to add Lender's Name/Address for REAL EC orders. There will be a prompt to enter the address:

Enter address to send Loan Policy (LEAVE BLANK to use address in file)

Address
City, OR 12345

5. Deliver Loan Policy to:

REAL EC ORDER
Finance of America Mortgage, LLC
Address
City, OR 12345

Send loan policies to:

	Code	Name
▶	L	Finance of America Mortgage, LLC

5. Deliver Loan Policy to:

REAL EC ORDER
Finance of America Mortgage, LLC
100 Lender Drive, Suite 210
Portland, OR 97291

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Letter (Beneficiary Demand - Legal)

NEW/MOD Mod	REQUESTED BY OR	FOOTPRINTS No(s). n/a	TFS No(s). 336961	FILE NAME (NEW ITEMS ONLY)
-----------------------	---------------------------	---------------------------------	-----------------------------	-----------------------------------

Corrected typo of 'instruction' to 'instructed':

Additional amounts due are:

\$ _____
\$ _____

If you are unable to comply with these instructions on or before _____ you are hereby **instructed** to comply at the earliest possible date thereafter, unless I have otherwise instructed you in writing.

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JULY RELEASE NOTES

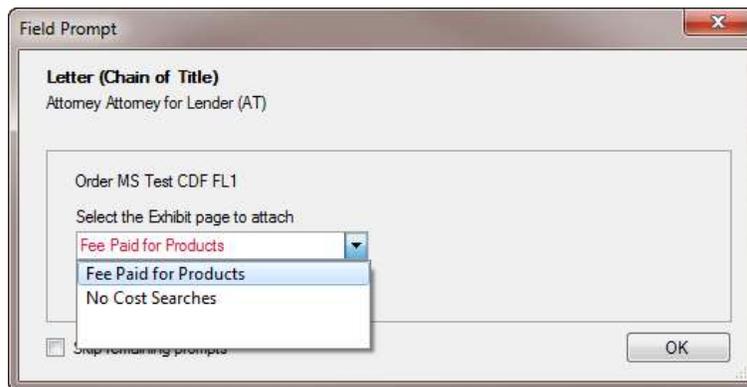
Multiple documents (see list)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	State Counsel	n/a	335364	

Docs affected:

ORD1048.doc - Lien and Encumbrance Report
ORD1196.doc - Letter (Manufactured Home Tax Lien Report)
ORD1235.doc - Status of Record Title Report
ORD1297.doc - Ownership and Monetary Encumbrances Report
ORD1298.doc - Title Plant Records Report
ORD1299.doc - Personal Property Search
ORD1300.doc - Property Profile Report (with General Index Liens)
ORD1301.doc - Property Profile Report (without General Index Liens)
ORD1318.doc - Manufactured Structure Report
ORD1319.doc - Plant Service Report
ORD1320.doc - Recorded Document Search Report
ORD1321.doc - Personal Property Report
ORD1322.doc - Lot Book Report
ORD1323.doc - Floating Home Report

Users will now have a prompt to select one of two limitation of liability provisions that will print as an exhibit page.



LIMITATION LANGUAGE FOR LIMITATION TO AMOUNT OF FEE PAID FOR SEARCH

YOU EXPRESSLY AGREE AND ACKNOWLEDGE THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REPORT. YOU RECOGNIZE THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, YOU UNDERSTAND THAT THE COMPANY WAS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT BUT FOR YOUR AGREEMENT THAT THE COMPANY'S LIABILITY IS STRICTLY LIMITED.

YOU AGREE THAT MATTERS AFFECTING TITLE BUT WHICH DO NOT APPEAR AS A LIEN OR ENCUMBRANCE AS DEFINED IN THE CUSTOMER AGREEMENT OR APPLICATION ARE OUTSIDE THE SCOPE OF THE REPORT.

YOU AGREE, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THIS REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS,



JULY RELEASE NOTES

LIMITATION OF LIABILITY AND EXCULPATORY CLAUSES FOR NO COST SEARCHES

THE INFORMATION IN THIS REPORT HAS BEEN PROVIDED AT NO COST TO YOU. THIS REPORT IS LIMITED IN SCOPE. IT IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, CERTIFICATE OF TITLE OR PRELIMINARY TITLE REPORT, NOR A REPRESENTATION OF THE STATUS OF TITLE, AND ITS ACCURACY IS NOT INSURED. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, THE COMPANY MAKES NO REPRESENTATIONS AS TO ITS ACCURACY, DISCLAIMS ANY WARRANTIES AS TO THE REPORT, ASSUMES NO DUTIES TO YOU OR ANY THIRD PARTY, DOES NOT INTEND FOR YOU OR ANY THIRD PARTY TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THIS REPORT OR OTHERWISE. IN PROVIDING THIS REPORT, THE COMPANY IS NOT ACTING AS AN ABTRACTOR OF TITLE. IF IT IS DESIRED THAT LIABILITY BE ASSUMED BY THE COMPANY, YOU MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE.

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Ownership and Monetary Encumbrances Report

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	TT Coos	n/a	337260	

Modified so users can select a contact to address the report to, exceptions will now pull with the numbering scheme selected for the Commitment, and the Limitations of Liability language is now included at the end of the report.

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Pre-Closing Worksheet

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	OR	IN16000319840	334054	

For letters which prompt for Escrow Officer, Escrow Assistant or Current User to sign, modified the signature section to prompt for an alternate email to be printed and to also print the selected individual's fax number if different from the office fax number.

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Preliminary Report Preliminary Report (Schedule A)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT Portland	n/a	334211	

Removed email address.

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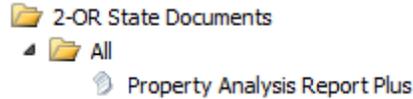


JULY RELEASE NOTES

Property Analysis Report Plus

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	LT Portland	n/a	334027	

Changed title of document from "Lien and Encumbrance Report" to "Property Analysis Report Plus"



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Request (Site Inspection)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	OR	IN16000319840	334054	

For letters which prompt for Escrow Officer, Escrow Assistant or Current User to sign, modified the signature section to prompt for an alternate email to be printed and to also print the selected individual's fax number if different from the office fax number.

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Satisfaction (Lien)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	TT Medford	n/a	335770	

If the Transaction Type = "Refinance", then Borrowers names will pull under "AFTER RECORDING RETURN TO" instead of Sellers:

Transaction type

Purchase

Refinance

Equity

Other

AFTER RECORDING RETURN TO:
Bob Buyer and Betty Buyer
1 Buyer Fwd Address
City, FL 38282

SPACE ABOVE THIS LINE FOR RECORDER'S USE

LIEN SATISFACTION

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JULY RELEASE NOTES

Title Insurance Rate Disclosure Notice

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	LT Portland	n/a	337275	ORD1425.doc

New document. Render to view complete document



**CHICAGO TITLE
COMPANY**

**TITLE INSURANCE RATE
DISCLOSURE NOTICE**

The title insurance charges for this order are disclosed in Schedule A of the preliminary title report. In some circumstances, a reduced charge will apply. When it appears to us that a transaction qualifies for a reduced charge, it is our policy in Oregon to identify the reduced charge on Schedule A of the report. The reduction usually is computed as a percentage of the Company's basic rate. If a reduced charge appears on Schedule A, it is one of the following:

Short Term Rate:	A discount of Twenty-Five Percent (25%) of the basic rate applies when there has been title insurance on the property within the previous three years.
Builder-Developer Rate:	A discount of Thirty-Five Percent (35%) of the basic rate may apply when a party to the transaction is a builder or developer and the property is residential.
Contract Fulfillment Rate:	A discount of up to Fifty Percent (50%) of the basic rate may apply to an owner's policy issued upon fulfillment of a previously insured land sale contract.
Leasehold to Owner's Conversion Rate:	A previously insured lessee who exercises an option to purchase in the lease may obtain title insurance for the purchase with a Fifty Percent (50%) credit from the previous policy.
Post-Construction Permanent Loan Rate:	A discount of up to Seventy-Five Percent (75%) of the basic rate may apply to a loan policy for a permanent mortgage when it refinances a previously insured construction loan.

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JULY RELEASE NOTES

Title

Combination Form Guarantee

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Underwriting	n/a	334815, 337463/5	

At the direction of Underwriting counsel, the property address will now show after item F at the end of Exhibit 1. Also, the existing Note at the end of Exhibit 2 has been updated and an additional Note has been added. In addition, the form is now also available to select from the Owner's lookup, as well as the Loan lookup selection.

Beneficiary:	TRUSTEE
Loan No.:	BENEFICIARY NAME
Recording Date:	LOAN NUMBER
Recording No.:	February 24, 2016
	RECORDING NUMBER

According to the County Tax Rolls the address of the subject property is:

12345 Property Street, Anywhere, OR

END OF EXHIBIT 1

8. If applicable, the names of additional necessary persons not shown above to be made defendants in a suit to enforce the subject encumbrance; or, if applicable, the names of additional persons who are entitled, under the Oregon trust deed statutes, ORS 86.705 et seq., to receive notice of sale; or, if applicable, the names of additional persons who are entitled, under the land sale contract forfeiture statutes, ORS 93.905 et seq., to receive notice of default, are:

FILL IN

NOTE: Any address shown in this Exhibit 2 is transcribed from a recorded or filed document; the address is not necessarily current or reliable for providing notice. For giving notice of nonjudicial sale to the Internal Revenue Service, see IRS Publications 786 and 4235. For giving notice or serving an entity, such as, without limitation, a corporation or a limited liability company, contact the entity's state of domicile business registry or other appropriate department for the entity's registered agent and principal address.

NOTE: This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

END OF EXHIBIT 2

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JULY RELEASE NOTES

REPORTS

Order Count/Revenue Summary				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	OR Eugene		331756	
<ul style="list-style-type: none">For Default\P\OR\EPU\CPF\FT Eugene modify report bill codes to Title revenue – TP, END, INS, RTF, OTF, RPT Escrow revenue – ESC, DOC				

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JULY RELEASE NOTES

LOOKUP TABLES

Escrow Instruction Phrases

NEW/MOD New	REQUESTED BY Penny Hoskins	FOOTPRINTS No(s). IN16000370914	TFS No(s). 336028
-----------------------	--------------------------------------	---	-----------------------------

Code ▾	Name
txpro07	TAX PRORATIONS - ADJUSTMENT (NO TAX BILL)

Enter the tax bill year

2016-2017

TAX PRORATION: Should the undersigned parties want to make any adjustments in said prorated amount once the 2016-2017 real property tax bills become available, said adjustments will be handled between the parties outside of this escrow with no further responsibility and/or liability to EO Name. Payment of the 2016-2017 real property taxes will be the responsibility of the undersigned buyer.

Code ▾	Name
txpro08	TAX PRORATIONS - ADJUSTMENT

Enter the year taxes prorated on

2015-2016

Enter the tax bill year

2016-2017

PROPERTY TAXES: It is understood and agreed that real property taxes were prorated based upon the 2015-2016 real property tax amount. Should the undersigned parties want to make any adjustments in said prorated amount once the 2016-2017 real property tax bills become available, said adjustments will be handled between the parties outside of this escrow with no further responsibility and/or liability to EO Name. Payment of the 2016-2017 real property taxes will be the responsibility of the undersigned buyer.

Code ▾	Name
txpro09	TAX PRORATIONS - TAXES NOT YET CERTIFIED

Enter the tax bill year

2016-2017

Enter the year taxes prorated on

2015

It is understood by the parties hereto that the 2016-2017 real property taxes regarding the herein subject property have not yet been certified by the county taxing authority. Seller and Purchaser herein hereby instruct EO Name to use the 2015 gross tax for purposes of tax proration through this escrow. EO Name assumes no responsibility for the accuracy of said figure in relationship to the actual taxes to be assessed.

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JULY RELEASE NOTES

Escrow Instruction Phrases

NEW/MOD Mod	REQUESTED BY CT Portland	FOOTPRINTS No(s). N/A	TFS No(s). 333870
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Revised 'Taxation Code of California' to 'Taxation Code of Oregon':

Code ▲	Name
exch10	EXCHANGE/TAX DEFERRED

EXCHANGE: It is the intent of the First Party to effect a tax deferred exchange under the terms of Section 1031 of the Internal Revenue Code, and First Party acknowledges that they have been advised to seek the Counsel of their own tax attorney or certified public accountant for the determination of any income tax consequences of this exchange, and therefore, fully indemnify and hold EO Name harmless from any loss which First Party may sustain in the event the transaction set forth in these Escrow Instructions is audited by the Internal Revenue Service and is disallowed as a tax deferred exchange under the terms of Section 1031 of the Internal Revenue Code, and like conforming sections of the Revenue and **Taxation Code of Oregon.**

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JULY RELEASE NOTES

TEXAS

DOCUMENTS

Escrow

[Form T-00 \(Verification of Services Rendered\) Builder-CBA](#)
[Form T-00 \(Verification of Services Rendered\) Title Only](#)
[Form T-00 \(Verification of Services Rendered\)](#)
[Form T-00 \(Verification of Services Rendered\) Title Only - Escrow](#)
[Form T-00 \(Verification of Services Rendered\) Title Only - No Issue](#)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Houston	n/a	335825	

Added FIRM ID number where applicable.

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JULY RELEASE NOTES

SERVICELINK

DOCUMENTS

Escrow

Affidavit (Supporting FinCEN GTO)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	SL - Tori Jones	n/a	335835	

Revised to remove the text in parentheses if the Title Office Name and Underwriter Name fields are filled in.

If filled in:

As a Covered Business, [Fidelity National Title Insurance Company](#) and [Chicago Title Insurance Company](#) require that, using this form, you certify that the transaction in which you are entering is either not a Covered Transaction as defined in the Order, or, if it is a Covered Transaction, that you furnish the following sworn statement.

Otherwise:

As a Covered Business, _____ (insert name of title insurance company) and _____ (insert name of Title Agency) require that, using this form, you certify that the transaction in which you are entering is either not a Covered Transaction as defined in the Order, or, if it is a Covered Transaction, that you furnish the following sworn statement.

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JULY RELEASE NOTES

Arizona Special Warranty Deed (Wells Fargo)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	SL - Tori Jones	n/a	336953	SLD1091.doc

New document. Render to view complete document

WHEN RECORDED MAIL TO:

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

Order No.: MS Test CDF AZ1

Special Warranty Deed
(Arizona)

For the consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration, I or we,

Samuel Seller and Samantha Seller, GRANTOR does hereby convey to

Brian T. Buyer and Brenda T. Buyer, husband and wife, the GRANTEE

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JULY RELEASE NOTES

New Mexico Special Warranty Deed (Wells Fargo)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	SL - Tori Jones	n/a	336953	

Modified document. Render to view complete document

After Recording Return To:
 Brian T. Buyer and Brenda T. Buyer
 100 Current Street
 Current City, WA 99999

Prepared By:
 Chicago Title Insurance Company
 P.O. Box 45023
 Jacksonville, FL 32230

Special Warranty Deed

Samuel Seller and Samantha Seller,

for consideration paid, grants to

Brian T. Buyer and Brenda T. Buyer,

whose address is **100 Property Way, Santa Fe, NM 87504**, the following described real estate in **Dona Ana County and Los Angeles County, New Mexico and California.**

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SubEscrow Statement

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD			334710	

- Changed the coding so any 200 line that has the words Loan Funding in the description will show in the Financial consideration section

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JULY RELEASE NOTES

WASHINGTON

DOCUMENTS

Escrow

TULIP

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
n/a	State Counsel	n/a	335363	

This document has been inactivated and is no longer available per State Counsel.

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JULY RELEASE NOTES

WISCONSIN

DOCUMENTS

Escrow

Deed - Warranty (Relocation)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT WI	n/a	335312	WID0127.doc

New document. Render to view complete document.

Document No.	State Bar of Wisconsin Form 1-2003 WARRANTY DEED Document Name
<p>THIS DEED, made between Samuel Seller and Samantha Seller ("Grantor," whether one or more), and Brian Buyer and Bethany Buyer ("Grantee," whether one or more).</p> <p>Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in County of Sheboygan, State of Wisconsin ("Property") (If more space is needed, please attach addendum):</p> <p>SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF</p>	
<p>Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: NONE</p> <p>Dated: _____</p> <p>_____ Samuel Seller</p> <p>_____ Samantha Seller</p>	
<p>Recording Area</p> <hr/> <p>Name and Return Address: Attorney for Lender 1001 Legal Eagle Way Anywhere, MI 99999</p> <hr/> <p>111-11-1-1APN</p> <hr/> <p>Parcel Identification No. (PIN) This is not homestead property.</p>	

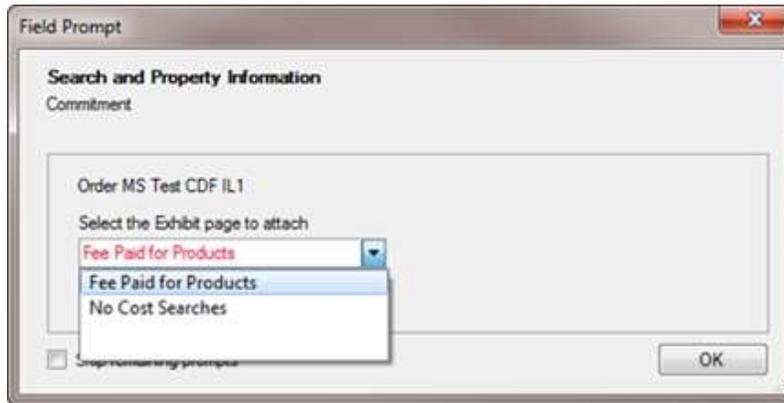
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JULY RELEASE NOTES

Deed and Easement Report Letter (UCC) Letter Report

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
n/a	State Counsel	n/a	335366	

Users will now have a prompt to select one of two limitation of liability provisions that will print as an exhibit page.



LIMITATION LANGUAGE FOR LIMITATION TO AMOUNT OF FEE PAID FOR SEARCH

YOU EXPRESSLY AGREE AND ACKNOWLEDGE THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REPORT. YOU RECOGNIZE THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, YOU UNDERSTAND THAT THE COMPANY WAS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT BUT FOR YOUR AGREEMENT THAT THE COMPANY'S LIABILITY IS STRICTLY LIMITED.

YOU AGREE THAT MATTERS AFFECTING TITLE BUT WHICH DO NOT APPEAR AS A LIEN OR ENCUMBRANCE AS DEFINED IN THE CUSTOMER AGREEMENT OR APPLICATION ARE OUTSIDE THE SCOPE OF THE REPORT.

YOU AGREE, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THIS REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS,

LIMITATION OF LIABILITY AND EXCULPATORY CLAUSES FOR NO COST SEARCHES

THE INFORMATION IN THIS REPORT HAS BEEN PROVIDED AT NO COST TO YOU. THIS REPORT IS LIMITED IN SCOPE. IT IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, CERTIFICATE OF TITLE OR PRELIMINARY TITLE REPORT, NOR A REPRESENTATION OF THE STATUS OF TITLE, AND ITS ACCURACY IS NOT INSURED. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, THE COMPANY MAKES NO REPRESENTATIONS AS TO ITS ACCURACY, DISCLAIMS ANY WARRANTIES AS TO THE REPORT, ASSUMES NO DUTIES TO YOU OR ANY THIRD PARTY, DOES NOT INTEND FOR YOU OR ANY THIRD PARTY TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THIS REPORT OR OTHERWISE. IN PROVIDING THIS REPORT, THE COMPANY IS NOT ACTING AS AN ABTRACTOR OF TITLE. IF IT IS DESIRED THAT LIABILITY BE ASSUMED BY THE COMPANY, YOU MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE.

JULY RELEASE NOTES

Title Production Checklist

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT Waukesha	n/a	333820	WID0126.doc

New document. Render to view complete document.



Fidelity National Title[®]

Insurance Company

TITLE PRODUCTION CHECKLIST

Order No.: MS Test CDF WI Multi

Correct property was searched	<input type="checkbox"/>
Property was searched for appropriate period of time (Full search versus PMM forward or Prior Policy)	<input type="checkbox"/>
All parties in the chain of title and buyers searched for appropriate time period (judgments, tax liens etc.) including any variations	<input type="checkbox"/>
OFAC guidelines followed	<input type="checkbox"/>
Effective date shown on commitment/report matches date shown on search sheet	<input type="checkbox"/>
Items found on search included in commitment/report	<input type="checkbox"/>
Items, exceptions, requirements and notes shown on commitment/report correctly (vesting entity, HELOC mortgages, outstanding real estate taxes) Use national/state exception/requirement codes	<input type="checkbox"/>
Status and authority documents for Corporations, Trusts, LLC's, Partnerships and other entities addressed on Schedule BI	<input type="checkbox"/>
2 nd Internal Review for any residential transaction over Five Million And No/100 Dollars (\$5,000,000) and any commercial transaction over Twenty Million And No/100 Dollars (\$20,000,000) completed	<input type="checkbox"/>
Approval by appropriate examiner/underwriter for deals over examiners authority level based on liability amount completed	<input type="checkbox"/>
If file closed by Chicago Title Insurance Company update was done before closing and policy issued within thirty (30) days of closing	<input type="checkbox"/>

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

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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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