

SOFTPRO SELECT

RELEASE NOTES



AUGUST, 2019

Testing Release Date: August 1, 2019

Production Release Date: August 16, 2019



AUGUST RELEASE NOTES

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AUGUST RELEASE NOTES

ALL STATES/SITES

DOCUMENTS

Escrow

Corporate Invoice				
NEW/MOD MOD	REQUESTED BY CORP	INCIDENT No.	TFS No(s). 552574	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Wiring information was updated for Novare National Settlement to display their operating account when wiring information is displayed on the corporate invoice. 				

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CSS Statements				
NEW/MOD MOD	REQUESTED BY CORP	INCIDENT No.	TFS No(s). 551948	FILE NAME (NEW ITEMS ONLY)
HTML				
<ul style="list-style-type: none"> Added bill code 'TERO' to list of bill codes that are suppressed. This bill code will be matched with itself, positive and negative amounts will use the same bill code. 				

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HUD/CDF Statements				
NEW/MOD MOD	REQUESTED BY CORP	INCIDENT No.	TFS No(s). 551957	FILE NAME (NEW ITEMS ONLY)
HTML				
<ul style="list-style-type: none"> Added bill code 'TERO' to list of bill codes that are suppressed. This bill code will be matched with itself, positive and negative amounts will use the same bill code. 				

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Payoff Authorization (esign)				
NEW/MOD Mod	REQUESTED BY SkySlope	INCIDENT No.	TFS No(s). 556551	FILE NAME (NEW ITEMS ONLY)
<p>When a joint contact is chosen, both names will appear in the body of the document but the signature section remains one contact. If the name is long enough to wrap to a 2nd line then it will but cutoff to maintain the vertical alignment of the form.</p>				

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AUGUST RELEASE NOTES

Wire Account Notification (NCS - Commercial)

NEW/MOD Mod	REQUESTED BY NCS	INCIDENT NO.	TFS No(s). 559523	FILE NAME (NEW ITEMS ONLY)
----------------	---------------------	--------------	----------------------	----------------------------

Top portion of document has been revised.


| Inquire before you wire!


CHICAGO TITLE

Chicago Title Insurance Company
 1000 Settlement Way, Suite 100, Anywhere, ME 99999
 Phone: (800)555-1234 Fax: (800)555-2468

WIRE ACCOUNT NOTIFICATION

Customer(s): Brian T. Buyer and Brenda T. Buyer
 Property Address: 100 Property Street, Detroit, ME 48201
 Project Reference: CJ's Test Commercial Purchase

PLEASE READ

Please be advised that the wire instructions, listed below, are the only wire instructions we will send you. **THESE WIRE INSTRUCTIONS WILL NOT CHANGE.**

If you receive ANY communications attempting to change these instructions, immediately call us at **(888)111-1234**.

Always verbally verify wire instructions with us before initiating a wire transfer.

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AUGUST RELEASE NOTES

Title

ALTA Commitment 2016 (MA ME NH RI VT)				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New			544176	SSCORPD5686.doc
New document to offer a faster version of the ALTA 2016 Commitment.				

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ALTA CDF Statements				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CORP		551978	
<ul style="list-style-type: none">Added bill code 'TERO' to list of bill codes that are suppressed. This bill code will be matched with itself, positive and negative amounts will use the same bill code.				

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AUGUST RELEASE NOTES

REPORTS

Fees By Selection				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	WA		544228	
<ul style="list-style-type: none"> • Added a new parameter called "Remove Trust Accounting Group:" checkbox, defaulted to unchecked and placed under the group by drop down. <ul style="list-style-type: none"> ○ The report is setup to group by trust account (or lack thereof) first, and then uses the selection in the drop down for group by. When this box is checked, the report will only group by what is in the drop down and remove the upper trust account grouping. • Added new drop down called "Property state (county filter only):". List will contain all state values and an "All" option which will be the default. <ul style="list-style-type: none"> ○ When a state is selected, it will filter the counties by state in the picklist. New parameter can be placed directly above the property county picklist • Added a new drop down called "In/Out of County:" and placed below commercial/residential drop down with the following options <ul style="list-style-type: none"> ○ Both (default) ○ Out of County Only - only pull orders where the {{Order.IsOutOfCounty}} box is checked ○ In County - only pull orders where {{Order.IsOutOfCounty}} box is blank/NULL • On format type "Fees by Selection" option added the Title Only order number as a new column called "Ref. #". This is the reference number of the contact select as the Title Office {{Order.Title.Office}} <ul style="list-style-type: none"> ○ Show after the memo column 				

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Construction Draw Summary				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	CORP		529546	SSCORP5391.rpt
<ul style="list-style-type: none"> • New report based on existing Disbursement Summary report <ul style="list-style-type: none"> ○ Changed layout to legal landscape ○ Under Responsible Party added "Created By:" and will pull in the user who created the draw ○ Under Created by added in "Approved By:" and will pull in the user who approved the draw ○ Under approved by added in "Approved Date:" and will pull in the date the draw was approved ○ Under approved date added in "Project:" and will pull in the project field {{Order.Project}} ○ Added column after trade called "Lien Waiver" and will pull in the lien waiver field from the construction draw tab ○ If the need tax ID box is checked, a '*' will be placed next the name and include a note in the footer '* - ext to name indicated missing TaxID' 				

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AUGUST RELEASE NOTES

Order Contact Export

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	CORP		551158	

General:

Title – Order Contact Export

Tree location – Order Contact Reports

Parameters:

- Run by date dropdown
 - Closed (Default)
 - Opened
 - Settlement
 - Opened and Closed
- date from
- date through
- Include Cancelled orders Checkbox, default to unchecked
- Include Marketing Source, default to checked
- Main Contact Person only checkbox, default to checked
- Contact Type picklist
- Branch picklist
- Escrow Officer picklist
- Title Officer picklist
- Order Type picklist
- Product Type picklist
- Show report programming notes
- Report comments

Groups:

- None

Columns:

- Order Number
- Contact Type
- Lookup Code
- Marketing Source
 - column will just list a Y or N
- Company Name
- Courtesy Title
- Main Contact Person First Name
- Main Contact Person Last Name
- Address 1
- Address 2
- City
- State
- Zip
- Email
- Revenue
 - sum of all revenue, all bill codes with GL code beginning with 4 + CRRAR Revenue Field
- Sales Rep



AUGUST RELEASE NOTES

- show if exists on the contact, even if they are not the marketing source

Totals:

- none

Sorting:

- Order Number
- contact type

Logic:

- Excel export only report
- Report will return the names and addresses of the order contacts selected for orders returned in the date range, listing each contact/person combination on a separate row
- If the Main Contact Person only box is checked, only show a row for the Main Contact for each Order Contact
- If the include marketing source box is checked, then also return the marketing source even if they are not one of the order contact types selected.

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Order Count/Revenue Summary

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	CORP		552543	SSCORP5391.rpt
<ul style="list-style-type: none"> • Added a new text box parameter called "Only Include Orders W/ Suffix (comma separated):", placed new parameter under Additional Description contains text box and defaulted to blank. When users enter values include orders that order number suffix with the value(s) only. When new parameter is blank it should return all orders as it did prior. 				

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Orders by Status

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	CORP		554273	
<ul style="list-style-type: none"> • Updated the logic on report to allow the user to select the None option that is available in drop down and enter in the lookup codes to search all contacts types. 				

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Reconcile Recording Charges

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	CORP		552552	
<ul style="list-style-type: none"> • Added a new drop down parameter above the current Settlement Date from drop down called "Report Type:" and include the following options <ul style="list-style-type: none"> ○ "Settlement Date" (Default) - will function the same how the report does now ○ "Recording Date" - will show orders that have a recording date in the date range for a deed {{Order.Deeds.Recording.RecordedDate}} or loan {{Order.Loans.SecurityInstrument.Recording.RecordedDate}} • Removed the word settlement from the from and through date drop downs 				

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Report Activity				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	CORP		554242	
<ul style="list-style-type: none"> On the excel export added a column called Report Tree and will show the name of all trees that the report is found in for the DB run on and concatenate in one cell comma separated. Only show reports trees that are active. 				

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SPAdmin- Custom Source of Business Export				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	CORP		559605	
<ul style="list-style-type: none"> Updated the County Manager names for the following flash codes: <ul style="list-style-type: none"> FNBA = Scott Schilling FXTC = Joanna Patilis 				

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Top Customer List				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	CORP		554761	
<ul style="list-style-type: none"> Added the following columns to the excel export: <ul style="list-style-type: none"> City - shows after name and will print the city of marketing source State - shows after city and will print the two letter abbreviation of the state Client Type - shows after State and will print the contact type code (L for Lender, AT for attorney, etc), if more than one is found the report will concatenate all in the same cell comma separated Office - shows after client type and lists the branch lookup code. If more than one is found concatenate all in the same cell comma separated 				

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AUGUST RELEASE NOTES

ALABAMA

DOCUMENTS

Title

ALTA Commitment 2016 (AL)

NEW/MOD	REQUESTED BY	TICKET No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New			546448	ALD1002.doc

New document to offer a faster version of the ALTA 2016 Commitment.

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AUGUST RELEASE NOTES

ARIZONA

DOCUMENTS

Escrow

Information Form (Seller)

NEW/MOD Mod	REQUESTED BY CT Yuma	TICKET No(s).	TFS No(s). 557369	FILE NAME (NEW ITEMS ONLY)
-----------------------	--------------------------------	----------------------	-----------------------------	-----------------------------------

Added another seller section when the contact is a joint contact.

PLEASE COMPLETE AND RETURN

Date: August 1, 2019
Escrow No.: JMoe CD Test-JDK

We are pleased to be handling this escrow for you. We are processing this transaction for you.

1. Seller: _____
Home Phone No.: _____
Email Address: _____

Seller

Individual Organization

Type: **Joint**

Name(s)	First	Middle	Last	Suffix	Relationship
Stanley			Seller		and
Sonya			Seller		

Name: Stanley Seller and Sonya Seller

Seller: _____ SSN: _____
Home Phone No.: _____ Work Phone No.: _____
Email Address: _____ Email Address: _____

2. Property Address: _____

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AUGUST RELEASE NOTES

CALIFORNIA

DOCUMENTS

Escrow

- [Affidavit \(Owner's/Individual\)](#)
- [Affidavit \(Owner's/Individual - Borrower\)](#)
- [Affidavit \(Owner's/Organization\)](#)
- [Affidavit \(Owner's/Organization - Borrower\)](#)
- [Affidavit \(Owner's/Seller\)](#)

NEW/MOD	REQUESTED BY	TICKET No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT San Francisco		556846	

For Commercial transactions only, the following verbiage has been added:
The Undersigned's knowledge, there are no material violations of any current, enforceable covenant affecting the Property and the Undersigned has received no written notice from any third party claiming that there is a present violation of any current, enforceable covenant affecting the Property.

11. That there is no action or proceeding relating to the Property in any State or Federal Court in the United States nor any State or Federal Judgment or any Federal Lien of any kind or charge upon the Property.

This Affidavit is given to induce **Underwriter Company** to issue title insurance endorsements knowing full well that it will be relying upon the accuracy of the information provided.

Transaction type

Purchase

Refinance

Equity

Other

Commercial

Construction

Cash sale

Out of county

11. That there is no action or proceeding relating to the Property in any State or Federal Court in the United States nor any State or Federal Judgment or any Federal Lien of any kind or charge upon the Property.

12. That to the Undersigned's knowledge, there are no material violations of any current, enforceable covenant affecting the Property and the Undersigned has received no written notice from any third party claiming that there is a present violation of any current, enforceable covenant affecting the Property.

This Affidavit is given to induce **Chicago Title Insurance Company** to issue title insurance endorsements knowing full well that it will be relying upon the accuracy of the information provided.

Transaction type

Purchase

Refinance

Equity

Other

Commercial

Construction

Cash sale

Out of county

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Affidavit (Transfer Tax - San Francisco)				
NEW/MOD	REQUESTED BY	TICKET No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	NoCal		553971	

Updated to reflect most recent version.

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AUGUST RELEASE NOTES

City Report Request - Ventura

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT SoCal		556547	
Updated to reflect most recent version.				

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EI Commercial Sale (EIS)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT SoCal		555734	
Moved the contingencies section above additional instructions section.				

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AUGUST RELEASE NOTES

Trust Certification

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT Santa Clara		558039	

FT Santa Clara only: Updated document to pull in Name Long field instead of just the Name field.



CERTIFICATION OF TRUST
 PURSUANT TO CALIFORNIA
 PROBATE CODE SECTION 18100.5

Ownership profile: Default\CA\Santa Clara\FT

Name long: Buying Trust Long Name

Es crow No.: JMoe CD Test-JDK
 Title No.: T22222

I/We, **First Buyer Officer** and **Second Buyer Officer**, trustee(s) of the **Buying Trust Long Name** confirm the following facts:

- The **Buying Trust Long Name** (Name of Trust) is currently in existence and was created on _____ (Date of Trust).



CERTIFICATION OF TRUST
 PURSUANT TO CALIFORNIA
 PROBATE CODE SECTION 18100.5

Ownership profile: Default\CA

Name: Buying Trust

Es crow No.: JMoe CD Test-JDK
 Title No.: T22222

I/We, **First Buyer Officer** and **Second Buyer Officer**, trustee(s) of the **Buying Trust** confirm the following facts:

- The **Buying Trust** (Name of Trust) is currently in existence and was created on _____ (Date of Trust).

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AUGUST RELEASE NOTES

PHRASES

Oakland Sidewalk Phrase								
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)				
New	NoCal		557350					
<table border="1"> <thead> <tr> <th>Code</th> <th>Name</th> </tr> </thead> <tbody> <tr> <td>city09</td> <td>CITY OF OAKLAND - SIDEWALK COMPLIANCE</td> </tr> </tbody> </table> <p>OAKLAND SIDEWALK COMPLIANCE: Escrow Holder is not to be concerned with Sidewalk Compliance, as the buyers/sellers are handling outside of escrow. Sellers further agree to indemnify Escrow Holder and Underwriter Name against loss or damage by reason of any claim of lien for labor, materials or services rendered in connection with such Sidewalk Compliance.</p> <p>Escrow holder relies on buyers and sellers instruction and agreement for the purposes of closing escrow regarding Sidewalk compliance, repair, inspection, or certification, and is released of any liability for verification of said instruction and agreement.</p>					Code	Name	city09	CITY OF OAKLAND - SIDEWALK COMPLIANCE
Code	Name							
city09	CITY OF OAKLAND - SIDEWALK COMPLIANCE							

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AUGUST RELEASE NOTES

COMMERCIAL

REPORTS

NCS Commissions by Selection				
NEW/MOD MOD	REQUESTED BY NCS	INCIDENT No.	TFS No(s). 505202	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">• Added new text box parameter called "Only Include Orders W/ Suffix (comma separated):"<ul style="list-style-type: none">○ When users enter values include orders that order number suffix with the value(s) only. When new parameter is blank it should return all orders as it did prior.				

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AUGUST RELEASE NOTES

CONNECTICUT

DOCUMENTS

Title

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

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New			554597	CTD1003.doc CTD1002.doc

New state-specific documents to offer faster versions of the ALTA 2006 Policies.

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AUGUST RELEASE NOTES

DELAWARE

DOCUMENTS

Title

ALTA Commitment 2016 (DE)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New			546455	DED1001.doc

New state-specific documents to offer faster versions of the ALTA 2016 Commitment.

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AUGUST RELEASE NOTES

FIRST TITLE OF GEORGIA

DOCUMENTS

Title

Policies - Schedule A

NEW/MOD Mod	REQUESTED BY First Title	INCIDENT NO.	TFS No(s). 558081	FILE NAME (NEW ITEMS ONLY)
-----------------------	------------------------------------	---------------------	-----------------------------	-----------------------------------

When the Title Office is an Alabama office (FIRS-0040, FIRS-5850, FIRS-5851) the policies will now reflect the new Tuscaloosa office address:

CHICAGO TITLE INSURANCE COMPANY

LOAN POLICY NO. LoanPolNum-456

SCHEDULE A

Date of Policy	Amount of Insurance	Premium
July 31, 2019 at 07:00 AM	\$400,000.00	\$456.00

Name and Address of Title Insurance Company: Chicago Title Insurance Company
 Issued by:
 First National Financial Title Services of Alabama, Inc.
 957 Monmouth Road
 Tuscaloosa, AL 35406

Policy No.: LoanPolNum-456

Loan Pol Num: 558081

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AUGUST RELEASE NOTES

FLORIDA

DOCUMENTS

Escrow

Affidavit (Contractor's Final Payment)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT Maitland		557097	

Corrected notary section to include State and County lines.

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Agreement (IRCC)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT Melbourne		557186	FLD1345.doc

New document. Render to view complete document.

Prepared by and Return To:

Joseph D Kirby
Settlement Agent
111 settlement agent ave.
city, FL 00000

Order No.: JMoe CD Test

APN/Parcel ID(s): 1111APN
Tax/Map ID(s): 121212TM

AGREEMENT

STATE OF _____

COUNTY OF _____

As additional consideration for the sale and purchase of the real property described below the undersigned buyers of that certain real property located at:

Property 1 legal description Property 1 legal description Property 1 legal description Property 1 legal

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AUGUST RELEASE NOTES

Notice of Termination with Contractor's Affidavit

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT Maitland		557098	
Corrected notary section to include State and County lines.				

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AUGUST RELEASE NOTES

HAWAII

DOCUMENTS

Escrow

EI - Loan (EIS)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT HI		556949	

Moved initials and added new language.

2. Borrower is aware that interest on the existing loan(s) does not stop accruing at close of escrow, but continues until the actual day of receipt of the payoff by Lender.

Borrower is aware that interest will accrue through weekends or holidays.

Borrower is aware he/she/they are responsible for payment of all of such interest and will indemnify and hold Escrow Holder harmless in connection with the payment of such interest.

The undersigned has read, acknowledges and hereby approves a copy of the demand ATTACHED HERETO as to form and content. Said demand shall be paid through this escrow. In the event the lender advises escrow of additional funds necessary for payoff after the close of escrow, the undersigned hereby agrees to deposit any additional funds necessary to comply with lender's demand.

Verbiage added

END OF INSTRUCTIONS

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

Bryan B. Buyer

Date

Brenda B. Buyer

Date

Address: _____

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

From: _____

Date/Time: _____

Confirmed By: _____

Section Removed

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AUGUST RELEASE NOTES

EI - Sale (EIS)				
NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT HI		556949	
<p>Moved initials and added new language.</p> <div style="border: 1px solid black; padding: 10px;"> <p>Balance of funds to close escrow must be in the form of wire transfer or cashier's check drawn on a Hawaii Bank or Savings and Loan, payable to Escrow Office Name pursuant to "Deposit of Funds", paragraph one, (known as the GOOD FUNDS ACT) contained in the General Provisions attached hereto and made a part hereof.</p> <div style="border: 2px solid red; padding: 5px;"> <p>The undersigned Seller has read, acknowledges and hereby approves a copy of the demand ATTACHED HERETO as to form and content. Said demand shall be paid through this escrow. In the event the lender advises escrow of additional funds necessary for payoff after the close of escrow, the undersigned Seller hereby agrees to deposit any additional funds necessary to comply with lender's demand.</p> </div> <div style="border: 2px solid red; padding: 5px; margin-top: 10px;"> <p>Verbiage added</p> </div> </div>				

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AUGUST RELEASE NOTES

Letter (Opening - Buyer - Seller)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	HI		557829	

Removed "Preliminary Title Report Approval" bulleted item from both Buyer and Seller instances.

Seller Version:

Please complete and return the following documents to our office:

- **Escrow Instructions and General Provisions** - Designates us as your escrow agent and explains our role.
- **Escrow Information Sheet** - Provides information that we require upfront to better process your escrow transaction.
- **Form N-289 (HARPTA)** - *Generally for Hawaii residents.* Non-Hawaii residents may be subject to 7.25% (of the sales price) state withholding.
- **Certification of Non-Foreign Status (FIRPTA)** - *Generally for U.S. citizens.* Non-U.S. citizens may be subject to 15% (of the sales price) federal withholding.
- ~~**Preliminary Title Report Approval** - Acknowledges receipt and approval of the preliminary title report. Please retain for your records.~~

Buyer Version:

Please complete and return the following documents to our office:

- **Escrow Instructions and General Provisions** - Designates us as your escrow agent and explains our role.
- **Escrow Information Sheet** - Provides information that we require upfront to better process your escrow transaction.
- ~~**Preliminary Title Report Approval** - Acknowledges receipt and approval of the preliminary title report. Please retain for your records.~~

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Payoff Authorization

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT HI		556960	

Added SSN line for Trusts in the signature section.

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AUGUST RELEASE NOTES

Title

Status Title Report				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	HI		557324	HID1246.doc

New document. Render to view complete document.



Fidelity National Title[®]

Insurance Company

STATUS REPORT

The information contained in this report is furnished by [Fidelity National Title Insurance Company](#) (the "Company"). This Report (and any revisions thereto) is issued for the sole benefit of the Customer and Purchaser of this Report identified in the Order Number referenced below. Liability for any loss arising from errors and/or omissions is limited to the lesser of the charge or the actual loss, and the Company will have no greater liability by reason of this report. THIS REPORT IS SUBJECT TO THE LIMITATIONS OF LIABILITY STATED BELOW, WHICH LIMITATIONS OF LIABILITY ARE A PART OF THIS REPORT.

SCHEDULE A

[Fidelity National Title Insurance Company](#), hereby reports as follows as to the title of the Parties named in Schedule A in and to the title to land described in Schedule C, subject to the matters set forth in Schedule B, based solely upon an abstract and examination of the following Indices in the State of Hawaii: (a) the Office of the Clerks of the Circuit Court of the Judicial Circuit within which the land is located; (b) the Office of the Clerk of the District Court of the United States for the District of Hawaii; (c) the Office of the Registrar of Conveyances; and (d) the Office of the Real Property Tax Assessment Division of the County within which the land is located.

Stephen T. Seller and Stephanie T. Seller, husband and wife, as tenants by the entirety, by that certain Deed dated February 1, 2000 and recorded in [Deed Book 1234, Page 56](#), in the County Public Records Office., as Fee Simple

This report is subject to the Conditions and Stipulations set forth in Schedule D and is dated as of [March 1, 2019](#) at [07:59 AM](#).

Inquiries concerning this report should be directed to:

[Fidelity National Title Insurance Company](#)
 Email: fntic@email.com
 Fax: [\(800\)777-8642](tel:(800)777-8642)
 Phone: [\(800\)777-2468](tel:(800)777-2468)
 Refer to Order No. [CommitmentNum111](#), Purchaser [Abe Abstractor](#)

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AUGUST RELEASE NOTES

REPORTS

Order Information by Sales Rep				
NEW/MOD MOD	REQUESTED BY FL	INCIDENT No.	TFS No(s). 556740	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Added a new checkbox parameter called "Include Sales Rep on Marketing Source Only" and defaulted to checked. <ul style="list-style-type: none"> ○ When checked it will only show the contacts that are selected as the marketing source. When unchecked it will show all contacts where the sale rep is selected. This should function the same as it does on all other marketing reports for the logic. • Added a new checkbox called "Show Listing and Selling Agent on ALT" and default to checked if profile state = FL, else default to unchecked <ul style="list-style-type: none"> ○ when checked show the first listing agent and first selling agent in place of the escrow officer and title officer column on alternate format <ul style="list-style-type: none"> ▪ Listing Agent in place of Title Officer ▪ Selling Agent in place of Escrow Officer • Alternate format checkbox - defaulted to checked if profile state <> CA 				

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AUGUST RELEASE NOTES

ILLINOIS

DOCUMENTS

Escrow

Investment Options

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	IL OAC		554290	

Revised the Wintrust Bank minimum balance from \$1.00 to \$5,000.00.

Investments Not Requiring a Maturity Date

NOTE: For all the money market accounts listed below funds are available after one (1) day and are insured to Two-hundred fifty thousand and No/100 Dollars (\$250,000.00). Rates fluctuate, call closer for current rates.

- Harris Trust Money Market \$5,000.00 minimum
- Fifth Third Bank \$1.00 minimum
- US Bank \$1.00 minimum
- Wintrust Bank **\$5,000.00 minimum**

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AUGUST RELEASE NOTES

MY SCREENS

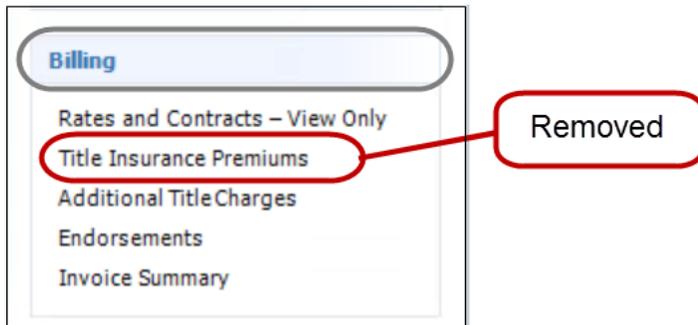
Title Insurance Premiums Screen Removed

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

The Title Insurance Premiums screen is removed from the Billing section.

This change is visible when using My Screens:

- > IL – CT Metro Escrow
- > IL – CT Metro Title



AUGUST RELEASE NOTES

Title Insurance Premiums Screen Added

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

The FNT Rates and Contracts section now includes the Title Insurance Premiums screen.

This change is visible when using My Screens > FNF Rates and Contracts



FNF Rates and Contracts

FNF Rates and Contracts

▶ Title Insurance Premiums

◀ ▶ Title Insurance Premiums

Title Insurance Premiums (1)

	+ - Default Splits	Disclosures
Loan	Underwriter	Commitment
1	Chicago Title Insurance Company	19009190CL



AUGUST RELEASE NOTES

INDIANA

DOCUMENTS

Escrow

Deed (Trustee's)

Deed (Trustee's - Legal)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	IN Underwriting Counsel		559544	

Removed sentence from paragraph.

~~This Deed is executed pursuant to, and in the exercise of, the power and authority granted to and vested in the said Trustee by the terms of said Deed or Deeds in Trust delivered to the said Trustee in pursuance of the Trust Agreement above mentioned and subject to all restrictions of record. The Trustee herein states that (i) the Trust has not been amended, modified or revoked since its execution; (ii) the Trust is in full force and effect as of the date hereof; (iii) the Real Estate has not been withdrawn from the operation of said Trust Agreement.~~

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AUGUST RELEASE NOTES

Title

ALTA Loan Policy 2006 (IN)

ALTA Owner's Policy 2006 (IN)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New			546481	IND1313.doc IND1314.doc

New state-specific documents to offer faster versions of the ALTA 2006 Policies.

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AUGUST RELEASE NOTES

LANDCASTLE TITLE

DOCUMENTS

Escrow

Any document with a header

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	LCT		557198	

Within headers, replaced all hardcoded logos to pull from the A contact in the file.

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AUGUST RELEASE NOTES

MICHIGAN

DOCUMENTS

Title

ALTA Loan Policy 2006 (MI)

ALTA Owner's Policy 2006 (MI)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New			548155	MID1295.doc MID1294.doc

New state-specific documents to offer faster versions of the ALTA 2006 Policies.

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AUGUST RELEASE NOTES

MINNESOTA

DOCUMENTS

Title

Additional Insured Endorsement

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT MN Commercial		555793	EyrS_ADINS_MN_FNF

The new Additional Insured endorsement is now available.

<p>ENDORSEMENT</p> <p>Issued By:</p> <div style="display: flex; align-items: center;">  <div> <p>Fidelity National Title Insurance Company</p> </div> </div> <p>Charge: \$0.00</p> <p>The Owner's policy listed above is hereby amended by adding as a named Insured therein:</p> <p style="text-align: center;">FILL IN</p> <p>This endorsement does not extend the coverage of the policy to any later date than the Date of Policy originally stated therein, nor does it impose any liability on the Company for loss or damage resulting from (1) failure of such added insured to acquire an insurable estate or interest in the land or (2) any defect, lien or encumbrance attaching by reason of the acquisition of an estate or interest in the land by such added insured.</p> <p>The rights of the above named Insured shall be subject to the defenses, if any, which the Company may have against the original Insured, or any other named Insured.</p> <p>This endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and of any prior endorsements thereto.</p>	<p style="text-align: center;">ADDITIONAL INSURED</p> <p style="text-align: center;">Attached to Policy Number:</p> <div style="border: 1px solid black; padding: 10px; text-align: center; margin: 10px auto; width: 80%;"> <p>OwnPolNum-123</p> </div>
--	--

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

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New			551333	MND1119.doc MND1120.doc

New state-specific documents to offer faster versions of the ALTA 2006 Policies.

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AUGUST RELEASE NOTES

Date Down Commitment				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Minneapolis		554841	
Form revised so that when attached to an Owner's Policy, Endorsement Item 1(d) referencing the Insured Mortgage is removed.				

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AUGUST RELEASE NOTES

MISSOURI

DOCUMENTS

Escrow

Agreement (Indemnity - General) Secured Indemnity

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	MO Regional Counsel		557632	

Updated to match most recent version provided by Regional Counsel.

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Underwriting Approval for Unencumbered Property

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT MO		557854	MOD1190.doc

New document. Render to view complete document.



**UNDERWRITING APPROVAL FOR
UNENCUMBERED PROPERTY**

In compliance with Paragraph 1 of Section 1 of Underwriting Bulletin 2005-RC-04A as amended in Underwriting Bulletin 2016-RC-03, if:

- the current owner purchased the property for cash, AND
- we have a copy of the Owner's Policy that was issued to the current owner, AND
- that Owner's Policy contains no exceptions for mortgages/deeds of trust, AND
- there have been no subsequent mortgages/deeds of trust recorded since the current owner took title to the property,

then Underwriting approves producing the commitment with the following (G60) exception for no open mortgages/deeds of trust:

"The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence."

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AUGUST RELEASE NOTES

Unsecured Indemnity - Corp

Unsecured Indemnity - Ind

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	MO Regional Counsel		557632	
Disabled per Regional Counsel.				

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AUGUST RELEASE NOTES

NEVADA

DOCUMENTS

Title

ALTA Commitment 2016 (NV)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New			544107	NVD1020.doc
New document to offer a faster version of the ALTA 2016 Commitment.				

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AUGUST RELEASE NOTES

NEW JERSEY

DOCUMENTS

Title

Master Endorsement (NJ - All)

NEW/MOD New	REQUESTED BY State Counsel	INCIDENT NO.	TFS No(s). 549899	FILE NAME (NEW ITEMS ONLY)
<p>New endorsements effective 9/1/2019:</p> <ul style="list-style-type: none"> - NJRB 5-179 - ALTA 3.3-06 - Zoning - Completed Improvement - Non-Conforming Use (New Jersey Variation) - NJRB 5-180 - ALTA 18.3-06 - Single Tax Parcel and ID <p>Revised endorsements effective 9/1/2019:</p> <ul style="list-style-type: none"> - NJRB 5-94 - ALTA 8.1-06 - Environmental Protection Lien - NJRB 5-137 - ALTA 3.2-06 - Zoning - Land Under Development - NJRB 5-165 - ALTA 8.2-06 - Commercial Environmental Protection Lien 				

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AUGUST RELEASE NOTES

NEW MEXICO

DOCUMENTS

Escrow

Invoice (NM)				
NEW/MOD MOD	REQUESTED BY NM	INCIDENT NO.	TFS No(s). 556031	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Update for when "Invoice (NM)" format is chosen the thank you message will show as centered with a space between the two lines. Updated text to show as bold. <p style="text-align: center;">Thank you for the opportunity to serve you.</p> <p style="text-align: center;">Please return a copy of this invoice with your payment</p>				

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AUGUST RELEASE NOTES

MY SCREENS

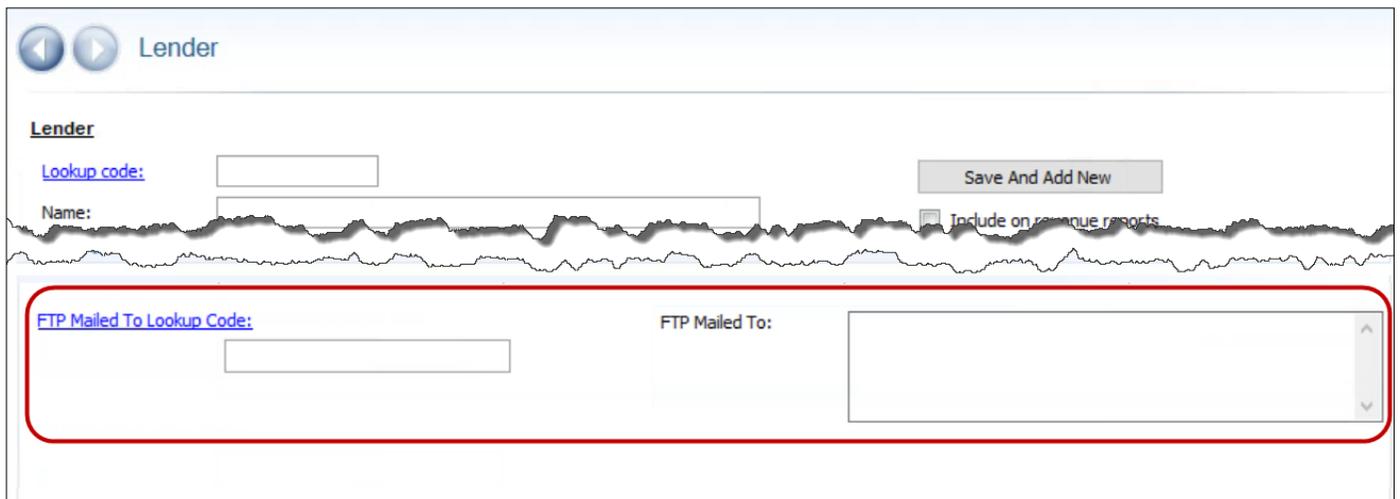
Lender Contact Screen

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

The FTP Mailed To Lookup Code and FTP Mailed To fields have been re-aligned to appear side-by-side on the Lender screen.

This change can be seen when one of the following My Screens is selected.

- > NM All Screens
- > NM Commercial
- > NM Commercial CSS
- > NM Escrow Screens
- > NM Title Screens



The screenshot shows the 'Lender' screen interface. At the top, there are navigation arrows and the title 'Lender'. Below this, there is a section titled 'Lender' containing several input fields and buttons. The fields include 'Lookup code:', 'Name:', and 'FTP Mailed To Lookup Code:'. There are also buttons for 'Save And Add New' and a checkbox labeled 'Include on remque reports'. A red box highlights the 'FTP Mailed To Lookup Code:' field and the 'FTP Mailed To:' field, which are now positioned side-by-side.

AUGUST RELEASE NOTES

Buyer/Borrower Contact Screen

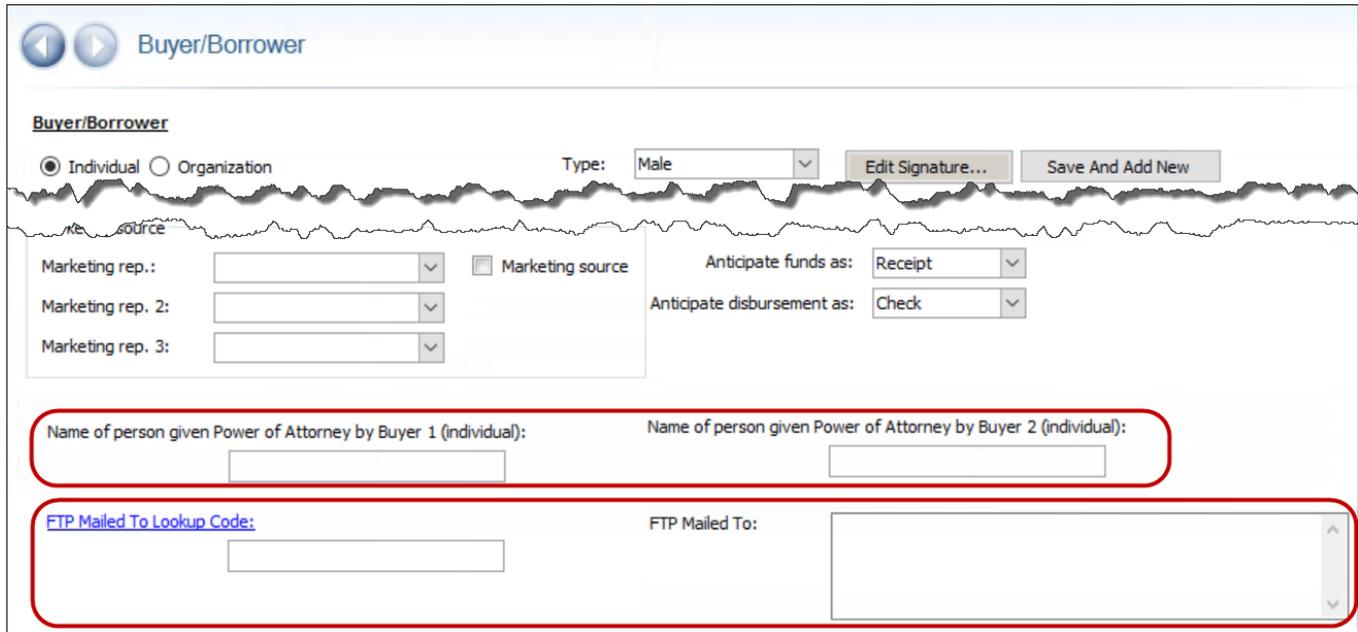
NEW/MOD Mod	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
----------------	--------------	-------------------	------------	----------------------------

The following changes have been made to the Buyer/Borrower screen:

- › Re-aligned fields (now side-by-side)
 - ›› Name of person given Power of Attorney by Buyer 1
 - ›› Name of person given Power of Attorney by Buyer 2
- › New fields
 - ›› FTP Mailed To Lookup Code
 - ›› FTP Mail To

These fields are available when one of the following My Screens is selected.

- › NM All Screens
- › NM Commercial
- › NM Commercial CSS
- › NM Escrow Screens
- › NM Title Screens



Buyer/Borrower

Individual Organization
 Type:

Marketing rep.: Marketing source
 Anticipate funds as:

Marketing rep. 2:
 Anticipate disbursement as:

Marketing rep. 3:

Name of person given Power of Attorney by Buyer 1 (individual):

Name of person given Power of Attorney by Buyer 2 (individual):

FTP Mailed To Lookup Code:

FTP Mailed To:

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AUGUST RELEASE NOTES

NEW YORK

DOCUMENTS

Escrow

Affidavit (Commercial Title)
Affidavit (Owner in Possession - NNY)
Affidavit (Owner-Seller) (NNY)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Syracuse		554293	

SYRACUSE ONLY: Added text "The Premises is not used for the cultivation, distribution, manufacture, or sale of marijuana."

That there are no Federal or State tax claims or liens assessed or filed against the undersigned. That there are no outstanding charges, bills or liens that would result in the assertion of a statutory trust for the benefit of sellers and other parties protected under the Perishable Agricultural Commodities Act or any similar Federal or State laws. There are no judgments against the undersigned which are unpaid or unsatisfied of record entered in any court of this State or of the United States, and said Premises are free from all taxes, assessments, water charges, sewer rents and any other type of liens and/or encumbrances; in the event there are any such unpaid liens or encumbrances, the undersigned hereby guarantees full and prompt payment of all same, including but not limited to all taxes, water and sewer charges and late charges, if any, for the Premises up to and including the date of the closing on the sale of the subject Premises by the undersigned. The undersigned, with full authority, agrees to indemnify and hold harmless the grantee of the undersigned, [Chicago Title Insurance Company](#), in connection with the issuance of a title insurance policy as part of the closing of the undersigned's interest in the above premises, from all loss or damage resulting from non-payment of any lien or encumbrance. The Premises are presently not receiving any type of exemption from taxes that would be lost as a result of the transfer of the same to a subsequent owner. The Premises are presently not subject to special assessments for improvements that have been made to the Premises. **The Premises is not used for the cultivation, distribution, manufacture, or sale of marijuana.**

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Certification Page 1 (Utica) (With Prompts)
Certification Page 2 (Utica) (With Prompts)
Certification Page 3 (Utica) (With Prompts)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Leatherstocking Abstract (Utica)		559780	

Leatherstocking Abstract (Utica) only: Updated titles of existing Certification Page (Utica) documents to add "(Blank)" and added Certification Page (Utica) (With Prompts) documents, which include name/date prompts used on previous Certificate Page versions.

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AUGUST RELEASE NOTES

Customer Application and Agreement for Title Search Report				
NEW/MOD New	REQUESTED BY FNT Riverhead	INCIDENT No.	TFS No(s). 556043	FILE NAME (NEW ITEMS ONLY) NYD1710.doc
New document. Render to view complete document.				
<div style="display: flex; justify-content: space-between; align-items: center;">  <div style="text-align: right;"> <p>CUSTOMER APPLICATION AND AGREEMENT FOR TITLE SEARCH REPORT</p> </div> </div> <p style="margin-top: 20px;">Applicant hereby requests that Chicago Title Insurance Company ("the Company") furnish Applicant with a Title Search Report ("Report") based upon the hereinafter defined Title Instruments, which Report 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 Application and Agreement. Applicant does not at this time need and is not requesting the benefit or protection afforded by a policy of title insurance, nor does the Applicant desire</p>				

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AUGUST RELEASE NOTES

Landlord Estoppel Certificate

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FNT/CT Albany		556023	NYD1709.doc

New document. Render to view complete document.



LANDLORD ESTOPPEL CERTIFICATE

This Landlord Estoppel Certificate (this "Certificate") is made as of the Effective Date (as defined below) and delivered by [Selling Corporation](#) and [Solataire Seller](#) ("Landlord") and [Bryan B. Buyer](#) and [Buying Limited Partnership](#) ("Tenant"), with reference to that certain [title of lease instrument here](#) by and between Landlord and [Name of Other Party to lease instrument](#), [Second Name of Other Party to lease instrument](#), [Third Name of Other Party to lease instrument](#), dated [July 17, 2019](#), [Additional related instrument here](#), [Another additional related instrument here](#), [A third related instrument here](#) (collectively, the "Lease"). The date indicated on the signature page of this instrument shall be the "Effective Date" of this Certificate.

Landlord, as of the Effective Date, hereby certifies, warrants, represents, and covenants to Tenant and [Chicago Title Insurance Company](#) ("Title Company") that:

1. Landlord and Tenant entered into the Lease, a true and correct executed copy of which is attached hereto as Exhibit "A". The Lease is valid and in full force and effect and has not been amended, modified, or supplemented in any manner whatsoever.
2. Tenant is current on all payments or sums due under the terms of the Lease.
3. There exist no offsets, deductions or credits against rents or other payments due under the Lease.

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AUGUST RELEASE NOTES

LLC Consent				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FNT Garden City		554306	NYD1708.doc
<p>New document. Render to view complete document.</p> <div style="border: 1px solid black; padding: 20px; margin: 10px 0;">  <div style="text-align: right;"> <p>UNANIMOUS WRITTEN CONSENT OF ALL OF THE MEMBERS OF THE BUYER ORG</p> </div> <p style="clear: both; margin-top: 20px;"> THE UNDERSIGNED, being all of the members of The Buyer Org a(n) [PROMPT] limited liability company, (the "LLC") hereby consents to the adoption of the following resolutions without a meeting in accordance with the New York Business Corporation Law: </p> </div>				

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NY Application				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	NY		556599	
<ul style="list-style-type: none"> • For Riverhead (FRVH) offices- if an order has more than one loan policy show both loans in the "Amount of Insurance" box and label as "Mortgage Amount 1st" and "Mortgage Amount 2nd". if the order has more than two continue to show additional loan with the same text. <ul style="list-style-type: none"> ○ If the order has more than one loan policy, then will list all of the insured names in the "Insured Mortgage" box 				

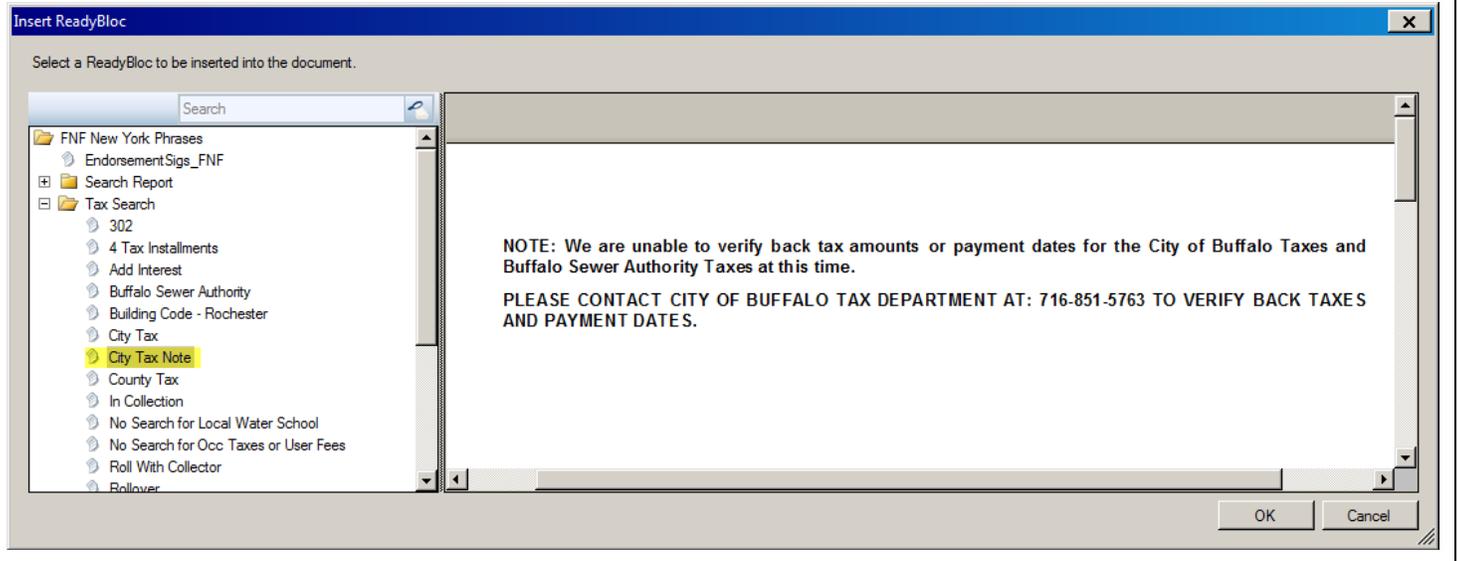
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AUGUST RELEASE NOTES

Tax Search, new phrase

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT Buffalo		557129	

Added new ReadyBloc Phrase to Tax Search folder of FNF NY ReadyBloc Tree to make available to insert on Tax Search ReadyDocs.



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AUGUST RELEASE NOTES

OHIO

DOCUMENTS

Escrow

Escrow Advance Check Request

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FFRS Retail - MI and MN		556412	

Updated email address for FFRS Retail ops.



Company Name

ESCROW ADVANCE CHECK REQUEST

Email to: DL-OhioAccounting@fnf.com

Date: July 26, 2019

File No.: JM CD Test-JDK

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AUGUST RELEASE NOTES

Release of Escrow Funds

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT South Central OH		556549	OHD1426.doc

New document. Render to view complete document.

RELEASE OF ESCROW FUNDS

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

Order No.: JM CD Test-JDK
 Buyer(s): Bryan B. Buyer and Brenda B. Buyer
 Seller(s): Samuel S. Seller and Samantha S. Seller
 Property: 1111 Property Avenue
 Prop City, OH 55555
 Escrow Agreement Dated: July 29, 2019

We, the undersigned Seller and Buyer, in the referenced transaction do hereby authorize Escrow Office Name to release the funds held in connection in the following manner:

Escrow Funds in the amount of \$1,500.00.

Pay \$ _____	To: _____

We understand that unless and until Escrow Office Name has received identical instructions from all parties, it will continue to hold said escrowed funds under the terms of the agreement until such time as they become eligible for escheat to the State.

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AUGUST RELEASE NOTES

OREGON

DOCUMENTS

Escrow

EI - Sale (EIS)

EI - Sale (EIS - Legal)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Portland		556605	

Added coding to show "Owner's Extended" based on Policy Code field containing 'Ext Own'

Title Insurance Premium Selection

State:

Zone / Area:

Underwriter: [Fidelity National Title Insurance Company](#)

Policy type:

Policy code:

Description:

AND when you can cause to be issued an **Owner's Extended** coverage form Policy of Title Insurance from [Fidelity National Title Insurance Company](#) with a liability of **Five Hundred Ninety-Five Thousand And No/100 Dollars (\$595,000.00)** insuring the undersigned that title to the above referenced property:

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Deed (Statutory Bargain and Sale - Decl of Heirship)

Deed (Statutory Bargain and Sale - Decl of Heirship) Legal

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	OR		554439	

Revised titles of Deed (Statutory Bargain and Sale) and Deed (Statutory Bargain and Sale), Legal to include "Decl of Heirship".

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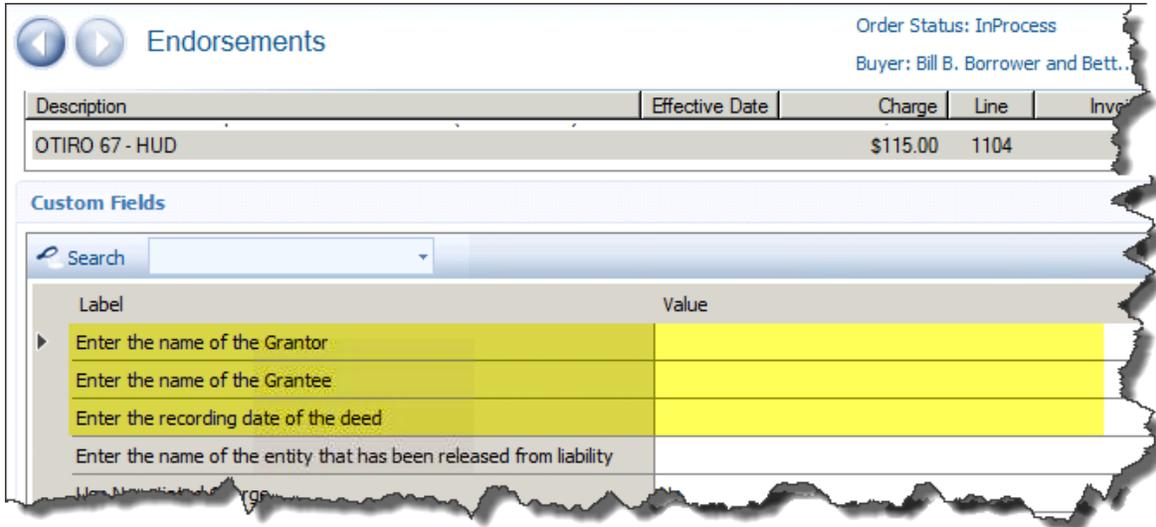
AUGUST RELEASE NOTES

Title

OTIRO 67 - HUD Endorsement

NEW/MOD Mod	REQUESTED BY Western Title	INCIDENT No.	TFS No(s). 555905	FILE NAME (NEW ITEMS ONLY)
-----------------------	--------------------------------------	---------------------	-----------------------------	-----------------------------------

Three custom fields have been added on the Endorsements screen for the OTIRO 67 endorsement. (No longer pulls from fields on the Deed screen.)



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AUGUST RELEASE NOTES

RHODE ISLAND

DOCUMENTS

Title

ALTA Loan Policy 2006 (RI)

ALTA Owner's Policy 2006 (RI)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New			555780	RID1002.doc RID1003.doc

New state-specific documents to offer faster versions of the ALTA 2006 Policies.

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AUGUST RELEASE NOTES

SOUTH CAROLINA

DOCUMENTS

Escrow

Letter (Referral Payment)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT SC Agency		556006	

Added Attorney's address and coding to show "N/A" if either Owner's or Loan policy amount prompts not filled in.

To:	The Buyer Law Firm 1000 Legal Eagle Way, Suite 1001 Anywhere, CA 99999
Date:	July 24, 2019
NBU Referral No.:	TitleRefNum111
Agent File No.	AttyRefNum111
Our File No.	JMoe SC CD Test-JDK
Project/Property Name	Project Name 03.29.19
Owner's Policy Amount	\$N/A
Loan Policy Amount	\$N/A

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AUGUST RELEASE NOTES

TEXAS

DOCUMENTS

Escrow

Statement of Identity

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	TX		557551	
Revised "Wife's Maiden Name" to "Spouse's Last Name Prior to Marriage".				

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AUGUST RELEASE NOTES

Title

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

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New			551481	SSTXD00287.doc

New policy-specific documents to offer faster versions of the 2014 TX Loan and Owner's Policies.

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AUGUST RELEASE NOTES

Master Loan Policy (Loan Policy of Title Insurance (T-2) – 2014)

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

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Houston		555206	

For Proforma policies in Commercial orders, users will now receive a new checkbox prompt for “Reflect the Co-Insurance language”. If checked, they will receive a dropdown prompt asking if the transaction is for Over \$15 million or Under \$15 million. If Under \$15 is selected, they will receive prompts for the percentage and amount of insurance.

CHICAGO TITLE INSURANCE COMPANY

LOAN POLICY OF TITLE INSURANCE

SCHEDULE B

Name and Address of Title Insurance Company:
[Chicago Title Insurance Company](#)
[P.O. Box 45023](#)
[Jacksonville, FL 32232-5023](#)

GF No.: 123456-CW TX TEST
 Policy No.: 111111111 PROFORMA
 Loan No.: 55555555
 Address for Reference only: 123 Test Property, Greenville, TX
 Amount of Insurance: \$450,000.00, being 40.00% of the Aggregate Amount of Insurance (\$789.23), as set forth in the Co-Insurance Exception shown on Schedule B hereof.
 Premium: \$200.00
 Date of Policy: As to the Date and Time of Recording

Field Prompt

Master Loan Policy
Loan Policy (\$450,000.00)

Loan Policy (\$450,000.00)

Reflect the Co-Insurance language

Field Prompt

Master Loan Policy
Loan Policy (\$450,000.00)

Loan Policy (\$450,000.00)

Select the transaction amount

Under \$15 million

Skip remaining prompts OK

Field Prompt

Master Loan Policy
Loan Policy (\$450,000.00)

Loan Policy (\$450,000.00)

Enter the percent our company will insure

40

Skip remaining prompts OK

Field Prompt

Master Loan Policy
Loan Policy (\$450,000.00)

Loan Policy (\$450,000.00)

Enter Aggregate Amount of Insurance

\$789.23

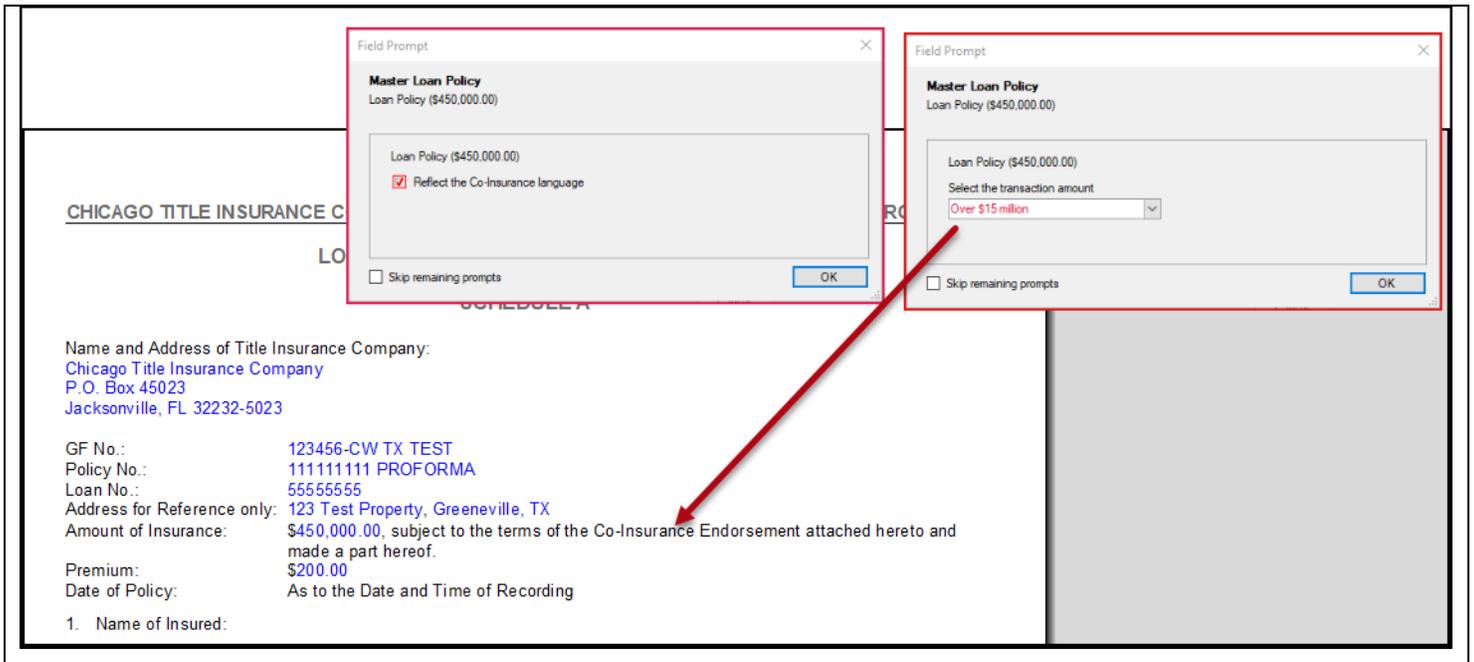
Skip remaining prompts OK

-Continued below-

Prepared By: ISG

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AUGUST RELEASE NOTES



CHICAGO TITLE INSURANCE C
LO

Name and Address of Title Insurance Company:
Chicago Title Insurance Company
P.O. Box 45023
Jacksonville, FL 32232-5023

GF No.: 123456-CW TX TEST
Policy No.: 111111111 PROFORMA
Loan No.: 55555555
Address for Reference only: 123 Test Property, Greenville, TX
Amount of Insurance: \$450,000.00, subject to the terms of the Co-Insurance Endorsement attached hereto and made a part hereof.
Premium: \$200.00
Date of Policy: As to the Date and Time of Recording

1. Name of Insured:

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Owner's Policy of Title Insurance (T-2) - 2014

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New			551481	SSTXD00288.doc

New policy-specific documents to offer faster versions of the 2014 TX Loan and Owner's Policies.

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AUGUST RELEASE NOTES

REPORTS

Commissions by Sales Rep				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	TX		551175	
<ul style="list-style-type: none"> Update Charter Title profile in case statement due to profile tree change (HOU profile changed to South Texas CPF <ul style="list-style-type: none"> Currently shows as: 'Default\P\TX\South Texas CPF\HOU\CHARTER TITLE%' Update to: 'Default\P\TX\South Texas OAC\South Texas CPF\CHARTER TITLE%' 				

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Dallas CPF Open Order Trend				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	TX		556007	
<ul style="list-style-type: none"> Added new drop down called "Property state (county filter only):" that will list all states as well as an "All" option that will be set as the default. When a state is selected the below new parameter will only show counties in that state Added new picklist called "Property County" that will list all property counties. When a county/counties is selected the report will only return orders that have at least on property in that county/counties. 				

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NCS Commissions by Selection				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	NCS		505202	
<ul style="list-style-type: none"> Updated for profile path change for HOU: <ul style="list-style-type: none"> Current: '%P\TX\South Texas CPF\HOU\AT\FT\FT\R\ESC\18 Commercial' Updated: '%P\TX\South Texas OAC\South Texas CPF\AT\FT\FT\R\ESC\18 Commercial' Added new text box parameter called "Only Include Orders W/ Suffix (comma separated):" <ul style="list-style-type: none"> When users enter values include orders that order number suffix with the value(s) only. When new parameter is blank it should return all orders as it did prior. 				

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Order Exceptions				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	TX		551170	
<ul style="list-style-type: none"> For orders opened in the date range, if Product Type {{Order.ProductType}} is blank, report will show exception "Order Missing Product Type" Updated all Charter Title profile logic due to profile tree change. <ul style="list-style-type: none"> Currently shows as: 'Default\P\TX\South Texas CPF\HOU\CHARTER TITLE%' Update to: 'Default\P\TX\South Texas OAC\South Texas CPF\CHARTER TITLE%' 				

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AUGUST RELEASE NOTES

Orders Not Submitted				
NEW/MOD MOD	REQUESTED BY TX	INCIDENT No.	TFS No(s). 551182	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Updated all Charter Title profile logic due to profile tree change. <ul style="list-style-type: none"> ○ Currently shows as: 'Default\PTX\South Texas CPF\HOU\CHARTER TITLE%' ○ Update to: 'Default\PTX\South Texas OAC\South Texas CPF\CHARTER TITLE%' 				

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Policy Production				
NEW/MOD MOD	REQUESTED BY TX	INCIDENT No.	TFS No(s). 551200	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Updated logic for profile path '\\Default\PTX\HOU%'. Changed to show as 'Default\PTX\South Texas CPF%' due to name change for HOU profiles. 				

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AUGUST RELEASE NOTES

UTAH

DOCUMENTS

Title

ALTA Commitment 2016 (UT)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New			544208	UTD1002.doc

New document to offer a faster version of the ALTA 2016 Commitment.

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AUGUST RELEASE NOTES

WASHINGTON

DOCUMENTS

Escrow

Affidavit (Owner's Extended Cvg - Escrow)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT Vancouver		558256	WA00001071.doc

New document similar to the Master REETA; screenshot reflects revised section.

AFFIDAVIT AND INDEMNITY BY OWNER Extended Coverage Policies

STATE OF _____

Escrow Order No.: JM CD Test-JDK

COUNTY OF _____

Title Order No.: JM CD TestJF

WHEREAS the undersigned Affiant (if more than one, herein collectively called the Affiant) is the owner of the land (the Land) described in that certain Commitment for Title Insurance issued by Underwriter Name (the Company) under No. JM CD Test (the Commitment), for an ALTA Owner's and/or Loan Policy of title insurance (the Policy or Policies),

AND WHEREAS, the Proposed Insured(s) under said Commitment is/are requesting the Company to issue its Policy or Policies with Extended Coverage, and to delete therefrom the General Exceptions relating to rights or claims of parties in possession, survey matters, unrecorded easements and statutory lien rights for labor or materials, or other matters determinable only by survey, inspection or inquiry,

AND WHEREAS the Affiant acknowledges that the Company would refrain from issuing said Policy or Policies without showing said General Exceptions in the absence of the representations, agreements and undertakings contained herein.

Nothing contained herein shall be construed so as to obligate the Company to issue said Policy or Policies without showing said General Exceptions. However, should the Company do so, it will do so in part in reliance upon the undertakings of the undersigned Affiant. The issuance of the Policy or Policies shall be the consideration for the undertakings contained herein.

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AUGUST RELEASE NOTES

EI - Sub Escrow Closing Instructions - Form B

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT Tacoma		559528	

Removed the WIRING INSTRUCTIONS section at end of document.

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Master Real Estate Excise Tax Affidavit (2020)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	WA/NCS		555790	WA00001070.doc

New document similar to the Master REETA; screenshot reflects revised section.

Fees	Amount																																									
<table border="1" style="width: 100%; border-collapse: collapse; font-size: small;"> <thead> <tr> <th>Fee Schedule Type</th> <th>Pages</th> <th>Document</th> <th>Fee Schedule</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td style="background-color: #ffffcc;">State tax/stamps</td> <td></td> <td>Deed</td> <td>G State Transfer Tax - De...</td> <td style="text-align: right;">\$7,425.00</td> </tr> <tr> <td style="background-color: #ffffcc;">City/County tax/stamps</td> <td></td> <td>Deed</td> <td>.25% Unincorp County Tr...</td> <td style="text-align: right;">\$1,625.00</td> </tr> </tbody> </table>	Fee Schedule Type	Pages	Document	Fee Schedule	Amount	State tax/stamps		Deed	G State Transfer Tax - De...	\$7,425.00	City/County tax/stamps		Deed	.25% Unincorp County Tr...	\$1,625.00	<table style="width: 100%; border-collapse: collapse;"> <tr><td>Gross Selling Price \$</td><td style="text-align: right;">500,000.00</td></tr> <tr><td>*Personal Property (deduct) \$</td><td style="text-align: right;">0.00</td></tr> <tr><td>Exemption Claimed (deduct) \$</td><td style="text-align: right;">0.00</td></tr> <tr><td>Taxable Selling Price \$</td><td style="text-align: right;">500,000.00</td></tr> <tr><td>Excise Tax: State \$</td><td style="text-align: right;">7,420.00</td></tr> <tr><td>Local \$</td><td style="text-align: right;">1,625.00</td></tr> <tr><td>*Delinquent Interest: State \$</td><td style="text-align: right;">0.00</td></tr> <tr><td>Local \$</td><td style="text-align: right;">0.00</td></tr> <tr><td>*Delinquent Penalty \$</td><td style="text-align: right;">0.00</td></tr> <tr><td>Subtotal \$</td><td style="text-align: right;">9,045.00</td></tr> <tr><td>*State Technology Fee \$</td><td style="text-align: right;">5.00</td></tr> <tr><td>*Affidavit Processing Fee \$</td><td style="text-align: right;">0.00</td></tr> <tr><td>Total Due \$</td><td style="text-align: right;">9,050.00</td></tr> </table>	Gross Selling Price \$	500,000.00	*Personal Property (deduct) \$	0.00	Exemption Claimed (deduct) \$	0.00	Taxable Selling Price \$	500,000.00	Excise Tax: State \$	7,420.00	Local \$	1,625.00	*Delinquent Interest: State \$	0.00	Local \$	0.00	*Delinquent Penalty \$	0.00	Subtotal \$	9,045.00	*State Technology Fee \$	5.00	*Affidavit Processing Fee \$	0.00	Total Due \$	9,050.00
Fee Schedule Type	Pages	Document	Fee Schedule	Amount																																						
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City/County tax/stamps		Deed	.25% Unincorp County Tr...	\$1,625.00																																						
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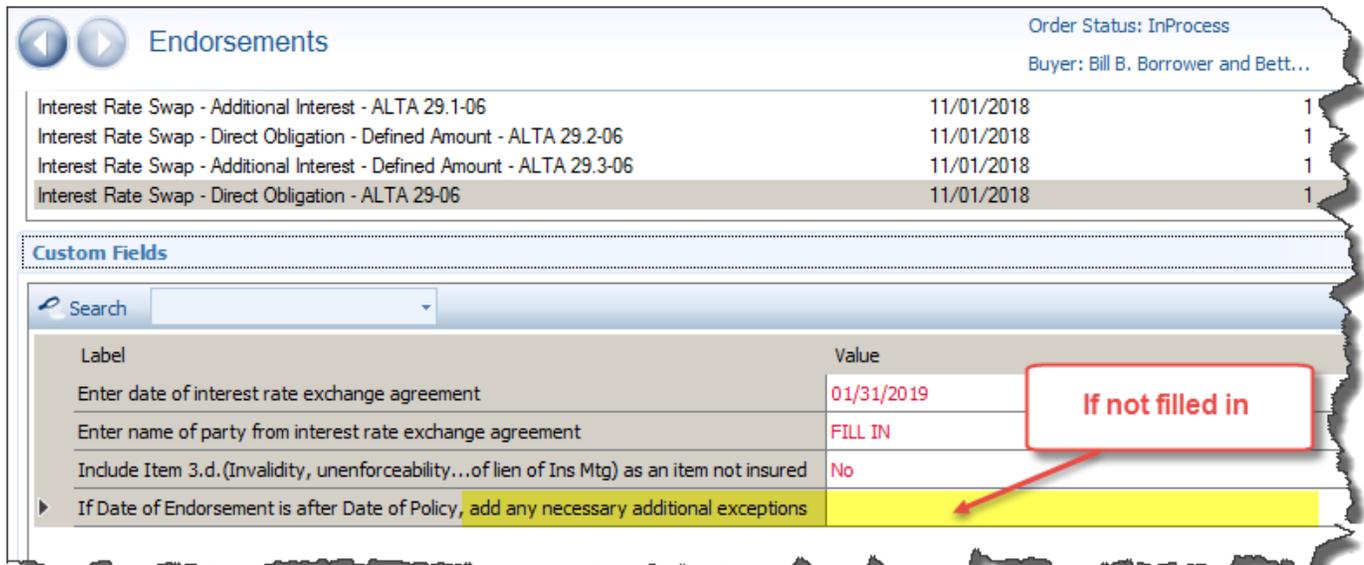
AUGUST RELEASE NOTES

Title

- Interest Rate Swap - Direct Obligation - ALTA 29-06
- Interest Rate Swap - Additional Interest - ALTA 29.1-06
- Interest Rate Swap - Direct Obligation - Defined Amount - ALTA 29.2-06
- Interest Rate Swap - Additional Interest - Defined Amount - ALTA 29.3-06

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Seattle NCS		556289	

The ALTA 29-06 series of endorsements have been modified to enable Exceptions entered on the Endorsements screen to be pulled in under item 3 of the endorsement if the CF is not filled in.



Endorsements Order Status: InProcess
Buyer: Bill B. Borrower and Bett...

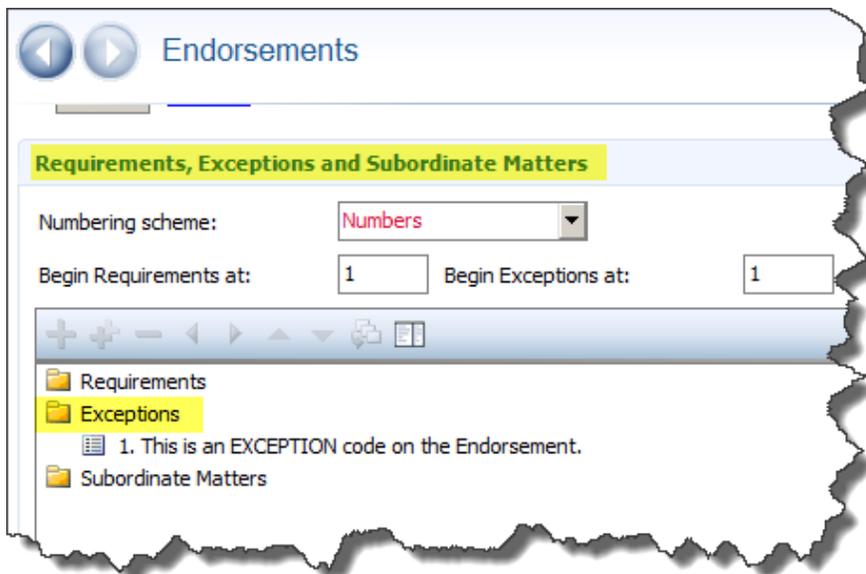
Interest Rate Swap - Additional Interest - ALTA 29.1-06	11/01/2018	1
Interest Rate Swap - Direct Obligation - Defined Amount - ALTA 29.2-06	11/01/2018	1
Interest Rate Swap - Additional Interest - Defined Amount - ALTA 29.3-06	11/01/2018	1
Interest Rate Swap - Direct Obligation - ALTA 29-06	11/01/2018	1

Custom Fields

Search

Label	Value
Enter date of interest rate exchange agreement	01/31/2019
Enter name of party from interest rate exchange agreement	FILL IN
Include Item 3.d. (Invalidity, unenforceability...of lien of Ins Mtg) as an item not insured	No
▶ If Date of Endorsement is after Date of Policy, add any necessary additional exceptions	

If not filled in



Endorsements

Requirements, Exceptions and Subordinate Matters

Numbering scheme:

Begin Requirements at: Begin Exceptions at:

Requirements
 Exceptions
 Subordinate Matters

1. This is an EXCEPTION code on the Endorsement.

NOTE: If users do not see the change when the endorsement is rendered, F2 (clear) in the Lookup Code field, then click the Lookup Code link and reselect the endorsement from the lookup table.



AUGUST RELEASE NOTES

Master Commitment (Non-Editable)				
NEW/MOD MOD	REQUESTED BY WA	INCIDENT NO.	TFS No(s). 553761	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">• When Profile path contains '%WA%',<ul style="list-style-type: none">○ Removed prompt to show coverage amount if ProForma• Will now always show the following amounts, even if ProForma/TBD:<ul style="list-style-type: none">○ Coverage Amount○ Policy Premium○ Endorsement Premium○ Tax○ Surcharge and Tax(WA NCS)○ ATC charges○ Totals○ Commitment Date				

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AUGUST RELEASE NOTES

REPORTS

Revenue by Sales Rep/Title Officer				
NEW/MOD MOD	REQUESTED BY WA	INCIDENT No.	TFS No(s). 552529	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">Added a new text box parameter called "Only Include Orders W/ Suffix (comma separated):", placed new parameter under Marketing Source contains text box and defaulted to blank. When users enter values include orders that order number suffix with the value(s) only. When new parameter is blank it should return all orders as it did prior.				

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AUGUST RELEASE NOTES

WISCONSIN

REPORTS

Policy Production				
NEW/MOD MOD	REQUESTED BY WI	INCIDENT No.	TFS No(s). 557622	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Add new start/stop times for WI: <ul style="list-style-type: none"> ○ Start: <ul style="list-style-type: none"> ▪ Task Contains "Policy Required" ▪ Search for checklist task: 'Policy Required' ○ Stop: <ul style="list-style-type: none"> ▪ Task Contains "Policy Issued" ▪ Search for checklist task: 'Policy Issued' 				

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AUGUST 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.