

# SOFTPRO SELECT

## RELEASE NOTES



AUGUST, 2016

Testing Release Date: August 4, 2016

Production Release Date: August 19, 2016



# AUGUST RELEASE NOTES

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# AUGUST RELEASE NOTES

## ALL STATES/SITES

### DOCUMENTS

#### Escrow

#### CDF Settlement Statements

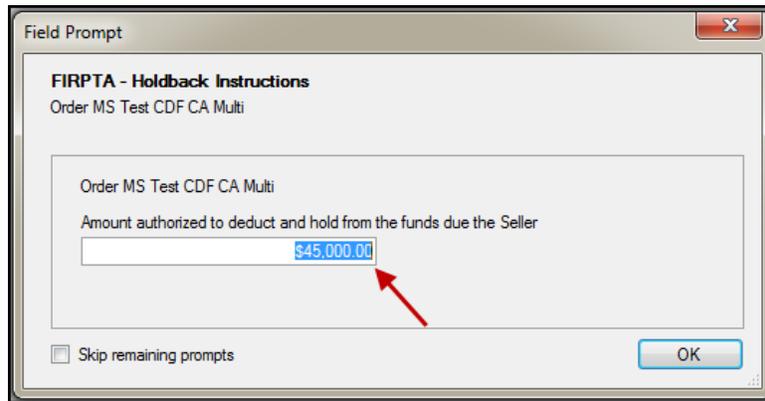
NEW/MOD MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s). 339905	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> <li>Removed 'to Lender' in sections M/L</li> </ul>				

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#### FIRPTA - Holdback Instructions

NEW/MOD Mod	REQUESTED BY Settlement	FOOTPRINTS No(s). N/A	TFS No(s). 339266	FILE NAME (NEW ITEMS ONLY)
----------------	----------------------------	--------------------------	----------------------	----------------------------

Revised to prompt for the amount to be withheld:



**WITHHOLDING CERTIFICATE NOT RECEIVED PRIOR TO CLOSING.** If no Withholding Certificate is deposited into escrow on or prior to the closing date, **Test Escrow Office** is authorized to deduct and hold from the funds due the Seller, the amount of **Forty-Five Thousand And No/100 Dollars (\$45,000.00)** which equals Fifteen Percent (15%) of the gross sales price or the ownership percentage of the person subject to the withholding as required under Section 1445 of the Internal Revenue Code.

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# AUGUST RELEASE NOTES

## Letter (Equity Line Freeze Indemnity)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Settlement	N/A	339912	SSCORPD5521.doc

New document that needs a Payoff Lender to generate. Render to view complete document.

<b>Payoff Lender Company</b> 8686 Apple Street Your City, OR 22222	<b>Date:</b> August 17, 2016 <b>Loan No.:</b> CM78977 <b>Escrow No.:</b> JM CD Test OR-MS <b>Locate No.:</b> LN123 <b>Borrower(s):</b> Sam Seller and Sally Seller Seller Org <b>Property:</b> 1 Property Address Portland, OR 97211
--	---

To Whom It May Concern:

With regard to our **Payoff Lender Company** equity/credit line with the account number of **CM78977**, we hereby certify that:

- I/We have not drawn checks on this account since \_\_\_\_\_.
- The last check that has cleared is check no. \_\_\_\_\_ and there are no other outstanding checks on the account.
- I/We have destroyed or given Escrow all remaining checks on this account (check no.(s) \_\_\_\_\_ through \_\_\_\_\_).
- I/We hereby indemnify and hold **Chicago Title Insurance Company** harmless from any and all claims or losses incurred by reason of releasing the hold on said demand, from any outstanding checks that come in after the payoff.

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## Owners Association Package Acceptance (non-HOA)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Settlement	N/A	339926	SSCORPD5522.doc

New document that needs an Owners Association to generate. Render to view complete document.

	<b>Date:</b> August 17, 2016 <b>Escrow No.:</b> JM CD Test OR-MS <b>Owner:</b> Sam Seller, Sally Seller, and Seller Org <b>Property:</b> 1 Property Address Portland, OR 97211
--	--

ABC Association Name  
 100 Association Lane  
 City, OR 78454  
 Phone: (800)111-2222 Fax: (800)111-3333

To Whom It May Concern:

An escrow has been opened with this office covering the sale of the above referenced property. In connection therewith we request that you furnish us with data so that proper transfer of association membership may be effected. Please advise us to amounts and manner in which payments are to be made, and as to any requirements you might have for transfer of membership.

IF A BLANKET HAZARD INSURANCE COVERAGE IS IN EFFECT ON SUBJECT PROPERTY, PLEASE FURNISH INFORMATION REGARDING SAME, AND PARTICULARLY IF PREMIUM IS INCLUDED IN THE FEES OR DUES.

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# AUGUST RELEASE NOTES

<b>Payoff Request for Lien</b>				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	TT Medford	N/A	341993	

Revised to allow rendering for "Other" type contacts:

**Document Selection**

Please make one or more selections for each document below.

Check ▾

**Payoff Request for Lien**

- Payoff Lender Chase Mortgage (P)
- Other** Other Contact Name (O)
- Other** Capital One (O2)
- Payoff Lender Fairwinds (P2)

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<b>Settlement Statements</b>				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT LA		338705	

- Corrected the buyer name hotspot to go back to the payee name or the long name based on the option (and the seller) instead of the name

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<b>Term Sheet</b>				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Santa Clara	N/A	339281	

Will pull in the Agent's name, phone and email if entered:



CHICAGO TITLE  
COMPANY

TERM SHEET

Escrow No.:	<u>JM CD Test</u>	Escrow Officer:	<u>Jennifer McLaughlin</u>
Listing Agent:	<u>Tammy Kerr</u>	Selling Agent:	<u>Samantha Johnson</u>
Phone No.:	<u>(616)218-0873</u>	Phone No.:	<u>(111)222-3333</u>
Email:	<u>tammy@email.com</u>	Email:	<u>SamJohnson@email.com</u>

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# AUGUST RELEASE NOTES

## REPORTS

1099 Data Export				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW			338516	SSCORP5290.rpt - 1099 Data Export
<ul style="list-style-type: none"> <li>Added a new report that will pull all 1099 records in the entered settlement date range, formatted for Excel export only</li> </ul>				

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Aggregate Recording Charge				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	WA		340637	
<ul style="list-style-type: none"> <li>Added a check box (default unchecked) to include all product codes</li> </ul>				

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Closed Orders by Revenue Operation				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT IL		337703	
<ul style="list-style-type: none"> <li>Added bill code picklist</li> </ul>				

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Order Count/Revenue Summary				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	OR		336908	
<ul style="list-style-type: none"> <li>When selected include projections in group 2</li> </ul>				

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Order Log				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	ID		339069	
<ul style="list-style-type: none"> <li>Corrected disbursement date from displaying as UTC</li> <li>Changed "Show only estimated settlement date orders" to a drop down with options of : All (default – current unchecked option); Estimated Only (current – unchecked option); Exclude Estimated</li> </ul>				

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Outstanding Checks				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	OAC		336920	
<ul style="list-style-type: none"> <li>The report will now use the system posted on date to calculate the number of days a check is outstanding vs the trust date. Ex: if a transaction is cleared by mistake then un-cleared the days outstanding becomes zero.</li> </ul>				

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# AUGUST RELEASE NOTES

<b>Invoice Aging</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			342280	
<ul style="list-style-type: none"><li>Changed the bill to name from 50 characters 150 characters.</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	CT IL		339633	
<ul style="list-style-type: none"><li>Added Lender code, name, address contains parameter</li></ul>				

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# AUGUST RELEASE NOTES

## AMERITITLE

### DOCUMENTS

#### Escrow

#### Payoff Enclosure Letter

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	AmeriTitle	N/A	341940	

Added language for an equity line as well as signature line(s)

In the instance of an Equity Line payoff, I/we hereby certify that the account has not been used recently; and that any additional funds needed for payoff, due to the use of this account in excess of the amount reflected on the payoff statement, will be submitted to AmeriTitle Downtown immediately upon notification.

\_\_\_\_\_  
Bob Buyer

\_\_\_\_\_  
Date

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#### Reduced Premium Disclosure

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	AmeriTitle	N/A	341991	

Revised to include discount received for reissue files.

**Order No.:** MS Test CDF OH Multi-CLR

If a previous title insurance policy was issued within the last ten (10) years for this property, you may be entitled to a reduced rate on the new title insurance policy.

You may be entitled to a reduced rate if you can provide any of the following documents covering the last ten (10) years.

- A. Copy of prior title insurance policy.
- B. Signed HUD-1 Settlement Statement/Closing Disclosure Form showing payment of title insurance.
- C. Copy of a mark-up commitment.
- D. Other written evidence acceptable to the insurer that title insurance was purchased for the property within the last ten (10) years.

You have saved One Thousand And No/100Dollars (\$1,000.00).

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# AUGUST RELEASE NOTES

## Wire Information

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	AmeriTitle	N/A	341988	

Revised for OH transactions to show "**Funds over \$10,000.00 must be in the form of a Wire Transfer.**"

**Funds over \$10,000.00 must be in the form of a Wire Transfer.**

Please take this form with you to your bank.

**Personal checks, official checks, direct deposits and electronic transfers are not acceptable for use as closing funds. If your bank does not issue Cashier's Checks, your funds to close must be wire transferred to AmeriTitle.**

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# AUGUST RELEASE NOTES

## MY SCREENS

### Title

#### National Rate Screen

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).
Mod	AmeriTitle	n/a	340007

Corrected field from OP Reissue Discount

**Loan Policy Reissue Details**

Special Instructions:

Original Mtg Amt:

**LP Reissue Discount:**

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# AUGUST RELEASE NOTES

## CALIFORNIA

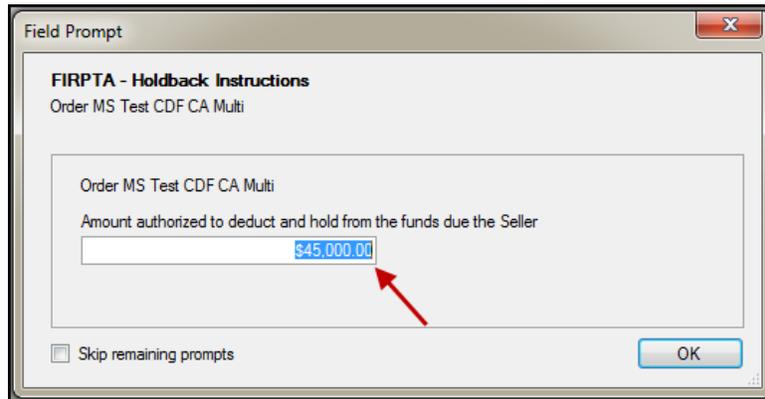
### DOCUMENTS

#### Escrow

#### EI FIRPTA - Holdback Instructions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT SoCal	N/A	339266	

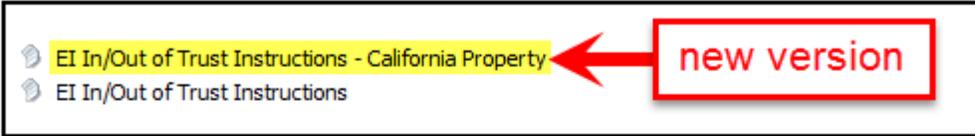
Revised to prompt for the amount to be withheld:



**WITHHOLDING CERTIFICATE NOT RECEIVED PRIOR TO CLOSING.** If no Withholding Certificate is deposited into escrow on or prior to the closing date, **Test Escrow Office** is authorized to deduct and hold from the funds due the Seller, the amount of **Forty-Five Thousand And No/100 Dollars (\$45,000.00)** which equals Fifteen Percent (15%) of the gross sales price or the ownership percentage of the person subject to the withholding as required under Section 1445 of the Internal Revenue Code.

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# AUGUST RELEASE NOTES

EI In/Out of Trust Instructions - California Property				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT SoCal	N/A	339205	
<p>Removed "(unless required by the county recorder to do so)" and added "and shall recite the following statement thereon; "This conveyance transfers an interest into or out of a Living Trust, R&amp;T 11930.""</p> <div style="text-align: center; margin: 20px 0;">  </div> <div style="text-align: center; margin: 20px 0;"> <div style="border: 2px solid black; padding: 5px; width: fit-content; margin: 0 auto;">BEFORE</div> <div style="border: 1px solid black; padding: 10px; margin: 10px auto; width: 80%;"> <p>Settlement Agent is to charge Borrowers account for all costs in connection with the preparation, execution and recording of these documents, and shall attach no Documentary Transfer Tax to said Deeds (unless required by the county recorder to do so).</p> </div> <div style="border: 2px solid black; padding: 5px; width: fit-content; margin: 0 auto;">AFTER</div> <div style="border: 1px solid black; padding: 10px; margin: 10px auto; width: 80%;"> <p>Settlement Agent is to charge Borrowers account for all costs in connection with the preparation, execution and recording of these documents, and shall attach no Documentary Transfer Tax to said Deeds and shall recite the following statement thereon: "This conveyance transfers an interest into or out of a Living Trust, R &amp; T 11930".</p> </div> </div>				

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Letter (Escheat/Due Diligence)				
Letter (Escheat/Due Diligence) No Checks Issued				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	N/A	339259	
<p>Updated document to current version as provided by Settlement and also made multiple fields editable.</p>				

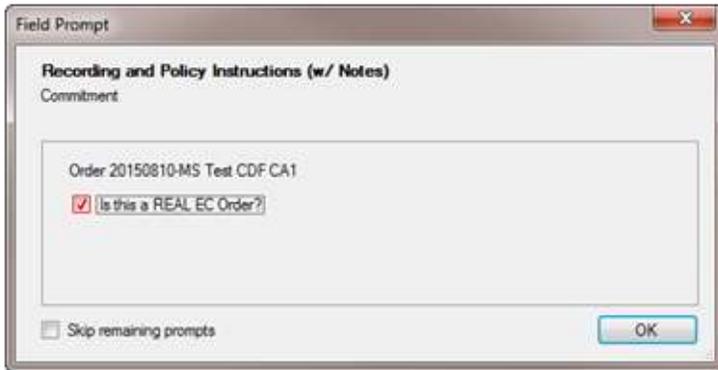
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# AUGUST RELEASE NOTES

- [Recording and Policy Instructions \(w/ Notes\)](#)
- [Recording and Policy Instructions \(w/o Notes\)](#)
- [Recording and Policy Instructions - Out of County](#)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT SoCal	N/A	341643	

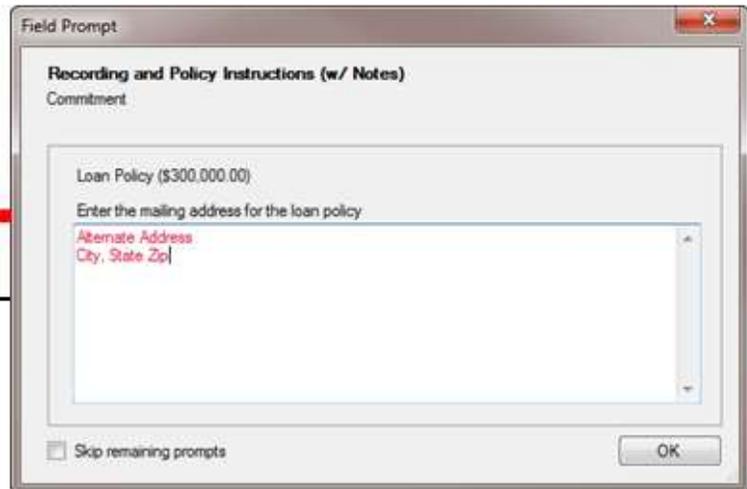
Added prompt for address when Real EC order is chosen.



## POLICY DELIVERY / MAILING INSTRUCTIONS

Owners:  
 Brian T. Buyer and Brenda T. Buyer  
 100 Buyer Forward Address  
 Buyer Forward City, CA 99999

Loan:  
 REAL EC ORDER  
 Lender Bank One  
 Alternate Address  
 City, State Zip



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# AUGUST RELEASE NOTES

## Title

### Attachment One

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Underwriting	n/a	342919	

The document has been revised according to form filing as directed by Underwriting effective May 06, 2016. The form now includes reference to the 2015 Expanded Loan policy. The updated version will render for any prelim with an effective date of August 19, 2016 or later.

**Screenshot of One Page Only. Render in the Test Site to see the Full Version.**

**ATTACHMENT ONE**  
(CONTINUED)

**ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY - ASSESSMENTS PRIORITY (04-02-15)**

**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

Attachment One (05/06/16)

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# AUGUST RELEASE NOTES

## ALTA Expanded Coverage Residential Loan Policy-Assessments Priority 2015 ALTA Short Form Expanded Coverage Residential Loan Policy-Assessments Priority 2015

<b>NEW/MOD</b> New	<b>REQUESTED BY</b> Underwriting	<b>FOOTPRINTS No(s).</b> n/a	<b>TFS No(s).</b> 343362	<b>FILE NAME (NEW ITEMS ONLY)</b> Various P15_L_XXXASP_xx_FNF
-----------------------	-------------------------------------	---------------------------------	-----------------------------	--

**Screenshot of One Page Only. Render in the Test Site to see the Full Version.**

**ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY  
ASSESSMENTS PRIORITY  
FOR ONE-TO-FOUR FAMILY RESIDENTIAL PROPERTY**

---

Issued By:  CHICAGO TITLE INSURANCE COMPANY

Policy Number: **LoanPolNum-456**

**Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Section 17 of the Conditions.**

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation (the "Company") insures as of Date of Policy and, to the extent stated in Covered Risks 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27, and 28, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

**COVERED RISKS**

- Title being vested other than as stated in Schedule A.
- Any defect in or lien or encumbrance on the Title. This Covered Risk 2 includes but is not limited to insurance against loss from:
  - a defect in the Title caused by
    - forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
    - failure of any person or Entity to have authorized a transfer or conveyance;
    - a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
    - failure to perform those acts necessary to create a document by electronic means authorized by law;
    - a document executed under a falsified, expired, or otherwise invalid power of attorney;
    - a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
    - a defective judicial or administrative proceeding.
  - the lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
  - any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
- Unmarketable Title.
- No right of access to and from the Land.
- The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to:
  - the occupancy, use, or enjoyment of the Land;
  - the character, dimensions, or location of any improvement erected on the Land;
  - the subdivision of land; or
  - environmental protection,
 if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.

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 ALTA Expanded Coverage Residential Loan Policy-Assessments Priority (04/02/2015)

Printed: 08.17.16 @ 04:31 PM  
 CA-CT-FWIN-02180.055713-SPS-72488-1--2015040304 - CP Test CA

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# AUGUST RELEASE NOTES

## REPORTS

<b>Buyer/Seller Export</b>				
<b>NEW/MOD</b> MOD	<b>REQUESTED BY</b> CA	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s).</b> 340526	<b>FILE NAME (NEW ITEMS ONLY)</b>
<ul style="list-style-type: none"><li>• Split property address into Address, City, State and zip columns when exporting</li></ul>				

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# AUGUST RELEASE NOTES

## LOOKUP TABLES

### Escrow Instruction Phrases - SOCAL ONLY

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).
New	SoCal	N/A	339262

Two new phrases added:

Code	Name
pdply01	PER-DIEM PENALTY

Per-diem penalty amount

**PER-DIEM PENALTY:** In the event the Buyer cannot close this escrow on or before March 31, 2016, Buyer agrees to pay Seller a Per-Diem Penalty in the amount of **Fifteen And No/100 Dollars (\$15.00)** per day for delay of closing from **March 31, 2016 up to but not including the actual date of close of escrow.** Escrow Holder is authorized and instructed to charge Buyer and credit Seller accordingly at the close of escrow.

**Pulls the Settlement Date**

Code	Name
preint01	NOTETD/PREPIAD INTERIM INTEREST

Enter date per diem interest collected to

**PRE-PAID/INTERIM INTEREST:** Escrow holder is hereby authorized and instructed, at close of escrow, to collect per diem interest from the Borrower on the Note being created herein, from the date of close of escrow to **August 5, 2016** and to remit payment of same to Lender upon close of escrow.

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# AUGUST RELEASE NOTES

## FLORIDA

### *DOCUMENTS*

#### Escrow

#### Certificate of Search (Miami Government)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FL Timeshare	N/A	340955	

For FL Timeshare only, pull in signatures for "Authorized Signatory".

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# AUGUST RELEASE NOTES

## HAWAII

### DOCUMENTS

#### Escrow

#### Escrow Information Sheet (Buyer)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT Hawaii	N/A	341247	

Missing verbiage for new loans added:

NEW LOAN(S) THAT BUYER(S) ARE APPLYING FOR	
1. First Mortgage	
Name of Lender _____	Agent's Name _____
Phone Number (____) _____	Email _____
2. Second Mortgage (if applicable)	
Name of Lender _____	Agent's Name _____
Phone Number (____) _____	Email _____
<b>OTHER INFORMATION (If Applicable)</b>	

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#### Letter (HOA Request)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT Hawaii	N/A	340174	

Revised Addressee to always pull the HOA Management Company Name, then the HOA name if applicable, then the HOA Management Company's Address. For a Purchase, will pull the Seller's Name after the Escrow No. The 2<sup>nd</sup> page will now pull in the Escrow No.:

HOA HOA Management Company	HOA Name Hawaiiana Management Co., Ltd	Hawaiiana Management Co., Ltd HOA Name 100 HMC Drive Honolulu, HI 96820	Date: August 16, 2016 Escrow No.: JM CD Test HI JM Seller(s): Sam Seller and Sally Seller Property: 1000 Property Address Honolulu, HI 96838 TMK: 11-12345
An escrow has been opened with this office covering the sale of the above referenced property.			

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# AUGUST RELEASE NOTES

## Title

### Financing Statement Report Lien Report

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT Hawaii	N/A	342913	

Revised so that the Exceptions that are selected to "Show on Document" pull onto these documents.

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### Preliminary Report

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT Hawaii	N/A	338795, 341863	

Privacy Statement has been added to the end of the document. Revised Schedule B coding to account for up to three levels of sub-paragraphs and revised heading for cover page and first page to include the issuing office information.

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# AUGUST RELEASE NOTES

## REPORTS

<b>Order Exceptions</b>				
NEW/MOD MOD	REQUESTED BY HI	FOOTPRINTS No(s).	TFS No(s). 338584	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> <li>• Added the following exceptions to the report.               <ul style="list-style-type: none"> <li>○ ('Closed Order, Missing/Pending Revenue'),</li> <li>○ ('Escrow Lock Unlocked, not re-Locked'),</li> <li>○ ('Escrow Revenue on Wrong Order'),</li> <li>○ ('FFP Exceptions'),</li> <li>○ ('Ledger Transfer/Sent Invoice, Order Status not Closed'),</li> <li>○ ('Posted Disbursement, Missing/Pending Rev'),</li> <li>○ ('Missing Branch'),</li> <li>○ ('Missing Buyer Forwarding Address'),</li> <li>○ ('Missing/Incorrect Escrow Officer/Closer'),</li> <li>○ ('Missing Marketing Source'),</li> <li>○ ('Missing Order Contact Lookup Code'),</li> <li>○ ('Missing Policy Coverage'),</li> <li>○ ('Missing Policy Lookup Code'),</li> <li>○ ('Missing Property County'),</li> <li>○ ('Missing Seller Forwarding Address'),</li> <li>○ ('Missing/Incorrect Title Officer/Examiner'),</li> <li>○ ('Missing Sales Rep'),</li> <li>○ ('Missing Sales Rep on Marketing Source'),</li> <li>○ ('Missing Underwriter'),</li> <li>○ ('Title Revenue on Wrong Order'),</li> <li>○ ('Posted Payoff, Missing/Pending Revenue'),</li> <li>○ ('Missing Policy Transaction Code'),</li> <li>○ ('Missing Reference# on Escrow Company'),</li> <li>○ ('Missing Buyer/TBD Buyer'),</li> <li>○ ('Missing Buyer Current Address'),</li> <li>○ ('Missing Policy Issued Date'),</li> <li>○ ('Missing Title Company'),</li> <li>○ ('Missing Property Type'),</li> <li>○ ('Missing Settlement Date'),</li> </ul> </li> </ul>				

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<b>Policy Production</b>				
NEW/MOD MOD	REQUESTED BY FT HI	FOOTPRINTS No(s).	TFS No(s). 338647	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> <li>• Added stop and start times               <ul style="list-style-type: none"> <li>○ start: First Submitted to Policy Workflow/Workflow Step Containing "Policy"</li> <li>○ stop: Task Contains "Policy Typed/Completed"</li> </ul> </li> </ul>				

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# AUGUST RELEASE NOTES

## IDAHO

### DOCUMENTS

#### Escrow

#### Deed (Quitclaim)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT Nampa	n/a	339236	

Removed page numbering in footers.

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# AUGUST RELEASE NOTES

## Title

**ALTA 11-06 - Mortgage Modification**  
**ALTA 25-06 - Same as Survey**

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT Eagle	n/a	339321	

These endorsements have been modified so the rendered form will return TBD if the Dated and Recorded Date fields are left empty when issued for a Proforma policy.

ALTA 25-06 - "M" - Same as Survey

---

**Custom Fields**

Search

Label	Value
▶ Enter the name of the surveyor	FILL IN
Enter the date of the survey	
Enter the survey job number	FILL IN
Enter the date the survey was last modified (if applicable)	

**ME AS SURVEY**

Policy Number:

**LoanPolNum-456 -  
PROFORMA**

issued by:

**Fidelity National Title**  
Insurance Company

Charge: \$0.00

The Company insures against loss or damage sustained by the Insured by reason of the failure of the Land as described in Schedule A to be the same as that identified on the survey made by **FILL IN** dated **TBD** and designated Job No. **FILL IN**.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

National Title Insurance Company

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# AUGUST RELEASE NOTES

## CLTA Litigation Guarantee

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT Eagle	n/a	339321	

Verbiage has been added to Schedule C of the Litigation Guarantee, as approved by state Underwriting counsel.

CHICAGO TITLE INSURANCE COMPANY GUARANTEE NO. LoanPolNum-456

**SCHEDULE C**

**ADDRESSES**

The necessary parties (other than those having a claim or interest by reason of matters shown in Exceptions numbered  
FILL IN  
to be made defendants in an action to FILL IN  
subject to the Exceptions listed above, to be brought by  
FILL IN  
as plaintiff, are as follows:  
FILL IN

**END OF SCHEDULE C**

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# AUGUST RELEASE NOTES

## Distribution Cover Page

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FT Boise	N/A	334138	IDD1130.doc

New document. Render to view complete document.



**Fidelity National Title\***  
Insurance Company

5000 Title Way, Suite 200  
Anywhere, ID 99999  
Phone: (888)555-4545 / Fax: (888)555-6464

**DISTRIBUTION COVER PAGE**

<p>FNT Contact Person: <b>Michele Scarbrough</b>  Phone: (919)829-1122 ext.5318  Fax: (919)755-8350  Email: Michele.Scarbrough@softprocorp.com</p> <p>FNT Contact Person: <b>Carly L Robidoux</b>  Phone: 315-964-2847  Fax: 315-000-0000  Email: carly.robidoux@softprocorp.com</p>	<p>Date: August 17, 2016  Order No.: MS Test CDF ID1-CLR  Revision No.: CommitmentNum1111  Customer Ref No.: LenderRefNum11111  Borrower(s): Brian Buyer and Brenda Buyer  Seller(s): Samuel Seller and Samantha Seller  Property: 100 Property Street  Boise, ID 83729  Village of Boise Village</p>
--	---

RE: Transnation Title Insurance Company Commitment No. **CommitmentNum1111**

Please be advised that effective September 1, 2008, Transnation Title Insurance Company (Transnation) has merged into Lawyers Title Insurance Corporation (Lawyers Title). Transnation hereby terminates the above identified Transnation commitment.

Please be further advised that Lawyers Title Insurance Corporation hereby accepts and assumes all of the terms of the above identified Transnation commitment, and, accordingly, adopts same as its product as though same had been originally issued by Lawyers Title to the Proposed Insured identified in the Transnation commitment. Lawyers Title will issue its policy of title insurance pursuant to the commitment upon request and pursuant to all of the terms and conditions of the Transnation commitment.

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# AUGUST RELEASE NOTES

## REPORTS

<b>Settlement Statements</b>				
<b>NEW/MOD MOD</b>	<b>REQUESTED BY ID</b>	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s). 339074</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
<ul style="list-style-type: none"><li>• Suppressed rent proration text (same as Tax)</li></ul>				

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# AUGUST RELEASE NOTES

## *MY SCREENS*

### Escrow

#### Commercial screens

NEW/MOD Mod	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s). 340953
Added Loan Terms & Payments to the Commercial/Sale and Commercial/Refi screens			

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# AUGUST RELEASE NOTES

## ILLINOIS

### DOCUMENTS

#### Escrow

#### 1099 Certification for No Report Information (Blank)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Metro	IN16000415019	339875	

Line added for forwarding address:

<p><b>PART I - SELLER INFORMATION</b></p> <p>1. Name: _____</p> <p>2. Address or legal description (including city, state, and ZIP code) of residence being sold or exchanged:  <a href="#">1000 Property Address, Adair, IL 61411</a></p> <p> Forwarding Address: _____</p> <p>3. Taxpayer Identification No. (TIN): _____</p>
--

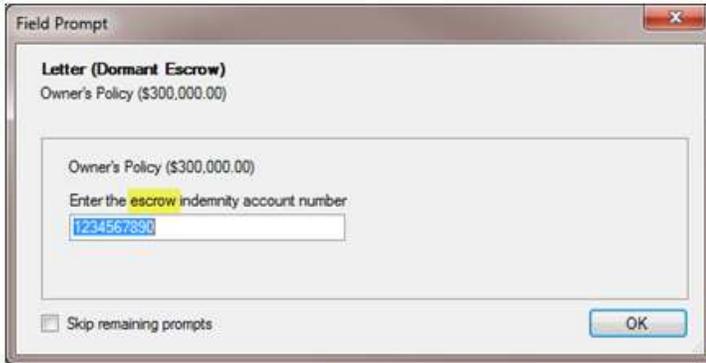
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# AUGUST RELEASE NOTES

## Letter (Dormant Escrow)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	IL	n/a	339277	

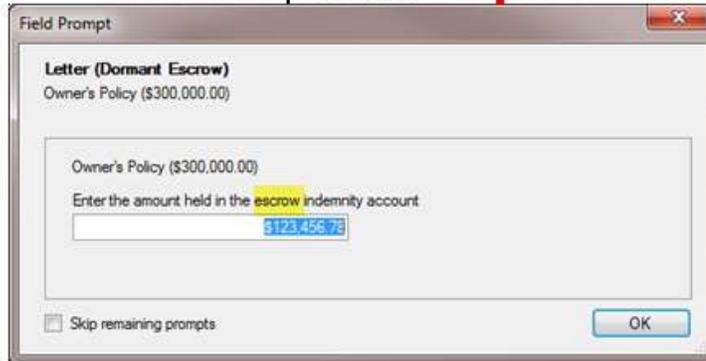
Revised document to reflect Escrow information rather than Title.



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

Date: August 3, 2016  
Escrow Indemnity Acct: 1234567890  
Escrow No.: MS Test CDF IL 1  
Property: 100 Property Street  
Chicago, IL 60605

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



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# AUGUST RELEASE NOTES

<b>Personal Undertaking</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	FT Downstate	n/a	339250	
Revised logic on document for prompt to now include list of requirements as well as exceptions.				

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<b>Search Product</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	IL State Counsel	n/a	339221	
Language revised to comply with new Limitations of Liability per IL State Counsel.				

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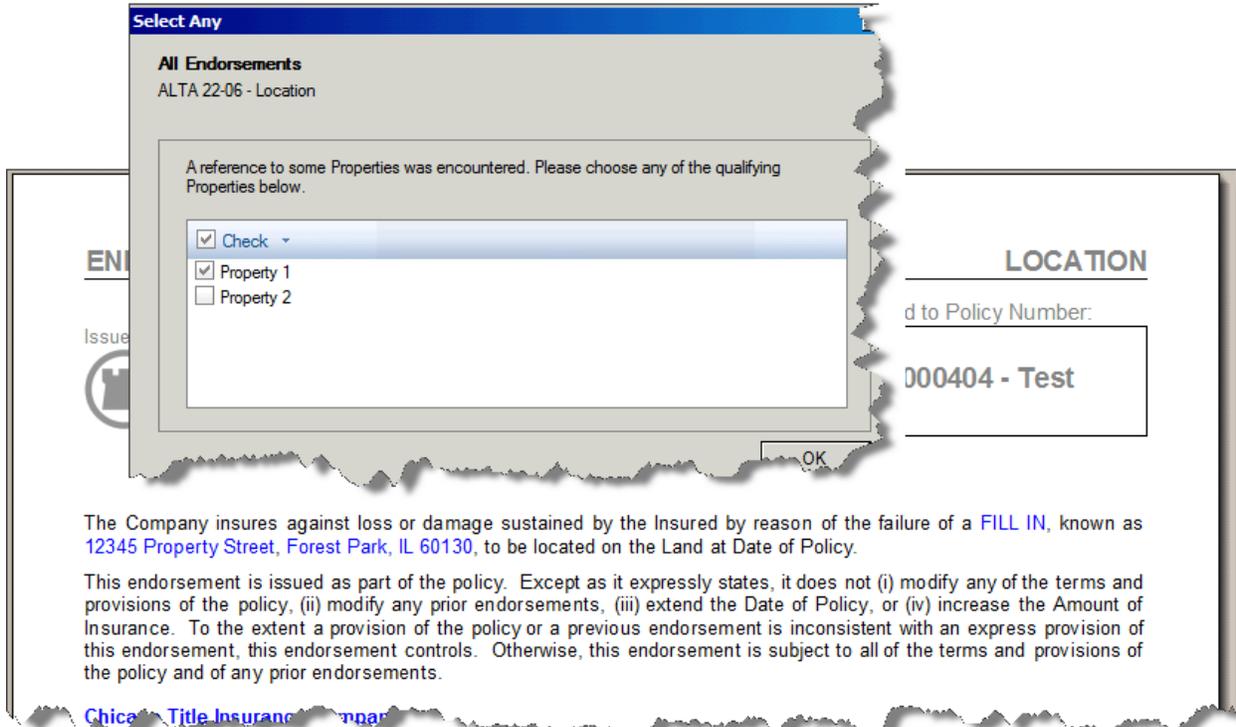
# AUGUST RELEASE NOTES

**Title**

**ALTA 22-06 - Location**  
**ALTA 22.1-06 - Location and Map**

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	IL	IN16000401691	339820	

The user now has the option to select properties when the file has multiple properties.



The screenshot shows a dialog box titled "Select Any" with the subtitle "All Endorsements" and "ALTA 22-06 - Location". The dialog contains the text: "A reference to some Properties was encountered. Please choose any of the qualifying Properties below." Below this text is a list box with a dropdown arrow and the text "Check". The list contains two items: "Property 1" (checked) and "Property 2" (unchecked). An "OK" button is visible at the bottom right of the dialog. In the background, a form titled "LOCATION" is partially visible, showing a field "d to Policy Number:" with the value "000404 - Test".

The Company insures against loss or damage sustained by the Insured by reason of the failure of a **FILL IN**, known as **12345 Property Street, Forest Park, IL 60130**, to be located on the Land at Date of Policy.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Chicago Title Insurance Company

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# AUGUST RELEASE NOTES

## REPORTS

Title Production				
NEW/MOD MOD	REQUESTED BY CT IL	FOOTPRINTS No(s).	TFS No(s). 338854	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"><li>• Added new start and stop times<ul style="list-style-type: none"><li>○ New Start Options: "Exam Completed", "Application Opened"</li><li>○ New Stop Option: "Send to CPU"</li></ul></li></ul>				

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# AUGUST RELEASE NOTES

## MY SCREENS

### Escrow

#### Document Recordings screen

<b>NEW/MOD</b> Mod	<b>REQUESTED BY</b> FT Metro	<b>FOOTPRINTS No(s).</b> n/a	<b>TFS No(s).</b> 340954
-----------------------	---------------------------------	---------------------------------	-----------------------------

Added 5 new fields to the Document Recordings screen



### Document Recordings

---

Enter number of additional docs to be recorded post closing:

Post Closing Recording Reconciliation:

Mortgage 1 Recordation Date:

(None) ▼

Mortgage 2 Recordation Date:

(None) ▼

Lien 1 Release Recordation Date:

(None) ▼

Lien 2 Release Recordation Date:

(None) ▼

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# AUGUST RELEASE NOTES

## MICHIGAN

### DOCUMENTS

#### Escrow

#### Disbursement of Proceeds Instructions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CTMI	N/A	338813	

Removed "attaching a voided check or a deposit slip" and replace with "I/We have completed, executed and attached the title company's form of Wire Transfer Instructions."

<input type="checkbox"/> Wire transfer the proceeds to my account. I/We have completed, executed and attached the title company's form of Wire Transfer Instructions. (NOTE: There may be a \$25.00 wire fee for wire transfer)  IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.
---

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# AUGUST RELEASE NOTES

## Payoff and Discharge

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CTMI	N/A	341488	

Modified so that document will render if "Outgoing wire" is chosen in the register. Verbiage will reference the Wire:

Document Selection ⌵

Please make one or more selections for each document below.

Check ▾

Payoff and Discharge

- Transaction: Pending Check \$145,500.00 Payoff Lender Company
- Transaction: Pending Outgoing Wire \$5,700.00 Fairwinds ←

The **wire** described herein is being forwarded to you to payoff and discharge the hereinafter described mortgage loan. Upon receipt, please forward the original discharge of mortgage along with appropriate recording fee to the appropriate Register of Deeds office and other pertinent mortgage documents to [Sam Seller](#) and [Sally Seller](#).

If the subject loan/account is secured by a line of credit, the undersigned do hereby request and authorize you to immediately close their account and line of credit and not permit any further withdrawals or debits thereunder.

Should there be any shortage in the wire sent, you are hereby instructed to apply the funds received toward reducing the principal and notify this office immediately so that the necessary steps can be taken to fund the shortage.

The undersigned also represent that if there is a shortage of any amounts which remain due and owing to you over and above the amount reflected in your current payoff statement, that they agree to personally reimburse you for any amounts which remain due and owing to you.

Your immediate attention to this matter will be greatly appreciated.

<a href="#">Sam Seller</a>	Date
<a href="#">Sally Seller</a>	Date

Wire sent on in the amount of Five Thousand Seven Hundred And No/100 Dollars (\$5,700.00).

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# AUGUST RELEASE NOTES

## Wire Information

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CTMI	N/A	337612	

For CTMI ABA files, revised this document so it will always look to Escrow Office information (even for Title only orders).

### WIRING INFORMATION

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

**To:** Chicago Title Insurance Company ←

**Bank:** Test Bank  
12345 Test Way  
Anywhere, California 99999

**ABA/Routing No.:** 112233445

**Account Name:** Chicago Title Insurance Company ←

**Account No.:** 123456789

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# AUGUST RELEASE NOTES

## REPORTS

<b>Commissions by Sales Rep</b>				
<b>NEW/MOD</b> MOD	<b>REQUESTED BY</b> FT MI	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s).</b> 339330	<b>FILE NAME (NEW ITEMS ONLY)</b>
<ul style="list-style-type: none"><li>• Corrected transaction Type column</li></ul>				

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<b>Statistical Report</b>				
<b>NEW/MOD</b> MOD	<b>REQUESTED BY</b> FT CT MI	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s).</b> 342507	<b>FILE NAME (NEW ITEMS ONLY)</b>
<ul style="list-style-type: none"><li>• Add excel export option filtered by branch. Use existing columns and add the following columns<ul style="list-style-type: none"><li>○ Policy Date - pulls policy effective date</li><li>○ Policy Type - pulls policy type from Order Entry screen</li><li>○ Property State, Property County, Property Type (from property 1)</li><li>○ Agent ID- this column should be left blank and will not pull any data</li></ul></li></ul>				

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# AUGUST RELEASE NOTES

## MONTANA

### DOCUMENTS

#### Title

#### Master Commitment (CT Great Falls only)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Great Falls	N/A	341292	

Added surcharge information next to OP Version on Sched A of Commitment, if applicable.

**Field Prompt**

**Master Commitment**  
Commitment

---

Owner's Policy (\$300,000.00)

Select to "Include 10% Surcharge" on the Owner's Policy

### SCHEDULE A

#### ORDER NO. MS Test CDF MT1

1. Effective Date: ■ at ■
2. Policy or (Policies) to be issued:
  - a. **ALTA Owner's Policy 2006 (Includes 10% Surcharge)**

Proposed Insured:	Commitment Proposed Insured	
Policy Amount:	\$300,000.00	
Premium:		\$ 1,032.00
ALTA 22-06 - Location		\$ 56.00
Total:		\$ 1,088.00

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# AUGUST RELEASE NOTES

## MY SCREENS

### Escrow

#### Commercial screens

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).
Mod			340953
Added Loan Terms & Payments to the Commercial/Sale and Commercial/Refi screens			

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# AUGUST RELEASE NOTES

## LOOKUP TABLES

### Escrow Instruction Phrases

NEW/MOD	REQUESTED BY	FOOTPRINTS No(S).	TFS No(s).
New	FNT Flathead	N/A	339878

Two new phrases have been added:

Code	Name
tax03	TAX PRORATION - MOST RECENT TAX BILL

**TAX PRORATION - MOST RECENT TAX BILL:** It is herein acknowledged by the undersigned that the tax proration set forth herein is based upon the 2016 assessed valuation and the 2016 tax rate, and that the final tax liability may vary from that shown herein.

*Pulls the Current Year*      *Pulls the following year*

It is further acknowledged that should any adjustment in tax proration be required after the 2017 tax bills become available, said adjustment will be made between the Buyer and Seller without any responsibility therefore on the part of Test Escrow Office.

Code	Name
tax04	REAL ESTATE TAXES PAYABLE BY BUYER

**REAL ESTATE TAXES PAYABLE BY BUYER:** Buyer shall be responsible for the payment of real estate taxes beginning with November 30. First half taxes are due November 30 and delinquent December 1 of the current tax year; second half taxes are due May 31 and delinquent June 1 of the following year. Taxes are payable to Grays Harbor County Treasurer. Buyer shall be responsible for payment of taxes and late penalties, regardless of whether or not Buyer receives a tax bill from the County Treasurer.

*Pulls the Property County*

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# AUGUST RELEASE NOTES

## NORTH CAROLINA

### DOCUMENTS

#### Title

**ALTA 9.6.1-06 - Private Rights - Current Assessments - Loan Policy (Adopted 4-2-15)**

**ALTA 19.2-06 - Contiguity - Specified Parcels (Adopted 4-2-15)**

**ALTA 28.3-06 - Encroachments - Boundaries and Easements-Described Improvements and Land Under Development (Adopted 4-2-15)**

**ALTA 46-06 - Option (Adopted 8-1-15)**

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Underwriting	n/a	337894	Various E15A_0xx_NC_FNF

**Screenshot One Page of One Example Only. Render in the Test Site to see the Full Version of Each.**

Endorsement 46-06  
(Option)

Chicago Title Insurance Company

**ENDORSEMENT**

Attached to Policy No. 34 421 2015050308 - CP Test NC

Issued by  
**CHICAGO TITLE INSURANCE COMPANY**

1. The insurance provided by this endorsement is subject to the exclusions contained in Section 4 of this endorsement, the Exclusions from Coverage, the Exceptions from Coverage contained in Schedule B, and the Conditions in the policy.
2. For the purposes of this endorsement:
  - (a) "Option" means the document recorded in the Public Records on January 12, 2016 at: True.
  - (b) "Option Parcel" means the Land described in Schedule A.
  - (c) "Optionor" means the person who executed the Option as the grantor.
3. The Company insures against loss or damage sustained by the Insured by reason of:
  - (a) Any defect in the execution of the Option resulting from:
    - (i) forgery, incompetency, incapacity, or impersonation of the Optionor;
    - (ii) failure of the Optionor to have authorized the Option; or
    - (iii) the Option not being properly signed, witnessed, sealed, acknowledged, notarized, or delivered by the Optionor.
  - (b) Any right to acquire an estate or interest in the Option Parcel granted to another person in a document recorded in the Public Records at Date of Policy if the document is not excepted in Schedule B.
4. This endorsement does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:
  - (a) The invalidity or unenforceability of the Option, but this exclusion does not limit the coverage provided in Section 3(a) above;
  - (b) The failure of the Insured to fulfill the terms and conditions of the Option;
  - (c) The unenforceability, avoidance, or rejection of the Option under the provisions of the Bankruptcy Code of the United States, state insolvency, state or federal receivership, or creditors' rights laws; or
  - (d) The failure of the recorded Option to impart constructive notice, but this exclusion does not limit the coverage provided in Section 3(a)(iii) above.

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ALTA 46-06-Option  
101046D0047.doc / Updated: 06-03-12

Adopted: 08-01-15

Printed: 08-17-16 @ 05:00 PM  
NC-CT-FSAC-360704-2015050308 - CP Test NC

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# AUGUST RELEASE NOTES

- ALTA Expanded Coverage Residential Loan Policy - Assessments Priority (04-02-15)
- ALTA Expanded Coverage Residential Loan Policy - Current Assessments (04-02-15)
- ALTA Short Form Expanded Cvg Residential Loan Policy - Assessments Priority (04-02-15)
- ALTA Short Form Expanded Cvg Residential Loan Policy - Current Assessments (04-02-15)
- ALTA Short Form Residential Loan Policy - Current Violations (04-02-15)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Underwriting	n/a	337879	Various P15A_L_XXXX_XX_FNFNC

**Screenshot One Page of One Example Only. Render in the Test Site to see the Full Version of Each.**

ALTA Expanded Coverage Residential Loan Policy -  
Assessments Priority

Chicago Title Insurance Company  
Policy Number: 34 421 2015050308 - CP Test NC

**EXPANDED COVERAGE RESIDENTIAL LOAN POLICY  
ASSESSMENTS PRIORITY  
FOR ONE-TO-FOUR FAMILY RESIDENTIAL PROPERTY**

Issued By  
**CHICAGO TITLE INSURANCE COMPANY**

**Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Section 17 of the Conditions.**

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation (the "Company") insures as of Date of Policy and, to the extent stated in Covered Risks 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27, and 28, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

**COVERED RISKS**

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk 2 includes but is not limited to insurance against loss from
  - (a) a defect in the Title caused by
    - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
    - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
    - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
    - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
    - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
    - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
    - (vii) a defective judicial or administrative proceeding.
  - (b) the lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
  - (c) any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to:
  - (a) the occupancy, use, or enjoyment of the Land;
  - (b) the character, dimensions, or location of any improvement erected on the Land;
  - (c) the subdivision of land; or
  - (d) environmental protection,

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ALTA Expanded Coverage Residential Loan Policy-Assessments Priority  
(Adopted 04-02-15)  
10104802024.doc / Updated: 05-26-13  
Simultaneous Issue: OwnPolNum-123

Page 1

Printed: 05-10-16 @ 07:47 PM  
NC-CT-FSAC-360704-2015050308 - CP Test NC

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# AUGUST RELEASE NOTES

## *MY SCREENS*

### Title

#### Title/Status screen

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).
Mod			343485
Added Settlement Date field between Order Status and Title Status sections			

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# AUGUST RELEASE NOTES

## OREGON

### DOCUMENTS

#### Escrow

#### Affidavit (Indemnity - Borrower)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	OR	IN16000408552	339213	

Revised document to pull the Title Company name in the first paragraph when the file is set up as a title only file.

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#### Confirmation of Order Placed - Email

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT Portland		339929	

Revised to show the branch address and email address in addition to the EO/EA contact name and phone no.



Company Name

CONFIRMATION OF ORDER PLACED

**Escrow No.:** MS Test CDF OR1-WRB

**Property:** 100 Property Street  
Portland, OR 97294

**Date Escrow Opened:** August 1, 2016

**Loan Amount:** \$200,000.00

**Escrow Officer:** Erin EscrowOfficer  
erin\_escrowofficer@email.com

**Escrow Assistant:** Allison Assistant

**Escrow Phone:** (888)111-1111

**Escrow Fax:** (888)111-2222

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#### Deed of Trust (For Use in WA Only)

#### Deed of Trust (For Use in WA Only), Legal

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Penny Hoskins		339712	

Removed documents from system per Penny Hoskins

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# AUGUST RELEASE NOTES

## Disputed Funds-Interplead Letter

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	OR	IN16000442685	341687	

Revised document to prompt for amount and to show "Given By" in the first paragraph.

**Field Prompt**

**Disputed Funds-Interplead Letter**  
Buyer/Borrower Brian T. Buyer and Brenda T. Buyer (B)

---

Order MS Test CDF OR Other

Enter deposit amount

\$1,000.00

**Field Prompt**

**Disputed Funds-Interplead Letter**  
Buyer/Borrower Brian T. Buyer and Brenda T. Buyer (B)

---

Order MS Test CDF OR Other

Given By

ABCDE

As you are aware, we are in receipt of conflicting demands regarding the deposit in the amount of One Thousand And No/100 Dollars (\$1,000.00) originally given by ABCDE for the purchase of the above referenced property.

In the event we have not been delivered mutually signed instructions regarding the disbursement of this deposit by 5:00 PM on August 29, 2016, the funds and escrow file will be submitted to legal counsel for the filing of an

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## Escrow Checklist

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT Eugene		339255	

Added lender contact to document.

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# AUGUST RELEASE NOTES

## General Provisions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Penny Hoskins	IN16000433409	340552	

Typo of 'acknowledges' revised:

### 2. PRORATIONS AND ADJUSTMENTS

Make each proration on the basis of the actual number of days in the year covered by said item, annualizing monthly amounts. Tax prorations shall be based on the amount of the latest available tax statement (which may include reductions based on any deferral or exemption); during periods in which the current years tax figures are not available, you shall prorate taxes or assessments upon the immediate preceding year's figures, any further adjustment in actual taxes shall be handled between the parties outside of this escrow and Escrow Agent shall have no liability for the collection or payment thereof. If the parties herein have provided Escrow Agent with a rent schedule on the subject property, you shall prorate rents and charge seller and credit buyer with any deposits paid in advance pursuant to the rent schedule approved by the parties. Seller represents that they will collect all rents which fall due prior to the close of escrow. Make no adjustment against buyer for uncollected rent. Buyer acknowledges that the assessor's office customarily mails tax notices for the July 1 to June 30 tax year in October of the tax year and that Escrow Agent cannot guarantee that the tax assessor's office will address the tax bill to Buyer. Buyer accepts responsibility for contacting the assessor's office and obtaining a tax bill in a timely manner. Buyer **acknowledges** that a discount applies only if taxes are paid in full on or before November 15 of the tax year and that interest and billing charges may accrue after November 15.

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## Information Sheet (Buyer)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	OR		339210	

Added a line for buyer's current address to the signature section.

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

\_\_\_\_\_  
Brian T. Buyer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Brenda T. Buyer

\_\_\_\_\_  
Date

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

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# AUGUST RELEASE NOTES

## Letter (Contact List and Timeline)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	OR	IN16000427052	339960	ORD1426.doc

New document. Render to view complete document.

### CONTACT LIST AND TIMELINE LETTER

Brian T. Buyer and Brenda T. Buyer  
 100 Property Street  
 Portland, OR 97294

Date: August 18, 2016  
 Escrow No.: MS Test CDF OR1-WRB  
 Title No.: TitleRefNum11111  
 Property: 100 Property Street  
 Portland, OR 97294

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## Letter (Payoff Request with Authorization)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement		341937	

Removed document per Settlement.

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# AUGUST RELEASE NOTES

## Note

### Note (Installment - Interest Extra)

### Note (Installment - Interest Included)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	TTC/FNT		339215	

Revised documents to show late charge as a dollar amount or as a percentage.

Late Charge Type:

Unpaid Late Charge Type:

If any installment is not paid within **ten (10)** days of the date set for payment, the holder may assess a late charge of **One Hundred Fifty And No/100 Dollars (\$150.00)**. The late charge shall be paid on demand, and the holder reserves the right to refuse any late payment unless accompanied by such late charge, or to add such late charge to the principal balance of the note.

**or**

If any installment is not paid within **ten (10)** days of the date set for payment, the holder may assess a late charge **equal to One Tenth Percent (0.100%)** of the amount of the installment in the default. The late charge shall be paid on demand, and the holder reserves the right to refuse any late payment unless accompanied by such late charge, or to add such late charge to the principal balance of the note.

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## Preliminary Report

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Support Call		340471	

Modified requirements section of Prelim to account for sub-paragraphs.

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# AUGUST RELEASE NOTES

## Preliminary Report Approval - Buyer/Borrower

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	OR		339367	

Renamed document to reflect Buyer/Borrower to better suit a refinance transaction. Also, added blank lines for Effective Date, General Exception Numbers and/or Special Item Numbers if the information is not entered in the application. Lastly, revised the sentence "... and approve of the Policy of Title Insurance to be issued to me as required by my instructions ..." to omit "to me" when the transaction is a refinance.

Revised doc name

Preliminary Report Approval - Buyer/Borrower

For Refis,  
removed "to me"

If prompts left unanswered, will  
print blank lines

I have read the Preliminary Report dated \_\_\_\_\_ covering the property described in your above numbered escrow, and approve the Policy of Title Insurance to be issued as required by my instructions to include as encumbrances, therein General Exception No(s) \_\_\_\_\_ and Item No(s) \_\_\_\_\_ of said report, in addition to those specific items described in my escrow instructions or created by me. I know of no other matters pertaining to the condition of title other than stated in this report. Further, we approve the legal description as being the property which is the subject of this escrow.

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# AUGUST RELEASE NOTES

## Title

### Personal Property Search

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Penny Hoskins	IN16000433379	341814	
Signatures have been removed from the Limitations of Liability page.				

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### Status of Record Title Report

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT OR	N/A	342961	
Corrected document to allow Exceptions to pull in the order they are entered.				

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# AUGUST RELEASE NOTES

## LOOKUP TABLES

<b>Escrow Instruction Phrases</b>			
<b>NEW/MOD</b>	<b>REQUESTED BY</b>	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s).</b>
Mod	Penny Hoskins	IN16000437448	341040
Updated 'slrpd01' to begin with <b>SELLER PREPAIDS:</b>			
Updated 'vetex02' to begin with <b>VETERAN ESCROW DISCOUNT:</b>			

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# AUGUST RELEASE NOTES

## TEXAS

### DOCUMENTS

#### Escrow

#### Affidavit (Debts, Liens and Possession)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	TX	N/A	339194	

Revised document to have the ability to choose multiple properties.

**Affidavit (Debts, Liens and Possession)**  
Order MS Test CDF TX Multi

A reference to some Properties was encountered. Please choose any of the qualifying Properties below.

Check ▾

Property 1

Property 2

Seller: Stephen T. Seller, Susan T. Seller, and The Seller Company, Inc.  
Affiant: Stephen T. Seller, Susan T. Seller, and The Seller Company, Inc.  
Property: 100 Property Street, Dallas, TX 75207 and 200 Property Street, Dallas, TX 75207

Affiant on oath swears that the following statements are true:

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#### FIRPTA - Holdback Instructions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	N/A	339432	

Revised to prompt for the amount to be withheld:

**Field Prompt**

**FIRPTA - Holdback Instructions**  
Order MS Test CDF CA Multi

Order MS Test CDF CA Multi

Amount authorized to deduct and hold from the funds due the Seller

Skip remaining prompts

OK

**WITHHOLDING CERTIFICATE NOT RECEIVED PRIOR TO CLOSING.** If no Withholding Certificate is deposited into escrow on or prior to the closing date, Test Escrow Office is authorized to deduct and hold from the funds due the Seller, the amount of Forty-Five Thousand And No/100 Dollars (\$45,000.00) which equals Fifteen Percent (15%) of the gross sales price or the ownership percentage of the person subject to the withholding as required under Section 1445 of the Internal Revenue Code.

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# AUGUST RELEASE NOTES

Wiring Instructions				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Elise Kitchens	IN16000394501	339230	
<p>Revised to reflect new language:</p> <p style="text-align: center; font-weight: bold; font-size: 1.2em;">PLEASE BE ADVISED THAT ACH DEPOSITS, ELECTRONIC PAYMENTS/CREDITS AND PHONE FUNDS TRANSFERS WILL NOT BE ACCEPTED. THESE INSTRUCTIONS ARE FOR THE PURPOSE OF SENDING WIRE TRANSFERS ONLY.</p> <p>Explanation: ACHS are typically created via online banking. While your bank may indicate you are sending a "wire" if you are initiating this "wire" online, you are in fact creating an ACH. Please contact your Bank for their wire process. NO ACHS, Electronic Payments/Credits or phone funds transfers will be accepted, and sending any funds via ACH, Electronic Payment/Credits or phone funds transfers will result in a delay in funding.</p>				

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## REPORTS

Escrow Officer/Sales Rep Comparison				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	TX Alamo		337498	
<ul style="list-style-type: none"> <li>Added a check box to "Exclude Fee Attorney Orders" and have this automatically default to exclude the orders but have the <i>option to uncheck</i> the box if users want to include the orders</li> </ul>				

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Open/Closed Orders by Segment				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	TX Alamo		337501	
<ul style="list-style-type: none"> <li>Added a check box labeled "Total by Branch/Group", default unchecked and not totaled unless checked. If check box is checked add 4 totals rows after each branch when check box is checked to Group by branch</li> </ul>				

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# AUGUST RELEASE NOTES

## WASHINGTON

### DOCUMENTS

#### Escrow

#### Declaration of Payment of Deed of Trust

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Reconveyance Dept.	N/A	339868	

Paragraph and Signature revised to pull the Title Office name for Title Only orders, else it will pull the Escrow Office Name; the Name/Title will pull from the Existing Liens screen:

The undersigned, **Chicago Title Company**, is an escrow agent licensed by the Washington State Department of Financial Institutions, a title insurer or title insurance agent licensed by the Washington State Office of the Insurance Commissioner, or an attorney admitted to practice law in the state of Washington (hereinafter "Escrow Agent"). Pursuant to the authority of RCW 61.24.110(3), the Escrow Agent hereby declares, as shown below, that it delivered payment pursuant to the Beneficiary's written demand, that payment was sufficient to satisfy the Beneficiary's demand, that the Escrow Agent received no objection, and that a reconveyances was not recorded within one hundred twenty (120) days thereafter:

<p><b>Chicago Title Company</b> Print Company Name</p> <hr/> <p>Signature</p> <p>By: <u>Name</u> <span style="color: red;">←</span></p> <p>Print Name</p> <p>Its: <u>Title</u> <span style="color: red;">←</span></p> <p>Print Title</p>	<p><b>Note Information</b></p> <p>Note date: <input type="text" value="(None)"/> <input type="button" value="Assumption &amp; Modification..."/></p> <p>Existing loan number: <input type="text"/></p> <p>Original principal amount: <input type="text"/></p> <p>Maximum indebtedness/New mtg.: <input type="text"/></p> <p>Signing official name: <input type="text" value="Name"/></p> <p>Signing official title: <input type="text" value="Title"/></p>	<p><input type="checkbox"/> Lien must be satisfied/released</p> <p>Unpaid principal balance: <input type="text"/></p> <p>Consideration amount: <input type="text"/></p>
--	--	---

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#### EI - Interest Bearing Account Instructions (IBA)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT WA	N/A	341860	

Changed title from EI - Interest Bearing Accounts (Legal) to EI - Interest Bearing Account Instructions (IBA)

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# AUGUST RELEASE NOTES

## Payoff Demand (Private Party)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Penny Hoskins	N/A	341848	

Revised to pull the Borrower(s) to the Second page:



**CHICAGO TITLE  
COMPANY**

**PAYOFF DEMAND  
(PRIVATE PARTY)**

Jennifer McLaughlin, Document Specialist  
Chicago Title Company  
719 Sleater Kinney Rd SE, Suite 108  
Lacey, WA 98506  
Phone: (360)456-7878 Fax: 360-493-1985

**Date:** August 17, 2016  
**Escrow No.:** JM CD Test WAJM  
**Borrower(s):** Bob Buyer ←

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## Recon Docs (4)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	WA	339187	N/A	WA00001021.doc WA00001022.doc WA00001024.doc WA00001026.doc

Legal versions have been created:

- 2-FNF Washington Documents
  - All
    - Full Reconveyance (Legal)
    - Full Reconveyance without Satisfaction of Debt (Legal)
    - Partial Reconveyance (Legal)
    - Partial Reconveyance without Satisfaction of Debt (Legal)

This doc was already in Legal size, but 'Legal' has been added to the tree title and footer:

- 2-FNF Washington Documents
  - All
    - Subordination Agreement - New Loan (LPB 35), Legal

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# AUGUST RELEASE NOTES

## Recon Docs (8)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	PacNW	339332	IN16000408755	

The following documents have been revised. There will be a prompt for the Reference Number, the Signature will pull the Title Office name for Title Only orders, else it will pull the Escrow Office Name; the Name/Title will pull from the Existing Liens screen, and the Notary will pull the from General Acknowledgment field:

2-FNF Washington Documents

- ▶ All
  - Full Reconveyance
  - Full Reconveyance (Legal)
  - Full Reconveyance without Satisfaction of Debt
  - Full Reconveyance without Satisfaction of Debt (Legal)
  - Partial Reconveyance
  - Partial Reconveyance (Legal)
  - Partial Reconveyance without Satisfaction of Debt
  - Partial Reconveyance without Satisfaction of Debt (Legal)

Filed for record at the request of:

**CHICAGO TITLE COMPANY**  
719 Sleater Kinney Rd SE, Suite 108  
Lacey, WA 98506

Existing Deed of Trust for loan  
Reference No.  
Ref123

Reference No.: Ref123 ←

### FULL RECONVEYANCE

Chicago Title Company  
Print Company Name

---

Signature

By: Name ←  
Print Name

Its: Title ←  
Print Title

General Acknowledgment will pull here

**Note Information**

Note date:

Existing loan number:

Original principal amount:

Maximum indebtedness/New mtg.:

Signing official name:

Signing official title:

(None) ▼

Lien must be satisfied/released

Unpaid principal balance:

Consideration amount:

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# AUGUST RELEASE NOTES

## REPORTS

<b>Orders by Selection</b>				
<b>NEW/MOD MOD</b>	<b>REQUESTED BY WA</b>	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s). 339209</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
<ul style="list-style-type: none"> <li>• Added a new Export Format option as "Excel-WA" providing the following columns               <ul style="list-style-type: none"> <li>○ Order Number</li> <li>○ Sales Rep</li> <li>○ Title Officer</li> <li>○ Escrow Officer</li> <li>○ Open Date</li> <li>○ Close Date</li> <li>○ Order Type</li> <li>○ Trans Type</li> <li>○ Seller</li> <li>○ Buyer</li> <li>○ Property Address</li> <li>○ Property City, State, Zip</li> <li>○ Lender</li> <li>○ Lender Contact</li> <li>○ Mortgage Broker</li> <li>○ Mortgage Broker Contact</li> <li>○ Listing Agent</li> <li>○ Listing Agent Contact</li> <li>○ Selling Agent</li> <li>○ Selling Agent Contact</li> <li>○ Attorney - Buyer</li> <li>○ Attorney - Seller</li> <li>○ Attorney - Other (for cases when Attorney Contact does not have 'Represents' completed or it's not B/S)</li> <li>○ Sales Price</li> <li>○ Loan Amt</li> <li>○ Revenue</li> </ul> </li> </ul>				

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# AUGUST RELEASE NOTES

## LOOKUP TABLES

### Additional Title Charges and CDFDetailCharge

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

A new process is being implemented to handle Mobile Notary Fees that must be deducted from the Escrow Fee and paid to an outside Mobile Notary company. To accommodate this 2 entries have been added to the above lookup tables.

#### Lookup Table - P - Additional Title Charges - WA

Retrieve Entry Insert Entry Print Search: mobile

Found 3 matches.

▶	Description	HudLine	Invoice	BillCode	Fin
	Mobile Notary (P&L Exp Pymt)			"NOTi"	<i>fx</i>
	Mobile Notary (P&L Exp)			"NOTe"	<i>fx</i>
	Mobile Signing Fee			NOT	

#### Lookup Table - CDFDetailCharge - WA

Retrieve Entry Insert Entry Print Search: mobile

Found 2 matches.

▶	Description	Reference	BillCode	Contact
	Mobile Notary (P&L Exp Pymt)		"NOTi"	<i>fx</i>
	Mobile Notary (P&L Exp)		"NOTe"	<i>fx</i>

See Job Aid <hyperlink> .

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# AUGUST RELEASE NOTES

## WISCONSIN

### DOCUMENTS

#### Escrow

#### Closer Checklist - Purchase

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT WI	n/a	342648	

Added line for Disclosure in the Exceptions section:

<p><b>REQUIREMENTS:</b></p> <p><input type="checkbox"/> Warranty Deed</p> <p><input type="checkbox"/> Tax Return Form</p> <p><input type="checkbox"/> Mortgage</p> <p>_____</p> <p><b>EXCEPTIONS:</b></p> <p><input type="checkbox"/> Gap Indemnity</p> <p><input type="checkbox"/> Special Assessments Letters</p> <p><input type="checkbox"/> Paid Tax Bill</p> <p><input type="checkbox"/> Owner's Affidavit</p> <p><input checked="" type="checkbox"/> Disclosure</p>
---

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#### Letter (Authorization)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT WI	n/a	342621	

Added Notary section

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#### Letter Report

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT WI	n/a	339224	

Revised document to remove following liability lanugage in the last paragraph of the letter:  
"The liability of [Title Office Name] in issuing this report is limited to a maximum amount of One Thousand And No/100 Dollars (\$1,000.00). Such liability is for reasonable care in making this search."

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# AUGUST RELEASE NOTES

## Outgoing Wire Authorization

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT WI	IN16000415648	339376	
Document will now prompt for all contacts.				

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# AUGUST RELEASE NOTES

## Title

### ALTA Residential Limited Coverage Mortgage Modification Policy 2014

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Underwriting	n/a	339591	Various P14A_L_LmtMMod

Screenshot First Page Only. Render in Test Site to See Full Version.

#### ALTA RESIDENTIAL LIMITED COVERAGE MORTGAGE MODIFICATION POLICY

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Policy Number:

X2013100007 - Test

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Section 15 of the Conditions.

#### COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE AND THE CONDITIONS, and provided that the Land is a one-to-four family residence or condominium unit, CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation (the "Company"), insures, as of Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. The invalidity or unenforceability of the lien of the Insured's Mortgage up on the Title at Date of Policy as a result of the Modification; and
2. The loss of priority of the lien of the Insured's Mortgage, at Date of Policy, over any defects in or liens or encumbrances on the Title as a result of the Modification.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this policy, but only to the extent provided in the Conditions.

IN WITNESS WHEREOF, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed by its duly authorized officers.

Chicago Title Company  
5027 Green Bay Rd  
Kenosha, WI 53144

Countersigned By:

Authorized Officer or Agent



Chicago Title Insurance Company

By:

President

Attest:

Secretary

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ALTA Residential Limited Coverage Mortgage Modification Policy (12/01/2014)

Page 1

Printed: 08.02.16 01:40 PM  
WI-CT-FTMS-01080.638 256-BFS-724 87-1 -X2013100007 - Test



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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.

<b>EI Amendment (File Transfer) - CA</b>			
<b>NEW/MOD</b>	<b>ACTION REQUIRED</b>	<b>APPLICABLE STATES/SITES</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
New	Add to Op Tree	CA/LT San Carlos	SCA0002807.doc
This document was created for use for LT San Carlos only and needs to be added to their tree			

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# AUGUST RELEASE NOTES

## Policy Type mismatch - WA

NEW/MOD	ACTION REQUIRED	APPLICABLE STATES/SITES	FILE NAME (NEW ITEMS ONLY)
Mod	None	WA	

Added warning: If the policy type on the order entry screen does not match the policy type on the title insurance premium screen this warning will be raised.

The screenshot displays the 'Title Insurance Premiums' configuration screen. On the left, a navigation menu includes 'General', 'Loan', and 'Title'. The main area contains various fields for policy configuration. Two 'Policy type' dropdown menus are highlighted with red boxes: the top one is set to 'Simultaneous' and the bottom one is set to 'Owners Only'. A red arrow points from the 'Owners Only' dropdown to a warning message at the bottom of the screen. The warning message reads: 'The policy type on the Express Order Entry screen does not match the FIRST policy type on the Title Insurance Premium screen.'

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