

# SOFTPRO SELECT

## RELEASE NOTES



AUGUST, 2017

Testing Release Date: August 3, 2017

Production Release Date: August 18, 2017



# AUGUST RELEASE NOTES

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# AUGUST RELEASE NOTES

## ALL STATES/SITES

### DOCUMENTS

#### Escrow

#### Certificate of Compliance (Outside Notary)

NEW/MOD MOD	REQUESTED BY CT WI	FOOTPRINTS No(s).	TFS No(s). 400565	FILE NAME (NEW ITEMS ONLY)
----------------	-----------------------	-------------------	----------------------	----------------------------

Added the following items:

- Title of Identifying Document and Number
- Issued by (Government Agency)
- Date Issued/Expiration Date
- Cell Phone
- State License Number (if applicable)

Capacity of signer:	<input type="checkbox"/> Individual <input type="checkbox"/> Corporate Officer (Title: _____) <input type="checkbox"/> Limited Partner <input type="checkbox"/> General Partner <input type="checkbox"/> Limited Liability Company (Title: _____) <input type="checkbox"/> Attorney in Fact <input type="checkbox"/> Trustee <input type="checkbox"/> Guardian/Conservator/Personal Representative <input type="checkbox"/> Other _____
Title of Identifying Document: _____ No.: _____	
Issued by (Issuing Government Agency): _____	
Date Issued: _____ Expiration Date: _____	

<u>NOTARY INFORMATION &amp; SIGNATURE</u>	
Name of Notary Public _____	
Day Phone _____	Cell Phone _____ Evening Phone _____
Address _____	
State & County of Notary Commission _____	
Commission No. _____	Expiration Date _____
State License No. (if applicable) _____	
State or Local Law <input type="checkbox"/> does <input type="checkbox"/> does not require a notary seal.	

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# AUGUST RELEASE NOTES

## Lost Check Indemnity

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	Wollinka Winkle		399765	

Removed the restriction that the check must be posted to render this document.

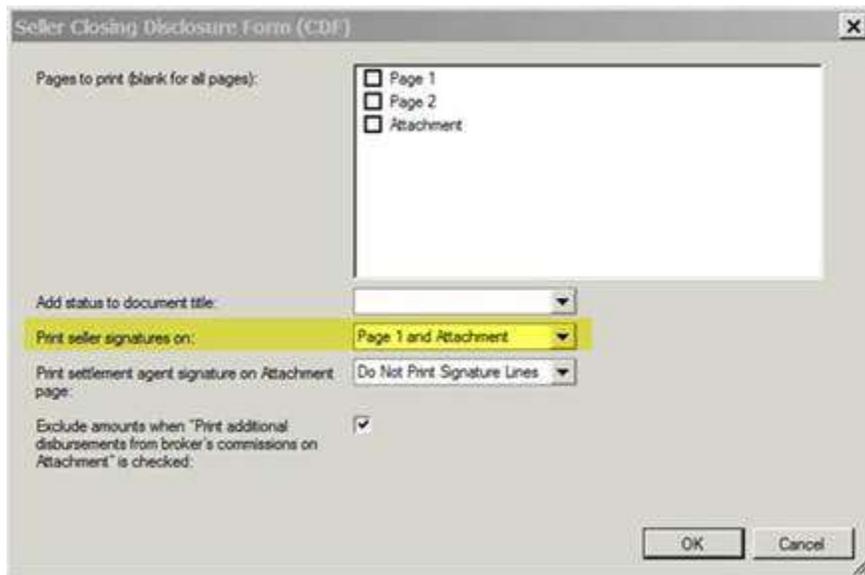
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## Seller Closing Disclosure Form

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	WA		400864	

Approved by Settlement

- Document will now default "Page 1 and Attachment" for 'Print seller signatures on'.



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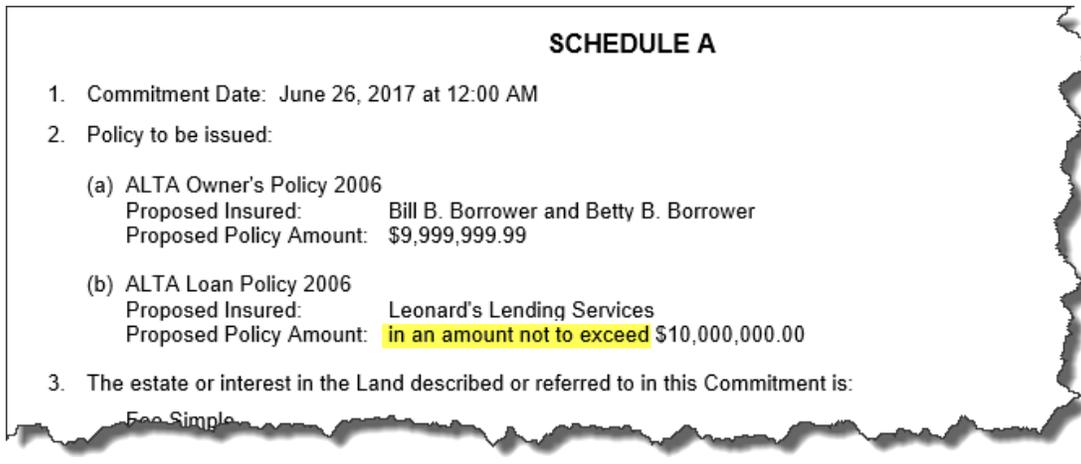
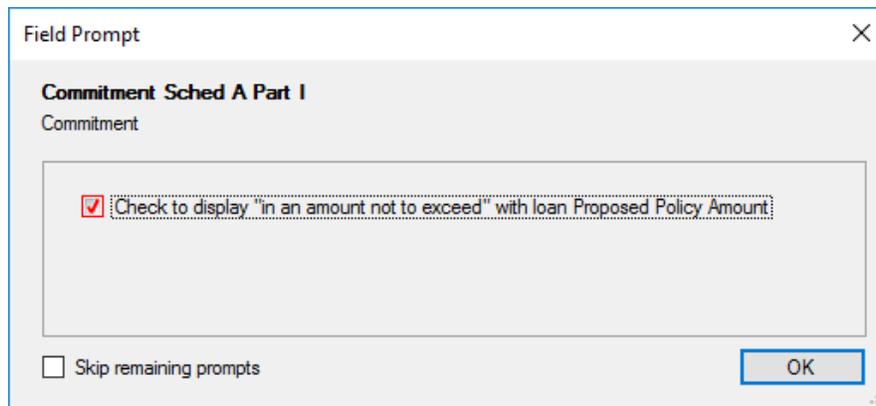
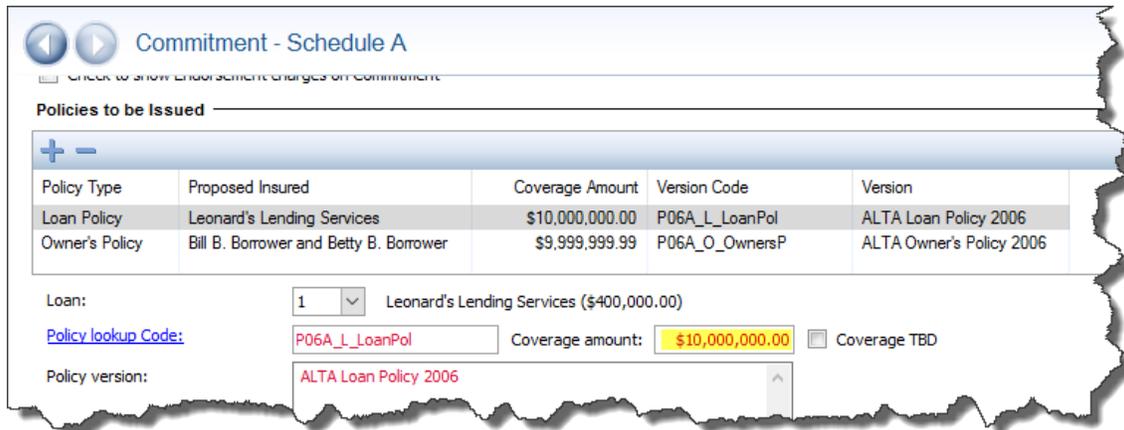
# AUGUST RELEASE NOTES

## Title

### ALTA Commitment 2016

<b>NEW/MOD</b> Mod	<b>REQUESTED BY</b> Corporate Counsel	<b>FOOTPRINTS No(s).</b> n/a	<b>TFS No(s).</b> 403479	<b>FILE NAME (NEW ITEMS ONLY)</b>
-----------------------	--	---------------------------------	-----------------------------	-----------------------------------

At the direction of corporate counsel, Schedule A of the Commitment has been modified to reflect optional language for the Proposed Policy Amounts (loan and owner's). Upon rendering the document, if the amount is \$10,000,000.00 or more, the user will be prompted with the option to include the language "in an amount not to exceed." If the user checks the box, the language will be reflected on the printed form in front of the policy amount.





# AUGUST RELEASE NOTES

## REPORTS

<b>Buyer/Seller Organizations</b>				
<b>NEW/MOD</b>	<b>REQUESTED BY</b>	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s).</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
NEW	TX/FL/LA		400529	SSCORP5311.rpt - Buyer/Seller Organizations
<b>New report added to Select</b>				
<b>Logic:</b>				
<ul style="list-style-type: none"> <li>• Show only orders in the settlement date range that have buyer/sellers (based on party selection) that have a buyer/seller marked as an organization.</li> <li>• If an order has multiple buyer or sellers Include the order multiple times for each buyer/seller that is an organization</li> </ul>				
<b>General:</b>				
Title – Buyer/Seller Organizations				
Tree location – 2-ProfForm Reports-All\Order Contact reports				
<b>Parameters:</b>				
<ul style="list-style-type: none"> <li>• Settlement date from ({Order.SettlementDate})</li> <li>• Settlement date through (Order.SettlementDate)</li> <li>• Party – Options (dropdown): Buyer; Seller               <ul style="list-style-type: none"> <li>o Filter to only buyer or seller contacts</li> </ul> </li> <li>• Order status (picklist – {Order.Status})</li> <li>• Exclude order type (picklist – {Order.Type})               <ul style="list-style-type: none"> <li>o Default to Title &amp; Escrow</li> </ul> </li> <li>• Branch (picklist – fnf standard branch picklist)</li> <li>• Escrow officer/closer (picklist – { Order.Escrow.Officer })</li> <li>• Show report programming notes</li> <li>• Report comments</li> </ul>				
<b>Groups:</b>				
<ul style="list-style-type: none"> <li>• Branch (standard FNF branch logic – include nickname in heading)</li> <li>• Escrow Officer/Closer ({Order.Escrow.Officer})</li> </ul>				
<b>Columns:</b>				
<ul style="list-style-type: none"> <li>• Order Number</li> <li>• Buyer/Seller Name {Order.Contacts.Name} – print either buyer or seller based on selected party type</li> <li>• Organization Type {Order.Buyers/Sellers.BuyerSellerType}</li> <li>• Buyer Name {Order.AllBuyers.NameShort}</li> <li>• Seller Name {Order.AllSellers.NameShort}</li> <li>• Order Status {Order.Status }</li> <li>• Trans Type {Order.TransactionType}</li> <li>• Order Type {Order.Type}</li> <li>• Settlement Date {Order.SettlementDate}</li> </ul>				
<b>Totals:</b>				
<ul style="list-style-type: none"> <li>• Per group</li> <li>• Report totals</li> </ul>				



# AUGUST RELEASE NOTES

**Sorting:**

- Settlement date
- Order Number

**Buyer/Borrower**

Individual
  Organization

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**Fees by Selection**

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CORP		403033	

Format Type: CRRAR Recon by Trust Acct/AR op

- On parameter screen: added option to be able to run on a specific order or orders. (Same as on the Fee Ticket - Batch report)
- Additional Columns added after order number
  - Order Total = show total of all transaction per order
  - AR Total = add in total for each AR Operation Code (Note: The amounts already show there and now the column name will show at the top)

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**ProClear Results**

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CORP		403006	

- Added logic for when running the report for multiple TAC's if one doesn't have any exceptions it will show the TAC and say "No Exceptions"
- TAC's that are marked as inactive will no longer show on report.

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**Stale Date Check Letter**

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT SD OAC		399619	

- Updated report to exclude deleted check transactions. Same logic added as Outstanding Checks report.

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**Transaction Form**

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CORP		403031	

- Removed the 'last modified by' field on the transaction form..

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# AUGUST RELEASE NOTES

## CALIFORNIA

### DOCUMENTS

#### Escrow

**Affidavit (Death of Trustee) Generic**  
**Affidavit (Death of Trustee) Generic w/PCOR**  
**Affidavit (Successor Trustee) Generic**  
**Affidavit (Successor Trustee) Generic w/PCOR**

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	CT SoCal		402727	SCA0002827.doc SCA0002828.doc SCA0002829.doc SCA0002830.doc

Added generic versions of the Affidavit (Death of Trustee), Affidavit (Death of Trustee) w/PCOR, Affidavit (Successor Trustee) and Affidavit (Successor Trustee) w/PCOR.

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#### Commercial (Need to Close List)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT SoCal		399965	

Multiple changes made to document. Please render to see the changes.

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# AUGUST RELEASE NOTES

- Deed of Trust - Acceleration
- Deed of Trust - All Inclusive
- Deed of Trust - Long Form
- Deed of Trust - Modification & Partial Recon
- Deed of Trust - Short Form

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT SoCal		402115	

Removed the vesting from the trustor.

### BEFORE

THIS ALL-INCLUSIVE PURCHASE MONEY DEED OF TRUST, made \_\_\_\_\_ between  
Bob L. Buyer and Betty A. Buyer, husband and wife, herein called TRUSTOR, whose address is

### AFTER

THIS ALL-INCLUSIVE PURCHASE MONEY DEED OF TRUST, made \_\_\_\_\_ between  
Bob L. Buyer and Betty A. Buyer, herein called TRUSTOR, whose address is

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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		401244	

Revised to only be viewed for commerical files.

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# AUGUST RELEASE NOTES

## Grant Deed (HGG)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	FNT San Luis Obispo		401233	SCA0002826.doc

New document. Render to view complete document.

### HG GARDENS GRANT DEED TO PHASE 1 PURCHASERS

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.  
**"This is a bonafide gift and the grantor received nothing in return, R & T 11911."**
- The documentary transfer tax is \$\_\_\_\_\_ and is computed on:
  - the full value of the interest or property conveyed.
  - the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in  the **City of Santa Maria**.

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, HG Gardens, LLC, a Delaware limited liability company ("Grantor"), hereby GRANT(S) to Bob L. Buyer and Betty A. Buyer, husband and wife ("Grantee"), an estate, in and to that certain real property situated in the City of Santa Maria, County of Santa Barbara, State of California, being described as follows:**

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# AUGUST RELEASE NOTES

## Notice of Pending Real Estate Transaction

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	CT SoCal		399873	SCA0002825.doc

New document. Render to view complete document.



## Company Name

100 Main Street  
Someplace, CA 92025  
Phone: (800)111-2222 / Fax: (800)222-3333

### NOTICE OF PENDING REAL ESTATE TRANSACTION

<p>Sam Seller and Sally Seller 1 Seller Current Address Someplace, CA 32810-1111</p>	<p><b>Date:</b> July 24, 2017 <b>Escrow No.:</b> JM CD Test-MGS <b>Property:</b> 1001 Property Address City, CA 49503</p>
--	---

Thank you for choosing **Escrow Office Name**. We are delighted to be of service to you. We are in the process of preparing a title commitment for the sale of the property listed above.

Should you have any questions or be unaware of this transaction, please contact the undersigned immediately.

Sincerely,



Melissa G. Smith  
Closing Specialist  
melissa.smith@email.com

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# AUGUST RELEASE NOTES

## Preliminary Report

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT Fresno		399719	

Modified to pull the abstractor reference number to the face of the document when it is entered in the file.

### PRELIMINARY REPORT

<p>Title Officer: Joseph D. Kirby  Email: joe.kirby@email.com  Title No.: JM CD Test-JDK  Ref. No.: T2</p> <p>TO: DeLand Abstract  12 Main Street  Fresno, CA 15455  Attn: John Smith  Ref. No.: ABN12345</p> <p>PROPERTY ADDRESS(ES): 1001</p>	<p>Escrow Officer: Melissa G. Smith  Email: melissa.smith@email.com  Escrow No.: JM CD Test -MGS</p> <div style="border: 1px solid black; padding: 5px;"> <p><b>Abstractor</b></p> <p>Lookup code: <input type="text"/></p> <p>Name: DeLand Abstract <input type="checkbox"/> Include on revenue reports</p> <p>Short name: DeLand Abstract <input checked="" type="checkbox"/> Marketing source</p> <p>Payee name: DeLand Abstract</p> <p>Address: 12 Main Street</p> <p>City/State/Zip: Fresno CA 15455- <input type="checkbox"/> Foreign</p> <p>Marketing rep.: <input type="text"/></p> <p>Marketing rep. 2: <input type="text"/></p> <p>Marketing rep. 3: <input type="text"/></p> <p>Reference #: ABN12345</p> </div>
---	---

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## Priority Inspection

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT Fresno		399729	

Revised document to allow more than one property to render to the form.

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# AUGUST RELEASE NOTES

## REPORTS

<b>EPU Task Summary/ Productivity Reports</b>				
<b>NEW/MOD</b>	<b>REQUESTED BY</b>	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s).</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
MOD	CA LTIC		401559	
<ul style="list-style-type: none"><li>Added 'Absentee Owner' task after 'Upload Other' for CA-LTIC Socal.</li></ul>				

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<b>Fee Ticket - Batch</b>				
<b>NEW/MOD</b>	<b>REQUESTED BY</b>	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s).</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
MOD	CA		399171	
<ul style="list-style-type: none"><li>Listing and Selling Agent names were reversed. Correct to show properly.</li></ul>				

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# AUGUST RELEASE NOTES

## LOOKUP TABLES

Escrow Instruction Phrases								
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)				
New	Tulare-Kings	N/A	403879					
New phrase added:								
<table border="1"> <thead> <tr> <th>Code</th> <th>Name</th> </tr> </thead> <tbody> <tr> <td>op01</td> <td>OWNER'S POLICY</td> </tr> </tbody> </table> <p><b>OWNER'S POLICY:</b> Escrow Holder to issue a CLTA Owner's Policy of Title Insurance on subject property at the close of escrow and not an ALTA Homeowner's Policy of Title Insurance. Property does not qualify for an ALTA Homeowner's Policy.</p>					Code	Name	op01	OWNER'S POLICY
Code	Name							
op01	OWNER'S POLICY							

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Escrow Instruction Phrases								
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)				
Mod	SoCal	N/A	403881					
Removed cafire01 as the assessment has been discontinued by the State of California:								
<table border="1"> <thead> <tr> <th>Code</th> <th>Name</th> </tr> </thead> <tbody> <tr> <td>cafire01</td> <td>CAL FIRE</td> </tr> </tbody> </table> <p><b>CAL FIRE:</b> The property being sold may be subject to a Fire Prevention Fee Assessment issued by the State Board of Equalization (BOE) on behalf of the California Department of Forestry and Fire Protection. The undersigned Buyer and Seller instruct escrow holder NOT to pay any unpaid assessments at closing and NOT to prorate any unpaid or paid assessments at closing. Instead, Buyer and Seller elect to make any payments and adjustments direct and outside of escrow.</p>					Code	Name	cafire01	CAL FIRE
Code	Name							
cafire01	CAL FIRE							

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Notary Warning – Other Contact				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT Santa Clara	N/A	N/A	
<p>A new warning will begin on orders opened after 8/18/17. When the Settlement Date is within 10 days, the below warning will appear notifying you that a Lookup Code and / or Name is missing from the Notary contact.</p>				
<p>The screenshot shows a dialog box titled "Errors and Warnings" with a status bar indicating "0 Errors", "2 Warnings", and "0 Messages". The message area displays the following text:</p> <p><b>Order FSBC-0131400405</b></p> <ul style="list-style-type: none"> <li>Your O2 [Notary - Internal] Contact is missing a Lookup Code and / or Name.</li> <li>Your O3 [Notary - External] Contact is missing a Lookup Code and / or Name.</li> </ul>				

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# AUGUST RELEASE NOTES

## MYSCREENS

### CDF Page 2 - SOCAL ONLY

<b>NEW/MOD</b> MOD	<b>REQUESTED BY</b>	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s).</b> 404767
-----------------------	---------------------	--------------------------	-----------------------------

Added "Text to be printed at bottom of HUD attachment page/CDF Settlement Statements" custom field to the bottom of all SoCal CDF Page 2 screens.

CDF Pg2-Sections A-J

<Click here to add a row>	
<b>I. TOTAL OTHER COSTS (Borrower-Paid)</b>	<b>\$0.00</b>
Description	Borrowe At
▶ Other Costs Subtotals (E + F + G + H)	
<b>J. TOTAL CLOSING COSTS (Borrower-Paid)</b>	<b>\$0.00</b>
Description	Borrowe At
▶ Closing Costs Subtotals (D + I)	
Lender Credits	

Text to be printed at bottom of HUD attachment page/CDF Settlement Statements:

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# AUGUST RELEASE NOTES

## FIRST TITLE

### DOCUMENTS

#### Title

#### Schedule A - Policies

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	First Title	n/a	402238	

The policies have been modified to reflect co-insurance information on Schedule A. If an ALTA 23-06 endorsement is added on the Endorsements screen for the policy being rendered and if the Issuing Co-Insurer's amount of insurance is populated for the endorsement, the policy will pull the value from the field, the Issuing Co-Insurer's percentage field value and the aggregate amount field value, with related language.

⏪
⏩
Endorsements

+
-
Default Splits...

Description	Issued Date	Effective Date	Charge
ALTA 23-06 - *M* - Co-Insurance - Single Policy		07/16/2017	

Custom Fields

Label	Value
▶ Enter the Issuing Co-Insurer's name and address	ISSUING NAMEAND ADDRESS
Enter the Issuing Co-Insurer's policy number	ISSUING POL NUM
Enter the Issuing Co-Insurer's amount of insurance	\$255,000.00
Enter the Issuing Co-Insurer's percentage of liability	85.00
Enter the first Co-Insurer's name and address	ISSUING NAMEAND ADDRESS
Enter the fifth Co-Insurer's percentage of liability	0
Enter the aggregate amount of insurance	\$300,000.00

### SCHEDULE A

Date of Policy	Amount of Insurance	Premium
July 16, 2017 at 08:00 AM	\$255,000.00, being 85% of the total amount of insurance (\$300,000.00) amongst the Co-Insurers, as set forth on the ALTA 23-06 Endorsement attached to this policy	\$125.00

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# AUGUST RELEASE NOTES

## HAWAII

### DOCUMENTS

#### Escrow

#### Letter (Stockton Policy Cover)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	Hawaii		400330	

Revised to prompt if a different address is needed.

<p><a href="#">Bank of America</a> <a href="#">Different Address</a> <a href="#">City, ST ZIP</a></p> 	<p><b>Date:</b> July 27, 2017  <b>Order No.:</b> JM CD Test-JDK  <b>Seller(s):</b> Sam Seller and Sally Seller  <b>Buyer(s):</b> Bob L. Buyer and Betty A. Buyer  <b>Property:</b> 1001 Property Address  City, HI 49503</p>
<div style="border: 1px solid gray; padding: 5px; width: fit-content; margin: auto;"> <p><b>Letter (Stockton Policy Cover)</b> Lender Bank of America (L)</p> <hr/> <p>Enter address to send Loan Policy (LEAVE BLANK to use address in file)</p> <p><i>Different Address</i> <i>City, ST ZIP</i></p> </div>	

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# AUGUST RELEASE NOTES

## ILLINOIS

### REPORTS

Title Production				
NEW/MOD MOD	REQUESTED BY CT IL	FOOTPRINTS No(s).	TFS No(s). 403294	FILE NAME (NEW ITEMS ONLY)
Updated start and stop times with new task names:				
<ul style="list-style-type: none"> <li>• Starts: <ul style="list-style-type: none"> <li>○ New: CPU01. Prelim Exam Queue</li> <li>○ Old: Prelim Exam Queue</li> <li>○ New: CPU03. Waiting for Exam Summary</li> <li>○ Old: Waiting for Exam Summary</li> </ul> </li> <li>• Stops: <ul style="list-style-type: none"> <li>○ New: CPU01. Prelim Exam Queue</li> <li>○ Old: Prelim Exam Queue</li> <li>○ New: CPU03. Waiting for Exam Summary</li> <li>○ Old: Waiting for Exam Summary</li> </ul> </li> </ul>				

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# AUGUST RELEASE NOTES

## INDIANA

### DOCUMENTS

#### Escrow

#### Affidavit (Not Same)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	CT Indiana		401973	IND1247.doc

New document. Render to view complete document.

#### IDENTITY AFFIDAVIT

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

File No.: 2017040003RN-JDK

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

Closing Date: May 31, 2017

BEFORE ME, the undersigned authority, on this day personally appeared undersigned Affiant(s), who, having been by me first duly sworn upon oath, depose(s) and state(s):

1. THAT Affiant is the owner of that certain property located at 100 Property Street, Gary, IN 46401, acquired by Deed dated \_\_\_\_\_ and recorded on \_\_\_\_\_ as \_\_\_\_\_ of the Lake County, Indiana Official Records and being more particularly described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

2. Judgments/liens:

3. THAT Affiant, is NOT one and the same person as:

Bryan Buyer

and is not the same person as identified in various judgments/liens as shown in item 2 above.

THAT the purpose of this Affidavit is to certify that Brian Buyer is not one and the same as listed above against whom the above referenced judgments and liens are filed.

The undersigned Affiant does hereby state, that the facts set forth herein are true and correct.

FURTHER AFFIANT SAYETH NOT.

IN WITNESS WHEREOF, the undersigned have executed this document on \_\_\_\_\_, 2017.

Brian T. Buyer

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# AUGUST RELEASE NOTES

<b>Agreement (Compliance)</b>				
<b>NEW/MOD</b>	<b>REQUESTED BY</b>	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s).</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
MOD	State Counsel		401795	
Removed Notary Acknowledgment per State Counsel.				

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<b>Agreement (Compliance - Joint)</b>				
<b>Agreement (Tax Proration - Joint)</b>				
<b>NEW/MOD</b>	<b>REQUESTED BY</b>	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s).</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
MOD	FNT Indiana		403632	
Created joint forms that have both Buyer and Seller signature lines together.				
Note: will remain separate forms for Buyer and for Seller.				

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<b>CDF Settlement Statements</b>				
<b>NEW/MOD</b>	<b>REQUESTED BY</b>	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s).</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
MOD	IN		402092	
<ul style="list-style-type: none"> <li>When Settlement Agent State = IN and order type = CDF Then: when the EMD about retained is zero remove verbiage "Portion by ..."from all settlement statements</li> </ul>				

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<b>Consent For Use of Electronic Documents - Joint</b>				
<b>NEW/MOD</b>	<b>REQUESTED BY</b>	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s).</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
MOD	FNT Indiana		403632	
Created joint form that has both Buyer and Seller signature lines together.				

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# AUGUST RELEASE NOTES

<b>Deeds</b>				
<b>NEW/MOD MOD</b>	<b>REQUESTED BY CT Indiana</b>	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s).</b> 398765	<b>FILE NAME (NEW ITEMS ONLY)</b>
Created legal size version of following Deeds:				
<hr/>				
IND1258.doc - Deed (Guardian's - Legal)				
<hr/>				
IND1251.doc - Deed (Personal Representative's - Legal)				
<hr/>				
IND1253.doc - Deed (POA - Legal)				
<hr/>				
IND1252.doc - Deed (Quitclaim - Legal)				
<hr/>				
IND1254.doc - Deed (Special Warranty - Legal)				
<hr/>				
IND1260.doc - Deed (Special Warranty - Relo) - Legal				
<hr/>				
IND1257.doc - Deed (Survivorship - Legal)				
<hr/>				
IND1259.doc - Deed (Trustee's - Legal)				
<hr/>				
IND1256.doc - Deed (Warranty - Legal)				
<hr/>				

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# AUGUST RELEASE NOTES

## REPORTS

<b>Fees by Selection</b>				
<b>NEW/MOD</b>	<b>REQUESTED BY</b>	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s).</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
MOD	IN		403103	
<ul style="list-style-type: none"> <li>Added Marketing Source Company Contact (main contact person) to the excel export</li> </ul>				

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<b>Title Production</b>				
<b>NEW/MOD</b>	<b>REQUESTED BY</b>	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s).</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
MOD	IN		403608,402581	
<p>Added start and stop times for IN state as follows:</p> <ul style="list-style-type: none"> <li>Start:               <ul style="list-style-type: none"> <li>Commitment Issued (Requested task)</li> <li>T.01.Invoice Completed (Requested task)</li> </ul> </li> <li>Stop:               <ul style="list-style-type: none"> <li>Distribute Report of Search (Requested task)</li> <li>Dist. Commitment/CPL/Wiring Inst. (Requested task)</li> <li>T.08.Distribute Commitment (Requested task)</li> </ul> </li> </ul>				

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<b>Weekly Summary of Business</b>				
<b>NEW/MOD</b>	<b>REQUESTED BY</b>	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s).</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
MOD	CT MI		401738	
<ul style="list-style-type: none"> <li>Added product type 'Construction Disbursement' (Code = 'CD') to indirect order count for profile               <ul style="list-style-type: none"> <li>'%Default\PCPU\Indiana\CT%' + child profiles</li> </ul> </li> </ul>				

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# AUGUST RELEASE NOTES

## MICHIGAN

### DOCUMENTS

#### Escrow

##### Affidavit (Real Estate Transfer Tax Valuation)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	FT MI		401246	
Revised document to look to fees inside a single charge for transfer taxes. Will continue to function as before for users who itemize the taxes as separate line items.				

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##### Master ABA Disclosure

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT MI		399881	
Revised ABAs to bring current to match most recently provided versions.				

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##### Notice of Commencement - Commercial

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT MI		402524	
Adjusted margins to 2.5" top margin on the 1st page and 1" margins on the side and bottoms.				

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# AUGUST RELEASE NOTES

## Private Road Disclosure Statement

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	FT MI		399676	MID1274.doc

New document. Render to view complete document.

### PRIVATE ROAD DISCLOSURE STATEMENT

#### EXHIBIT "B"

#### This notice is incorporated by reference to the deed to which it is attached

Michigan Law (MCLA 560.261) states that:

"...no person shall sell any lot in a recorded plat or any parcel of unplatted land in an unincorporated area if it abuts a street or road which has not been accepted as public unless the seller first informs the purchaser in writing on a separate instrument to be attached to the instrument conveying any interest in such lot or parcel of land of the fact that the street or road is private and is not required to be maintained by the board of county road commissioners..."

This rider is attached to and made a part of a certain [Personal Representative's Deed](#) dated [July 31, 2017](#) between [Stephen T. Seller and Stephanie T. Seller, husband and wife, Grantor\(s\)](#) and [Brian T. Buyer and Brenda T. Buyer, husband and wife, as tenants by the entirety and The Trust Company as Grantee\(s\)](#).

This notice is given pursuant to the statutes of the State of Michigan.

#### GRANTOR(S):

\_\_\_\_\_  
[Stephen T. Seller](#)

\_\_\_\_\_  
Date

\_\_\_\_\_  
[Stephanie T. Seller](#)

\_\_\_\_\_  
Date

We acknowledge that we have received and read the above Disclosure Statements and that no representations have been made to us by the Grantor(s) or anyone else that said street or road will be in the future maintained by the Board of County Road Commissioners or any other public body.

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

#### GRANTEE(S):

\_\_\_\_\_  
[Brian T. Buyer](#)

\_\_\_\_\_  
Date

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# AUGUST RELEASE NOTES

## Title

### Land Contract Conversion (MI MISC17)

<b>NEW/MOD</b> Mod	<b>REQUESTED BY</b> Underwriting	<b>FOOTPRINTS No(s).</b> n/a	<b>TFS No(s).</b> 402908	<b>FILE NAME (NEW ITEMS ONLY)</b>
-----------------------	-------------------------------------	---------------------------------	-----------------------------	-----------------------------------

The fields for entering exception numbers have been lengthened to Flowtext to allow the user to type more information into the fields.

Endorsements

Order Status: InProcess

Buyer: Bill B. Borrower and Bett...      Transaction Type: Purchase

Title product: Owner's Policy      Coverage amount:    :

+ - Default Splits...

Description	Effective Date	Charge
Land Contract Conversion		\$452.65

Custom Fields
▲

↶ Search

Label	Value
Enter the extended effective date	08/15/2017
Enter the current vesting for the title to the estate or interest covered by this policy	ENTER THE CURRENT VESTING
▶ Enter the exception number(s) being deleted	DING EXCEPTIONS BEING DELETED ENTER INFORMATION REGARDING EXCEPTIONS BEING DELETED ...
Enter the exception numbers(s) being added	ENTER INFORMATION REGARDING EXCEPTIONS BEING ADDED ENTER INFORMATION REGARDING E...
Enter the exception number(s) being revised	ENTER INFORMATION REGARDING EXCEPTIONS BEING REVISED ENTER INFORMATION REGARDING ...

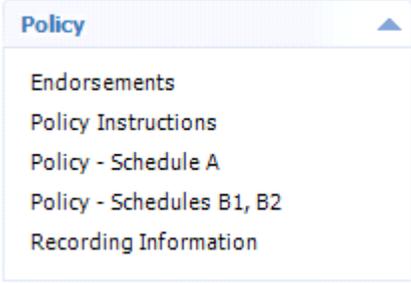
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# AUGUST RELEASE NOTES

## MISSOURI

### *MYScreens*

Recording Information			
NEW/MOD MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s). 404766
Recording Information screen in the Policy Section has been moved to the bottom.			
			

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# AUGUST RELEASE NOTES

## NEW MEXICO

### DOCUMENTS

#### Escrow

#### Payoff Agreement

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	FT NM		401236	NMD1162.doc

New document. Render to view complete document.

#### PAYOFF AGREEMENT

**Date:** July 31, 2017  
**GF No.:** JM CD Test  
**Borrower(s):** Sam Seller and Sally Seller  
**Property:** 1001 Property Address, City, NM 49503

I, the undersigned borrower, hereby acknowledge that Escrow Office Name relied on written figures from the lender or other creditors in securing payoff information for the mortgages or other liens listed on the closing statement prepared for the above described transaction. Escrow Office Name does not guarantee nor can it be held liable for the accuracy of said information. In the event notice is received from the lender or other creditor that the payoff figure submitted is insufficient to satisfy the mortgage or other lien, I hereby agree to make any necessary adjustments by promptly remitting any balance due to Escrow Office Name or the appropriate lender or creditor in order to pay said account in full. If Escrow Office Name pays the additional amount due to obtain a satisfaction of the mortgage or lien, I will reimburse Escrow Office Name within fifteen (15) days of demand notice.

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# AUGUST RELEASE NOTES

## NEVADA

### REPORTS

#### EPU Task Summary Reports

NEW/MOD MOD	REQUESTED BY NV EPU	FOOTPRINTS No(s).	TFS No(s). 401165	FILE NAME (NEW ITEMS ONLY)
-------------	---------------------	-------------------	----------------------	----------------------------

- Updated reports for task columns to display " Nevada EPU Tasks" to include the below tasks

Option "All EPU Tasks"

- Column name 'Payoff Follow Up'

Task 20.1 is "EPU – Payoff Follow Up" add tasks after 'Payoff - Update Received 3rd'

22	17			EPU - Payoff Update 3rd
23	18			EPU - Payoff -Update Received 1st
24	19			EPU - Payoff -Update Received 2nd
25	20			EPU - Payoff -Update Received 3rd
26	20.1			EPU - Payoff Follow Up
27	21			EPU - Utilities Demand Request 1st
28	22			EPU - Utilities Demand Request 2nd

- Column name 'Utilities Follow Up'

Task 26.7 is "EPU – Utilities Follow Up" add tasks after 'Utilities Update Demand Request 3rd'

38	26.61			EPU - Utilities Update Demand Request Received 1st
39	26.62			EPU - Utilities Update Demand Request Received 2nd
40	26.63			EPU - Utilities Update Demand Request Received 3rd
41	26.7			EPU - Utilities Follow Up
42	27			EPU - Lien Demand 1st
43	27.1			EPU - Lien -Demand Received 1st
44	27.2			EPU - Lien Demand Update 1st

- Column name 'HOA Follow Up'

Task 44.95 is "EPU – HOA Follow Up" add tasks after 'Update HOA- Demand Request Received 3rd'

74	44.7			EPU -Update HOA -Demand Request Received 1st
75	44.8			EPU -Update HOA -Demand Request Received 2nd
76	44.9			EPU -Update HOA -Demand Request Received 3rd
77	44.95			EPU - HOA Follow Up
78	45			EPU - Closing Protection Letter CPL
79	46			EPU - Update CPL Request 1st
80	47			EPU - Update CPL Request 2nd

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# AUGUST RELEASE NOTES

## OHIO

### REPORTS

<b>Orders by Selection</b>				
<b>NEW/MOD</b>	<b>REQUESTED BY</b>	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s).</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
MOD	OH		401358	
<ul style="list-style-type: none"> <li>Added Excel format drop down option of "Excel-OH"</li> </ul> <p>In this excel option, only display the data that for the fields, in this order.</p> <ul style="list-style-type: none"> <li>Order Number</li> <li>Branch</li> <li>Sales Rep</li> <li>Open Date</li> <li>Close Date (use WSOB date)</li> <li>Customer Company (SOB)</li> <li>Customer Company Contact (SOB)</li> <li>Product Category</li> <li>Open</li> <li>Closed</li> <li>Cancelled</li> <li>Revenue (All)</li> </ul>				

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<b>SPAdmin – Custom Source of Business Export Reports</b>				
<b>NEW/MOD</b>	<b>REQUESTED BY</b>	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s).</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
MOD	PCD		400109	
<ul style="list-style-type: none"> <li>Updated report logic to exclude orders at or below the following profile: \\Default\PCPU\Ohio\CT\FNOX\Joint Ventures</li> </ul>				

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# AUGUST RELEASE NOTES

## OKLAHOMA

### DOCUMENTS

#### Escrow

#### Gap Check Report

NEW/MOD MOD	REQUESTED BY CT OK	FOOTPRINTS No(s).	TFS No(s). 400816	FILE NAME (NEW ITEMS ONLY)
----------------	-----------------------	-------------------	----------------------	----------------------------

When document is used for refinance, users may enter previous sellers via new prompt. For all other transactions, document will continue to function as before.

**Field Prompt**

**Gap Check Report**  
Order JJ CD Test

---

List names of previous sellers and check information

Names of previous seller1  
Names of previous seller2  
Names of previous seller3

Court check on SELLERS:

Names of previous seller1  
Names of previous seller2  
Names of previous seller3

Court check on BUYERS:

Bob L. Buyer Buyer Individ. 1 check information

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# AUGUST RELEASE NOTES

## Title Examination

NEW/MOD MOD	REQUESTED BY CT OK	FOOTPRINTS No(s).	TFS No(s). 400823	FILE NAME (NEW ITEMS ONLY)
----------------	-----------------------	-------------------	----------------------	----------------------------

Added a prompt to enter any additional title items.

**Field Prompt**

**Title Examination**  
Commitment

---

Additional items

Here is where the text for the new additional items prompt goes so that users can see how this will render in the doc.  
I have included a hard return here.

### Exceptions:

Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded recording information, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons. These Covenants, Conditions and Restrictions also provide that any violation thereof shall not defeat or render invalid the lien of the insured mortgage

Restrictions on the use, occupancy and ownership of the land as established under 42 U.S.C. ' 291 et seq. or any similar laws, and rights of the United States pursuant thereto to recover its contribution to construction costs on violation.

Here is where the text for the new additional items prompt goes so that users can see how this will render in the doc.  
I have included a hard return here.

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

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# AUGUST RELEASE NOTES

## Uniform Abstract Certificate (CTI) - CTI OK ONLY

NEW/MOD MOD	REQUESTED BY CT OK	FOOTPRINTS No(s).	TFS No(s). 403547	FILE NAME (NEW ITEMS ONLY)
----------------	-----------------------	-------------------	----------------------	----------------------------

Added the search completed date field (below the President's signature)

Countersigned By:	<b>THE TITLE COMPANY</b>
	By: 
_____ Abby Abstractor Abby Abstractor License No.: 444444444 Order No.: 2017040003RN OAB Certificate of Authority #0083	_____ President
	Dated this 16th day of August, 2017.

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# AUGUST RELEASE NOTES

## REPORTS

<b>Invoice Aging- Customer Facing Statement</b>				
<b>NEW/MOD</b>	<b>REQUESTED BY</b>	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s).</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
MOD	OK		398405	
<ul style="list-style-type: none"><li>Updated balance information to show centered at the bottom of the page, see example below.</li></ul>				

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# AUGUST RELEASE NOTES

## OREGON

### DOCUMENTS

#### Escrow

#### Broker's Escrow Instructions Regarding Commission

NEW/MOD MOD	REQUESTED BY OR	FOOTPRINTS No(s).	TFS No(s). 400298	FILE NAME (NEW ITEMS ONLY)
----------------	--------------------	-------------------	----------------------	----------------------------

Added prompt to pull in blank lines for the Agent to fill out the information.

**Broker's Escrow Instructions Regarding Commission**  
Listing Agent/Broker Re/Max Sunquest (LB)

Don't Pull Amounts - Provide Blank Lines for All Amounts

The total commission under the above escrow is \_\_\_\_\_% = \$ \_\_\_\_\_ to be disbursed as follows:

Re/Max Sunquest \$ \_\_\_\_\_

The Selling Agency \$ \_\_\_\_\_

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

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#### Consent to Sell

NEW/MOD MOD	REQUESTED BY Western Title	FOOTPRINTS No(s).	TFS No(s). 404499	FILE NAME (NEW ITEMS ONLY)
----------------	-------------------------------	-------------------	----------------------	----------------------------

Made the "R" in "Real property" lower-case and the "s" in "seller" upper-case. Also added the word "as" before "Seller" so it's "as Seller" to correspond with "as Buyer".

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#### Letter (Demand Instructions)

NEW/MOD MOD	REQUESTED BY FT Portland	FOOTPRINTS No(s).	TFS No(s). 400168	FILE NAME (NEW ITEMS ONLY)
----------------	-----------------------------	-------------------	----------------------	----------------------------

Corrected typo ("hare" to "are"), changed "loan" to "lien" and added prompt for enclosures.

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# AUGUST RELEASE NOTES

## Note (Demand)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	Western Title		404502	
Corrected typo of "suite" to "suit".				

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## Request (Full Reconveyance without Extinguishment of Debt Indemnification of Lost Trust Deed)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	Centralized Recon Dept.		401933	

Revised "ALL SUMS WHICH WERE TO BE PAID UNDER THE TERMS OF THE NOTE AND SECURED BY THE DEED OF TRUST HAVE BEEN FULLY PAID AND SATISFIED." to "ALL SUMS WHICH WERE TO BE PAID UNDER THE TERMS OF THE NOTE AND SECURED BY THE DEED OF TRUST HAVE NOT BEEN FULLY PAID AND SATISFIED, BUT THE BENEFICIARY IS RELEASING THE TRUST PROPERTY AS SECURITY FOR SAID DEBT AND OBLIGATIONS AND IS RETAINING THE ORIGINAL NOTE."

**AFTER**

ALL SUMS WHICH WERE TO BE PAID UNDER THE TERMS OF THE NOTE AND SECURED BY THE DEED OF TRUST HAVE NOT BEEN FULLY PAID AND SATISFIED, BUT THE BENEFICIARY IS RELEASING THE TRUST PROPERTY AS SECURITY FOR SAID DEBT AND OBLIGATIONS AND IS RETAINING THE ORIGINAL NOTE.

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## Resolution

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	Western Title		404735	
Revised document to work for either seller or buyer/borrower contacts.				

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# AUGUST RELEASE NOTES

## Title

### OTIRO 77 - Date-Down for LCLP

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Admin	n/a	403911	

A field has been added to allow the user to choose whether or not to show an amended amount of policy. If the user selects "No" from the drop-down, "(No Change)" will be printed on the form (and an amount is not required to be entered in the amended amount of policy field). If the user selects "Yes" they must also enter an amount.

Additionally, fields have been added to enter the mortgage recording date and recording information on the Endorsements screen. (This information is no longer pulled from the Security Instruments screen.)

Endorsements

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

+ - Default Splits...			
Description	Issued Date	Effective Date	Charge
OTIRO 77 - Date-Down for LCLP			

Search

Label	Value
Enter the recording date of the mortgage	08/15/2017
Enter mortgage recording information	MORTGAGE RECORDING INFO
List additional exceptions, if necessary OR leave blank to select from exceptions in order	LIST ADDITIONAL ITEMS HERE.
Amending amount of policy? Y/N	Yes
Enter amended amount of policy, if applicable	\$123,456.00

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# AUGUST RELEASE NOTES

## TEXAS

### DOCUMENTS

#### Escrow

#### Buyer Preclosing Information

NEW/MOD MOD	REQUESTED BY CT Amarillo	FOOTPRINTS No(s).	TFS No(s). 401937	FILE NAME (NEW ITEMS ONLY)

Added FNF Privacy Statement to document.

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#### Form T-00 (Verification of Services Rendered) Title Only -- AMARILLO OFFICES ONLY

NEW/MOD MOD	REQUESTED BY TX	FOOTPRINTS No(s).	TFS No(s). 399967	FILE NAME (NEW ITEMS ONLY)

Revised document to pull the local branch address for the 3rd prompt which pulls as #8 on the document.

#### SECTION 3 - INFORMATION FROM AGENT/UNDERWRITER PAYING FOR THE WORK

#### 8. INFORMATION ABOUT AGENT/UNDERWRITER PAYING FOR THE WORK:

Name: Chicago Title of Texas, LLC

Address: 4211 I-40 West, Suite 100

City, State/ZIP: Amarillo, TX 79106

Texas Department of Insurance No.: 92131

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#### Letter (Mail Out)

#### Letter (Receipt of Earnest Money)

#### Letter (Receipt Of Earnest Money FSBO - No Realtor)

NEW/MOD MOD	REQUESTED BY StarTex	FOOTPRINTS No(s).	TFS No(s). 402736	FILE NAME (NEW ITEMS ONLY)

Changed "committed to work and coordinate" to "committed to working and coordinating".

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# AUGUST RELEASE NOTES

**Seller Preclosing Information**

**Statement of Identity**

**WireSafe Fraud Alert**

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT Amarillo		401937	

Added FNF Privacy Statement to document.

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# AUGUST RELEASE NOTES

## Title

### Master Commitment

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Admin	n/a	403778	

The Master Commitment document has been updated to include the "Texas Title Insurance Information" and "Deletion of Arbitration Provision" docs, along with the Privacy Statement. It is now the same as the 'Master Commitment without Jacket' doc, but still includes the jacket.

- 📁 FNF Texas Documents
  - 📁 All
    - 📄 Master Commitment
    - 📄 Master Commitment without Jacket

**Commitment** **COMMITMENT FOR TITLE INSURANCE (T-7)**

Issued By: Commitment Number:



**Commonwealth Land Title  
Insurance Company**

**XATCH13000003 - CP  
Test**

THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE IDENTICAL TO THE INFORMATION ON THE TITLE INSURANCE POLICY.

**TEXAS TITLE INSURANCE INFORMATION**

Title insurance insures you against loss resulting from certain risks to your title. The commitment for Title Insurance is the title insurance company's promise to issue the title insurance policy.

**DELETION OF ARBITRATION PROVISION**  
(Not applicable to the Texas Residential Owner's Policy)

ARBITRATION is a common form of alternative dispute resolution. It can be a quicker and cheaper means to settle a dispute than going to court. Arbitration is a process where a neutral third party, called an arbitrator, hears the dispute and makes a decision. Arbitration is a common form of alternative dispute resolution. It can be a quicker and cheaper means to settle a dispute than going to court. Arbitration is a process where a neutral third party, called an arbitrator, hears the dispute and makes a decision.

**FIDELITY NATIONAL FINANCIAL  
PRIVACY NOTICE**  
Effective: May 1, 2015; Last Updated: March 1, 2017

At Fidelity National Financial, Inc., we respect and believe it is important to protect the privacy of consumers and our customers. This Privacy Notice explains how we collect, use, and protect any information that we collect from you, when and to whom we disclose such information, and the choices you have about the use of that information. A summary of the Privacy Notice is below, and we encourage you to review the entirety of the Privacy Notice following this summary. You can opt-out of certain disclosures by following our opt-out procedure set forth at the end of this Privacy Notice.

<p><b>Types of Information Collected.</b> You may provide us with certain personal information about you, like your contact information, address demographic information, social security number (SSN), driver's license, passport, other government ID numbers and/or financial information. We may also receive browsing information from your Internet browser, computer and/or mobile device if you visit or use our websites or applications.</p>	<p><b>How Information is Collected.</b> We may collect personal information from you via applications, forms, and correspondence we receive from you and others related to our transactions with you. When you visit our websites from your computer or mobile device, we automatically collect and store certain information available to us through your Internet browser or computer equipment to optimize your website experience.</p>
<p><b>Use of Collected Information.</b> We request and use your personal information to provide products and services to you, to improve our products and services, and to communicate with you about these products and services. We may also share your contact information with our affiliates for marketing purposes.</p>	<p><b>When Information Is Disclosed.</b> We may disclose your information to our affiliates and/or nonaffiliated parties providing services for you or us, to law enforcement agencies or governmental authorities, as required by law, and to parties whose interest in title must be determined.</p>

Form T-7: Commitment for Title Insurance (01/03/14) TX-AT-FAHO-562060-SPS-1-XATCH13000003 - CP Test

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# AUGUST RELEASE NOTES

## WASHINGTON

### DOCUMENTS

#### Escrow

#### Closing Letter-Person

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT/FT Vancouver		401238	

Added functionality to be able to choose which checks and/or wires pull to the document.

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#### Final Waiver of Lien and Contractor's Affidavit

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	FT Tacoma		400901	WA00001034.doc

New document. Render to view complete document.

#### FINAL WAIVER OF LIEN

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

Gty No.: GTN123

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

Escrow No.: JM CD Test-MGS

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by **General Contractor Name** to furnish furnish stuff for the premises known as **1001 Property Address, City, WA 49503** of which **Sam Seller** and **Sally Seller** is the owner.

THE undersigned, for and in consideration of Two Thousand Five Hundred And No/100 Dollars (\$2,500.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged, do(es) hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Washington, relating to mechanics' liens, with respect to and on said above described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of all labor, services, material, fixtures, apparatus or machinery, heretofore furnished, or which may be furnished at any time hereafter, by the undersigned for the above described premises, INCLUDING EXTRAS.\*

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# AUGUST RELEASE NOTES

## Questionnaire

### Questionnaire, Letter

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT/FT Vancouver		400170	

Added language to Buyer version to match the Seller/Borrower versions.

**Will you be doing a Tax Deferred Exchange?**  Yes  No

The undersigned hereby authorizes [Escrow Office Name](#) to provide my/our name, address and phone information to Homeowner's Associations, Homeowner's Association management companies and/or utility companies, if requested, in connection with ordering demands.

The undersigned hereby authorizes all of my/our creditors to release payoff information and figures, and other information about my/our debt whether current or delinquent, to any representative of [Escrow Office Name](#) and/or [Melissa G. Smith](#) and/or [Sandy L. Moore](#). Further, if there is a fee charged by creditor, I/we agree to pay same.

Delivery to buyer(s) and seller(s) as used in this transaction, unless otherwise stated herein, is to be by hand in person to the principal, regular mail, email or fax to any of the contact information provided in these instructions. If delivered by regular mail receipt is determined to be seventy-two (72) hours after such mailing. All documents, balances and statements due to the undersigned may be delivered to the contact information shown herein. All notices, change of instructions, communications and documents are to be delivered in writing to the office of [Escrow Office Name](#) as set forth herein.

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# AUGUST RELEASE NOTES

## Set Up Questionnaire

NEW/MOD NEW	REQUESTED BY FT Tacoma	FOOTPRINTS No(s).	TFS No(s). 399922	FILE NAME (NEW ITEMS ONLY) WA00001031.doc
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New document. Render to view complete document.



Company Name

100 Main Street  
 Someplace, WA 92025  
 Phone: (800)111-2222 / Fax: (800)222-3333

**Escrow No.:** JM CD Test-MGS

The below information is required to establish an account:

1. Has a title order been placed? \_\_\_\_\_  
 If so, what is the policy/commitment number? \_\_\_\_\_
2. Lender information:
  - Bank Name: \_\_\_\_\_
  - Address: \_\_\_\_\_
  - Contact Person: \_\_\_\_\_
  - Email Address: \_\_\_\_\_
  - Phone No.: \_\_\_\_\_

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# AUGUST RELEASE NOTES

## Sworn Owner's Statement

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	FT Tacoma		400902	WA00001035.doc

New document. Render to view complete document.

**SWORN OWNER'S STATEMENT TO  
FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON**

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

Escrow No.: JM CD Test-MGS

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

The affiant, [Betty A. Buyer](#) and [Bob L. Buyer](#) being first duly sworn, on oath deposes and says that he/she/they is/are the owner of the following described premises in [Tacoma](#) County, [Washington](#), to wit: [1001 Property Address, Seattle, WA 49503](#).

1. That he/she/they is/are thoroughly familiar with all the facts and circumstances concerning the premises described above;

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# AUGUST RELEASE NOTES

## Sworn Statement of Contractor and Subcontractor

<b>NEW/MOD</b> NEW	<b>REQUESTED BY</b> FT Tacoma	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s).</b> 400902	<b>FILE NAME (NEW ITEMS ONLY)</b> WA00001032.doc
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New document. Render to view complete document.

### SWORN STATEMENT OF CONTRACTOR AND SUBCONTRACTOR TO OWNER AND TO CHICAGO TITLE INSURANCE COMPANY

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

Escrow No.: 2017040003RN-JDK

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

The affiant, **Gary T. Contractor** being first duly sworn, on oath deposes and says that he/she is \_\_\_\_\_ of **General Contractor Company, Inc.** that \_\_\_\_\_ has a contract with **Brian T. Buyer and Brenda T. Buyer**, owner(s) \_\_\_\_\_ for Reason for contract to be entered here on the following described premises in said County, to wit: **100 Property Street, Olympia, WA 98501.**

That, for the purposes of said contract, the following persons have been contracted with, and have furnished, or are furnishing and preparing materials for, and have done or are doing labor on said improvement. That there is due and to become due them, respectively, the amounts set opposite their names for materials or labor as stated. That this statement is a full, true and complete statement of all such persons, the amounts paid and the amounts due or to become due to each.

1	2	3	4	5	6	7
Name and Address	Kind of Work	Amount of Contract	Retention (including Current)	Net of Previous Payments	Net Amount This Payment	Balance to Become Due (inc. Retentions)
<b>TOTAL</b>						

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# AUGUST RELEASE NOTES

## Waiver of Lien and Contractor's Affidavit

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	FT Tacoma		400899	WA00001033.doc

New document. Render to view complete document.

### WAIVER OF LIEN TO DATE

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

Gty No.: GTN123

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

Escrow No.: JM CD Test-MGS

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by **General Contractor Name** to furnish **furnish stuff** for the premises known as **1001 Property Address, City, WA 49503** of which **Sam Seller** and **Sally Seller** is the owner.

THE undersigned, for and in consideration of Two Thousand Five Hundred And No/100 Dollars (\$2,500.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged, do(es) hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Washington, relating to mechanics' liens, with respect to and on said above described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of all labor, services, material, fixtures, apparatus or machinery, furnished to this date by the undersigned for the above described premises, INCLUDING EXTRAS.\*

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# AUGUST RELEASE NOTES

## WISCONSIN

### DOCUMENTS

#### Escrow

#### eTransfer Return Form Worksheet

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	CT WI		402717	WID0250.doc

New document. Render to view complete document.



## Company Name

eTRANSFER RETURN FORM WORKSHEET

Grantor Type: \_\_\_\_\_

Grantor Name: **Stephen T. Seller and Stephanie T. Seller, husband and wife**

Grantor SS No.: \_\_\_\_\_

Grantor Address: **100 Seller Forward Street, Seller Forward City, WI 99999**

Grantor Phone: **(919)999-9999**

Relationship: \_\_\_\_\_

Grantee Type: \_\_\_\_\_

Grantee Name: **Brian T. Buyer and Brenda T. Buyer, husband and wife, as tenants by the entirety and The Trust Company**

Grantee SS No.: \_\_\_\_\_

Grantee Address: **100 Buyer Forward Street, Buyer Forward City, WI 99999**

Grantee Phone: **(816)555-1234**

Parcel: **101**

Parcel No.: **11111111APN**

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# AUGUST RELEASE NOTES

## REPORTS

<b>Corporate Invoice</b>				
<b>NEW/MOD MOD</b>	<b>REQUESTED BY WI-DCT</b>	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s). 403131</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
Apply the below change when order profile = Default\PI\WI\FDLC\6108-UCC				
<ul style="list-style-type: none"><li>• Remove Lookup code on the Bill To office</li><li>• Remove "sellers(s):" section</li><li>• Remove Bill Codes</li><li>• Replace "Property Description:" with "Jurisdiction:" and show the following new custom fields under:<ul style="list-style-type: none"><li>○ <b>UCCCounty_FNFWI#</b></li><li>○ <b>UCCState_FNFWI#</b></li><li>○ <b>UCCJurisdiction_FNFWI#</b></li><li>○ <b>UCCJurisdiction2_FNFWI#</b></li><li>○ <b>UCCJurisdiction3_FNFWI#</b></li></ul></li></ul>				

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# AUGUST RELEASE NOTES

## *MYScreens*

<b>Order Entry Screen - FTWI Escrow and FTWI Title</b>			
<b>NEW/MOD</b>	<b>REQUESTED BY</b>	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s).</b>
MOD	FT		404775
LoanTypeSnapSection added to the Order Entry screen.			

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<b>Commitment - Schedule A - FTWI Escrow and FTWI Title</b>			
<b>NEW/MOD</b>	<b>REQUESTED BY</b>	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s).</b>
MOD	FT		404775
Revision Label, Revision ID custom fields added to Commitment – Schedule A screens			

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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.