

SOFTPRO SELECT

August 2020
RELEASE NOTES



Testing Release Date: August 6, 2020
Production Release Date: August 21, 2020

TABLE OF CONTENTS

ALL STATES/SITES	7
DOCUMENTS	7
Title	7
CLTA Preliminary Report Form 2006 (Master Preliminary Report)	7
REPORTS	8
Order Log	8
Outstanding Checks	8
Stale Dated Check Letter	8
State dated check letter	8
Template Applied	9
ARIZONA	10
DOCUMENTS	10
Escrow	10
Acceptance of Community Property with Right of Survivorship (Mortgage-Deed of Trust)	10
LHC Sewer Request	10
REPORTS	11
Title Production	11
CALIFORNIA	12
DOCUMENTS	12
Escrow	12
593 Form (2020) - Tax Statement	12
Affidavit (Death of Trustee)	12
El Cerrito City Transfer Tax	13
MH Park Request	13
MH Tax Clearance Request Form (Humboldt)	13
COLORADO	14
REPORTS	14
OPU Task Summary/Productivity by County Manager	14
OPU Task Summary/Productivity by Employee	14
OPU Trends	14
MY SCREENS	15
Order Contacts / Property Address (Project) Screen	15
Status Screen	16
Sales Rep/EO Percentages Screen	17
FLORIDA	18
DOCUMENTS	18



Escrow 18
 Affidavit (Sufficient Funds) 18
 Agreement (Escrow and Indemnification) 18
 Notice of Termination 19
REPORTS 20
 Ideal Agent 20
 SP Data Export..... 20
 Transaction Form 20
GEORGIA..... 21
 REPORTS 21
 Invoices Delivered 21
HAWAII..... 22
 DOCUMENTS 22
 Escrow 22
 IBA Account Request 22
 Title 23
 ALTA Homeowner's Policy of Title Insurance 2013 (HI) 23
IDAHO 24
 DOCUMENTS 24
 Title 24
 ALTA Homeowner's Policy of Title Insurance 2013 (ID) 24
ILLINOIS..... 25
 DOCUMENTS 25
 Escrow 25
 Agreement (Construction Loan) 25
 REPORTS 26
 Title Production 26
 Title Production 26
INDIANA..... 27
 DOCUMENTS 27
 Escrow 27
 Affidavit (Survivorship Language) 27
 Certificate of Proof..... 27
 Client Care Checklist..... 28
 FNT Document Disclosure (Purchase - Legal) 28
 Mortgage Exemption 28
 Payoff-HOA Authorization 28
 Sales Disclosure (2011) 29



Search Sheet.....29

REPORTS30

 Escrow30

 24/7 Order Status Summary30

MARYLAND31

 DOCUMENTS31

 Escrow31

 Statutory Notice to Buyer31

MICHIGAN32

 DOCUMENTS32

 Escrow32

 New ABAs32

MONTANA33

 DOCUMENTS33

 Title33

 ALTA Homeowner's Policy of Title Insurance 2013 (MT)33

NEVADA.....34

 REPORTS34

 Title Production34

NEW YORK.....35

 DOCUMENTS35

 Escrow35

 Cover Letter.....35

 REPORTS36

 Closings – All Files36

NORTH CAROLINA37

 REPORTS37

 Agent Policy Register/Liability.....37

OHIO38

 DOCUMENTS38

 Escrow38

 Acknowledgment (Copies Receipt)38

 DTE 100 - Real Property Conveyance Fee Statement (Lake County)38

 Letter (Thank You with CPC Offer)39

OREGON40

 DOCUMENTS40

 Escrow40

 EI - Preparation of Subordination Agreement40



Escrow Reference Sheet 40

Letter (City Lien) 40

Memorandum of Land Sale Contract 41

Open Order Sheets (4)..... 42

TEXAS..... 43

REPORTS 43

Dallas CPF Open Order Trend..... 43

SPAdmin Sending TDI Policies and Commitments 43

WASHINGTON 44

DOCUMENTS 44

Title 44

ALTA Homeowner's Policy of Title Insurance 2013 (WA)..... 44

REPORTS 45

StartSAFE Missing Data 45

WISCONSIN 46

DOCUMENTS 46

Escrow 46

Initial Fee Quote 46

WireSafe Documents 46

LIBERTY TITLE 47

DOCUMENTS 47

Escrow 47

Agent's Certification RE POA (ME) 47

Letter (Policy Cover)..... 47

Limited POA for Sales Disclosure 48

Payoff Authorization 49

Wire Instructions..... 49

NOVARE NATIONAL SETTLEMENT SERVICES..... 50

DOCUMENTS 50

Estimated Title Charges 50

REPORTS 51

Aging Pipeline 51

Title Production 51

Title Production (NOV) 51

MY SCREENS 52

Other Contact Screen..... 52

Options Screen..... 53

STRATEGIC MARKETING SERVICES 54



DOCUMENTS 54

 Escrow 54

 Affidavit (Owner Seller - ARC) 54

 Product Cover Page 54

 Title 55

 Title Reports and Commitments..... 55

MY SCREENS 56

 Document Tracking Screen..... 56

TECHNICAL NOTES (FOR LOCAL IT/SUPPORT)..... 57



ALL STATES/SITES

DOCUMENTS

Title

CLTA Preliminary Report Form 2006 (Master Preliminary Report)

New/Mod Change	Requested By Novare NSS	Incident No.	TFS No. 631541
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Corrected the spacing of the Exceptions.

BEFORE

At the date hereof, exceptions to coverage in addition to the printed exceptions and exclusions in said policy form would be as follows:

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2020-2021.
2. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.
3. Water rights, claims or title to water, whether or not disclosed by the Public Records.
4. Covenants, conditions, or restrictions, if any, appearing in the Public Records; however, this policy insures against loss or damage arising from:

AFTER

At the date hereof, exceptions to coverage in addition to the printed exceptions and exclusions in said policy form would be as follows:

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2020-2021.
2. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.
3. Water rights, claims or title to water, whether or not disclosed by the Public Records.
4. Covenants, conditions, or restrictions, if any, appearing in the Public Records; however, this policy insures against loss or damage arising from:

[Back to Table of Contents](#)



REPORTS

<i>Order Log</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	NW IT/WA NCS Ops		632726
<p>Adding totals per group and report for the following:</p> <p>1. non-commercial format:</p> <ul style="list-style-type: none"> A. Sales Price B. Loan Amount <p>2. commercial format:</p> <ul style="list-style-type: none"> A. Owners Liability B. Lenders Liability C. Est. Total Revenue D. Est. Premium <p>Affected item(s): Order Log</p>			

[Back to Table of Contents](#)

<i>Outstanding Checks</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	NW IT		632572
<p>Adding HOA and HOA Management Company to the lienable items checkbox.</p> <p>Affected item(s): Outstanding Checks</p>			

[Back to Table of Contents](#)

<i>Stale Dated Check Letter</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	DSG Group		628992
<p>Updating the following parameters as follows:</p> <p>A. "Checks below X dollars" and "Checks above X dollars" will both be able to support decimal values, such as 49.99</p> <p>B. "Nature of property" will be updated to default text as "Uncashed check-escrow" and will supersede what is found in the orders when this text field is filled in.</p> <p>C. Updating to hardcode in the phone, email and fax for the DSG group</p> <p>Affected item(s): Stale Dated Check Letter</p>			

[Back to Table of Contents](#)

<i>State dated check letter</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	DSG Group		632968
<p>Shifting the name and address of the recipient down two lines and 1/2" to the left.</p> <p>Affected item(s): Stale Dated Check Letter</p>			

[Back to Table of Contents](#)



<i>Template Applied</i>			
New/Mod Change	Requested By NW IT	Incident No.	TFS No. 625011
Adding new option to shows order that do not have one or more of the selected template(s) applied.			
Affected item(s): Template Applied			

[Back to Table of Contents](#)



ARIZONA

DOCUMENTS

Escrow

<i>Acceptance of Community Property with Right of Survivorship (Mortgage-Deed of Trust)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Escrow Admin	INC200392324	630762
Removed recording information.			
Affected item(s): Acceptance of Community Property with Right of Survivorship (Mortgage-Deed of Trust)			
Back to Table of Contents			

<i>LHC Sewer Request</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	FT Mohave	INC200392324	629931
Updated to reflect most recent version.			
Affected item(s): LHC Sewer Request			
Back to Table of Contents			



REPORTS

<i>Title Production</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	FNF Reports Team\Novare Ops		629615
1. Novare - adding option to run by state			
2. AZ and NV - adding new start/stop times			
start: T01. Title Opened/Sent to NextACE			
stop: T.03 Commitment Completed & Delivered			
3. IL - adding new start/stop times			
start: Order Sent to CPF			
stop: Exam Completed by CPF			
Affected item(s):			
Title Production			

[Back to Table of Contents](#)

CALIFORNIA

DOCUMENTS

Escrow

593 Form (2020) - Tax Statement

New/Mod Change	Requested By	Incident No.	TFS No.
	CT Los Gatos		629255
Made document able to render for seller contacts.			
Affected item(s): 593 Form (2020) - Tax Statement			
Back to Table of Contents			

Affidavit (Death of Trustee)

New/Mod Change	Requested By	Incident No.	TFS No.
	FT Humboldt	INC200356218	629203

Added prompt for Grantee (will pull a blank line if left blank).

Field Prompt

Affidavit (Death of Trustee)
Brian Buyer (B)

Order 08251982-CA

Enter the Grantee(s) of the deed to the trustee

Grantee Name

AFFIDAVIT OF DEATH OF TRUSTEE

STATE OF _____

COUNTY OF _____

Bobby Buyer, of legal age, being first duly sworn, deposes and says:

- That **Name**, the decedent mentioned in the attached certified copy of Certificate of Death is the same person as **Trustee**, named as the/a Trustee in that certain Declaration of Trust dated **July 21, 2020**, executed by **Enter something here**, as Trustor(s).
- At the time of the demise of decedent, the decedent was the record owner, as Trustee, of real property commonly known as **100 Property Street, Providence, CA 02902**, (Assessor's Parcel No. **APN01** and **TAX01**) which property is described in a Deed which was signed by **Sign by name here**, as Grantor(s) to **[REDACTED]** on **June 21, 2020**, and recorded as Instrument No. **1** on **May 21, 2020**, of Official Records of **Clark County, State of California**.

Affected item(s):
Affidavit (Death of Trustee)

[Back to Table of Contents](#)

El Cerrito City Transfer Tax			
New/Mod Change	Requested By CT CA	Incident No.	TFS No. 632995
El Cerrito City Transfer Tax will now show on the face of deeds.			
<p>INTERSPOUSAL TRANSFER GRANT DEED (Community Property with Right of Survivorship)</p> <p>The undersigned grantor(s) declare(s)</p> <p>_____</p> <p>party 1</p> <p><input type="checkbox"/> This transfer is exempt from the documentary transfer tax.</p> <p><input checked="" type="checkbox"/> The documentary transfer tax is \$ _____ and is computed on:</p> <p><input type="checkbox"/> the full value of the interest or property conveyed.</p> <p><input type="checkbox"/> the full value less the liens or encumbrances remaining thereon at the time of sale.</p> <p>The property is located in <input checked="" type="checkbox"/> the City of El Cerrito.</p>			

[Back to Table of Contents](#)

MH Park Request			
New/Mod Change	Requested By FT Alameda Contra Costa	Incident No.	TFS No. 634073
Various changes made.			
<p>CURRENT OWNER INFORMATION: Stephen T. Seller and Stephanie T. Seller</p> <p>**Space Rent Amount: \$ _____ From: _____ To: _____</p> <p>Paid: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>CURRENT Utilities Amounts to be Collected in Escrow: <input type="checkbox"/> Yes <input type="checkbox"/> No Amount: \$ _____</p> <p>Additional Charges Due from Current Owner, if any (please state "NONE" if none): \$ _____</p> <p>Description of Charges Due: _____</p> <p>Final Utility Hold Back: \$ _____ (Default \$250.00 unless otherwise stated)</p>			
Affected item(s): MH Park Request			

[Back to Table of Contents](#)

MH Tax Clearance Request Form (Humboldt)			
New/Mod Change	Requested By Humboldt, CA	Incident No.	TFS No. 632990
Updated to match most current version.			
Affected item(s): MH Tax Clearance Request Form (Humboldt)			

[Back to Table of Contents](#)



COLORADO

REPORTS

<i>OPU Task Summary/Productivity by County Manager</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	FNF IMP Team		625637
New OPU Task Summary/Productivity by County Manager report for CO OPU Ops.			
Affected item(s): EPU Task Summary/Productivity by County Manager SSCORP5440.rpt - OPU Task Summary/Productivity by County Manager (New)			
Back to Table of Contents			

<i>OPU Task Summary/Productivity by Employee</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	FNF IMP Team		623996
New OPU Task Summary/Productivity by Employee report for CO OPU Ops			
Affected item(s): EPU Task Summary/Productivity by Employee SSCORP5441.rpt - OPU Task Summary/Productivity by Employee (New)			
Back to Table of Contents			

<i>OPU Trends</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	FNF IMP Team		624026
New OPU Trends report for CO OPU Ops.			
Affected item(s): EPU Trends SSCORP5442.rpt - OPU Trends (New)			
Back to Table of Contents			

MY SCREENS

Order Contacts / Property Address (Project) Screen

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

The following fields have been added to the **Order Contacts / Property Address (Project)** screen:

- > Escrow Office
- > Escrow officer /Closer
- > Pre-closer/Escrow assistant
- > EPU custom field

These changes are visible when the **My Screens > EPU Screens** is selected.

The screenshot shows the 'Order Contacts / Property Address (Project)' screen. A red box highlights the following fields: 'Escrow office' (dropdown), 'Escrow officer/Closer' (dropdown), 'Pre-closer/Escrow assistant' (dropdown), and 'EPU' (text input). Other visible fields include 'Auto-publish to SoftPro Live' (checkbox), 'SoftPro Live template' (text input), 'Transaction type' (radio buttons for Purchase, Refinance, Equity, Other), 'Commercial', 'Construction', 'Cash sale', 'Out of county' (checkboxes), 'Order type', 'Product type', 'Policy type' (dropdowns), and 'Settlement date/time' (dropdown with 'None' selected and 'Estimated date/time' checkbox).

[Back to Table of Contents](#)

Status Screen

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

The **Status** screen has been added to the **Open Order/General** screen set. This change is visible when the **My Screens > EPU Screens** is selected.



The screenshot shows the 'Status' screen within the 'Open Order/General' section. The left sidebar contains a menu with 'Status' highlighted in red. The main content area is titled 'Status' and includes the following fields:

- Who has the file: [Dropdown menu]
- Date/time: [None] [Dropdown menu]
- Purpose: [Text input field]
- Order Status**
 - Date/time order reserved: [None] [Dropdown menu] Reserved by: [Text input field]
 - Date/time order received: 08/18/2020 03:05 PM [Dropdown menu] Received by: Susan Rivera-Stoll [Dropdown menu]
 - Order status: In process [Dropdown menu]
 - Date/time order completed: [None] [Dropdown menu] Completed by: [Text input field]
 - Order lock status: Unlocked [Dropdown menu]
 - Comments: [Text input field]
- Title Status**
 - Title office: [Dropdown menu] Title officer/Examiner: [Dropdown menu]
 - Date/time title opened: [None] [Dropdown menu] Opened by: [Text input field]

[Back to Table of Contents](#)

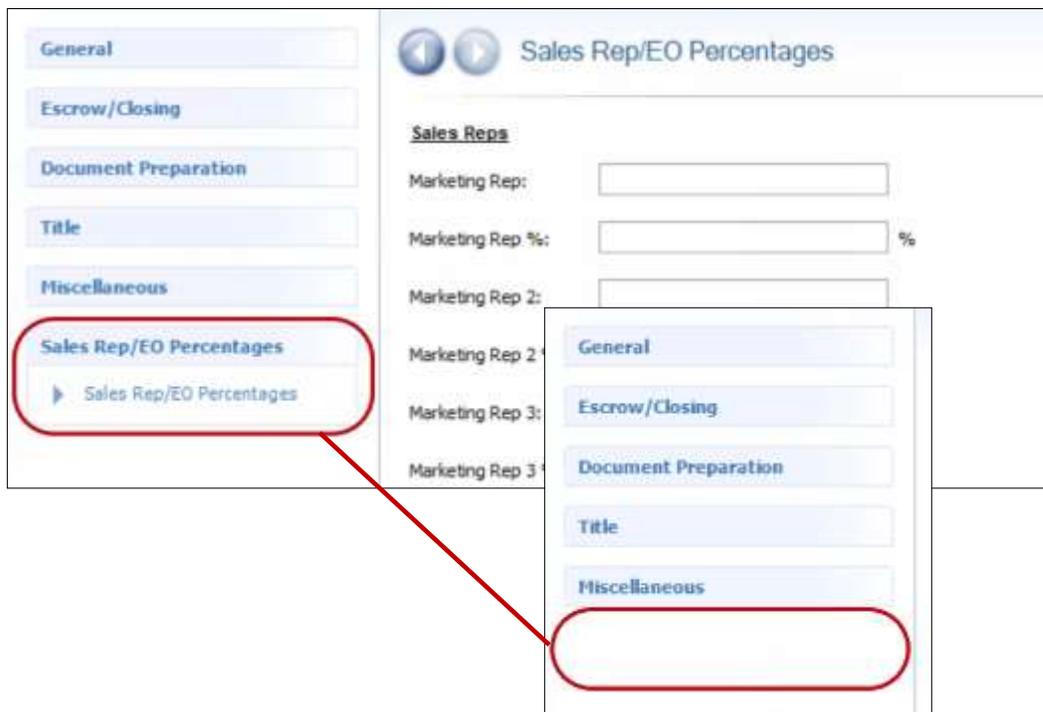
Sales Rep/EO Percentages Screen

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

The **Sales Rep/EO Percentages** custom screen has been removed.

This change is visible when you select one of the following My Screens.

- > CO-Escrow
- > CO-Escrow-FNT



[Back to Table of Contents](#)

FLORIDA

DOCUMENTS

Escrow

Affidavit (Sufficient Funds)

New/Mod	Requested By	Incident No.	TFS No.
Change	FL State Counsel		630415
Document has been updated to reflect the most recent version provided by state counsel.			
Affected item(s): Affidavit (Sufficient Funds)			

[Back to Table of Contents](#)

Agreement (Escrow and Indemnification)

New/Mod	Requested By	Incident No.	TFS No.
New	FL State Counsel		629251

New document. Render to view complete document.

**ESCROW AND INDEMNIFICATION AGREEMENT
(Notice of Commencement Against Common Elements of Condominium)**

This Escrow and Indemnification Agreement is made this 3rd day of August, 2020 by [Samuel S. Seller](#) and [Samantha S. Seller](#) ("Indemnitor") in favor of [Underwriter Name](#) ("Title Underwriter") and [Title Office Name](#) ("Title Agent").

RECITATIONS

A. Title Underwriter has been asked to issue title insurance on Unit [5555](#), [5556](#) and [5557](#) of [Park Place Condos](#), a Condominium pursuant to the Declaration of Condominium recorded in Official Records of [Recording information goes here](#), of the Public Records of [Orange County, Florida](#) (the "Unit"), which is owned by Indemnitor.

B. Title Underwriter has raised as an exception to the title of the Unit the following cloud or defect in title:
 Construction Lien recorded in Official Records [Existing Lien Place Recorded](#) of the Public Records of [Orange County, Florida](#) (the "Lien").

Affected item(s):

FLD1356.doc - Agreement (Escrow and Indemnification) (New)

[Back to Table of Contents](#)

Notice of Termination

New/Mod New	Requested By FNT Orlando	Incident No.	TFS No. 629926
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New document. Render to view complete document.

<p>Prepared by and Return To: Joseph D Kirby Fidelity National Title Insurance Company 236 Quarry Road Greenville, FL 99999</p>	
<p>Permit No.: 9</p> <p>Tax Folio No.: APN01 and TAX01</p>	<p>Above space left blank for recording purposes.</p>
<p>NOTICE OF TERMINATION</p> <p>The undersigned hereby informs all concerned that Improvements have terminated to the real property below, and the following information is in accordance with Section 713.132, Florida Statutes, and the following information is stated in this Notice of Termination.</p> <p>1. Description of Property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF</p>	

Affected item(s):

FLD1357.doc - Notice of Termination (New)

[Back to Table of Contents](#)

REPORTS

<i>Ideal Agent</i>			
New/Mod	Requested By	Incident No.	TFS No.
New	Majesty Title		629272
New report for Majesty Title to show agent contact name, property address, open date, close date and sales price.			
Affected item(s): SSCORP5445.rpt - Ideal Agent (New)			

[Back to Table of Contents](#)

<i>SP Data Export</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Majesty Title Ops		630558
Adding column onto the export report for amount paid for Hazard Insurance			
Affected item(s): SP Data Export			

[Back to Table of Contents](#)

<i>Transaction Form</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	FL State Counsel		630599
Adding in option to display the notice to earn interest on the transaction form			
Affected item(s): Transaction Form			

[Back to Table of Contents](#)



GEORGIA

REPORTS

Invoices Delivered

New/Mod	Requested By	Incident No.	TFS No.
New	ATL NCS		626758
New report to mimic the invoice aging format that will be run based on the invoice delivered date.			
<u>Affected item(s):</u> SSCORP5443.rpt - Invoices Delivered (New)			

[Back to Table of Contents](#)

HAWAII

DOCUMENTS

Escrow

IBA Account Request

New/Mod New	Requested By FT HI	Incident No.	TFS No. 632234
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New document. Render to view complete document.

FAX FROM: Joseph D Kirby Branch: Landmark Title	
ACCOUNT INSTRUCTIONS	
TO: Wells Fargo N.A.	DATE: July 30, 2020
<i>This form, along with the Escrow Instructions and the W9, should be sent to OAC Accounting (by fax or by email directly to your escrow accountant).</i>	CUSTOMER: Billy Joe Ray Bob Phelps
	ESCROW NO.: CJ CD Comm Purchase
	TAX ID NO.: 521-52-8651
	ACCOUNT NO.: _____
<input type="checkbox"/> NEW ACCT <input type="checkbox"/> ADD'L DEPOSIT	
WE AUTHORIZE YOU TO OPEN/DEPOSIT TO ACCOUNT SHOWN ABOVE BY DEBITING OUR CUSTODIAL ESCROW ACCOUNT _____ IN THE AMOUNT OF \$_____. PLEASE NOTIFY OAC ACCOUNTING VIA FAX OR EMAIL.	
AUTHORIZED SIGNATURES REQUIRED	
_____ NAME AND TITLE	_____ NAME AND TITLE
<input checked="" type="checkbox"/> PARTIAL WITHDRAW <input type="checkbox"/> TO CLOSE ACCOUNT	
WE AUTHORIZE YOU TO WITHDRAW FROM/CLOSE THE ACCOUNT SHOWN ABOVE IN THE AMOUNT OF \$ 10,000.00 AND CREDIT OUR CUSTODIAL ESCROW ACCOUNT 098765411 . PLEASE NOTIFY OAC ACCOUNTING VIA FAX OR EMAIL.	
AUTHORIZED SIGNATURES REQUIRED	

Affected item(s):

HID1268.doc - IBA Account Request (New)

[Back to Table of Contents](#)



Title

ALTA Homeowner's Policy of Title Insurance 2013 (HI)			
New/Mod New	Requested By	Incident No.	TFS No. 630649
New document to offer a faster, state-specific version of the ALTA Homeowner's Policy of Title Insurance 2013.			
Affected item(s): HID1266.doc - ALTA Homeowner's Policy of Title Insurance 2013 (HI) (New)			

[Back to Table of Contents](#)



IDAHO

DOCUMENTS

Title

<i>ALTA Homeowner's Policy of Title Insurance 2013 (ID)</i>			
New/Mod New	Requested By	Incident No.	TFS No. 630656
New document to offer a faster, state-specific version of the ALTA Homeowner's Policy of Title Insurance 2013.			
Affected item(s): IDD1148.doc - ALTA Homeowner's Policy of Title Insurance 2013 (ID) (New)			

[Back to Table of Contents](#)

ILLINOIS

DOCUMENTS

Escrow

Agreement (Construction Loan)

New/Mod Change	Requested By Chicago NCS	Incident No.	TFS No. 630398
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Revised to pull in Owner(s) address instead of property address under Article 1.A.

 <p>Company Name</p>	<p>CONSTRUCTION LOAN ESCROW TRUST AND DISBURSING AGREEMENT</p>
<p>Escrow No.: JM CD Test-JDK</p>	
<p>ARTICLE 1: GENERAL INFORMATION</p>	
<p>A. Owner(s):</p> <p>Samuel S. Seller and Samantha S. Seller 1 Seller Current Address Seller Crmt City, IL 57809</p> <p>Email: SSeller@email.com</p>	<p>Attorney for Owner(s):</p> <p>Jackson Law Services, LLC 100 Attorney Lane Places, IL 45567</p> <p>Phone No.: (888)111-2222 Fax No.: (888)111-3333 Email: [REDACTED]</p>

Affected item(s):

Agreement (Construction Loan)

[Back to Table of Contents](#)



REPORTS

<i>Title Production</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	FNF Reports Team\Novare Ops		629615
1. Novare - adding option to run by state			
2. AZ and NV - adding new start/stop times			
start: T01. Title Opened/Sent to NextACE			
stop: T.03 Commitment Completed & Delivered			
3. IL - adding new start/stop times			
start: Order Sent to CPF			
stop: Exam Completed by CPF			
Affected item(s):			
Title Production			

[Back to Table of Contents](#)

<i>Title Production</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	CT IL Metro Title Management		632712
Adding new start and stop times:			
Start: "Exam completed by CPF"			
Stop: "Order sent to CPF"			
Affected item(s):			
Title Production			

[Back to Table of Contents](#)



INDIANA

DOCUMENTS

Escrow

Affidavit (Survivorship Language)

New/Mod Change	Requested By IN State Counsel	Incident No. INC200427219	TFS No. 632845
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New document. Render to view complete document.

AFFIDAVIT OF TITLE
(with survivorship language)
(IC 29-1-7-23)

STATE OF _____ Escrow No.: JM CD Test-JDK
COUNTY OF _____

Comes Now Samuel S. Seller (hereinafter "Affiant"), having been duly sworn according to law, states:

- Affiant is the _____ of _____ ("Decedent") who acquired an interest in the title to the real estate described herein by **Warranty Deed** recorded as _____ Commonly known as **1111 Property Avenue, Prop City, IN 55555** and more particularly described as:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
- _____ died on _____, leaving Decedent as his/her surviving spouse. Decedent and _____ were never at any time divorced subsequent to their acquisition of the Real Estate as tenants by the entirety; and consequently by operation of law, title to the Real Estate was immediately vested in Decedent upon _____'s death.

Affected item(s):

IND1331.doc - Affidavit (Survivorship Language) (New)

[Back to Table of Contents](#)

Certificate of Proof

New/Mod Change	Requested By FNT Indy Metro	Incident No. INC200418638	TFS No. 632847
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Added ability for corporate officer/signee to pull to the PROOF section of the form.

PROOF:

STATE OF _____
COUNTY OF _____

Before me, a Notary Public in and for said County and State, on **August 21, 2020**, personally appeared the above named **WITNESS** to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows **Mickey Mouse of Seller Org** to be the individual(s) described in and who executed the foregoing instrument; that said **WITNESS** was present and saw said **Mickey Mouse of Seller Org** execute the same; and that said **WITNESS** at the same time subscribed his/her name as a witness thereto.

Affected item(s):

Certificate of Proof

[Back to Table of Contents](#)



<i>Client Care Checklist</i>			
New/Mod Change	Requested By CT Metro	Incident No.	TFS No. 627034
User will now be prompted to choose which notes will pull to the document.			
Affected item(s): Client Care Checklist			
Back to Table of Contents			

<i>FNT Document Disclosure (Purchase - Legal)</i>			
New/Mod Change	Requested By FNT Indy Metro	Incident No. INC200418929	TFS No. 632710
Fixed typo "From 51781" to "Form 51781".			
Affected item(s): FNT Document Disclosure (Purchase - Legal)			
Back to Table of Contents			

<i>Mortgage Exemption</i>			
New/Mod Change	Requested By FNT IN	Incident No. INC200400472	TFS No. 630902
The order number has been added to the bottom left in the footers.			
Affected item(s): Mortgage Exemption			
Back to Table of Contents			

<i>Payoff-HOA Authorization</i>			
New/Mod Change	Requested By CT Metro	Incident No.	TFS No. 630060

Revised to add Forbearance language and date with signatures.

Owner(s): _____	
REQUIRED Email Address: _____	Phone No.: _____
First Mortgage Lender: _____	
Account No.: _____	Phone No.: _____
Have you participated in any mortgage modification program (i.e. HARP refinance OR are in Forbearance)? _____	
If you have AUTOPAY scheduled, what date is your payment drafted? _____	
Second Mortgage Lender: _____	
Account No.: _____	Phone No.: _____
Homeowner's Association Contact: _____	
Phone No.: _____	Email Address (if applc): _____
**If your subdivision is managed by Sentry, Kirkpatrick Management or Elite Property Management – Please note these firms require an upfront payment to process a request for an association dues letter. We will contact you with additional instructions or you may contact your management company directly for further instructions.	
I (We), the owners of the above mentioned property, authorize you to release all mortgage and payoff information to Escrow Office Name .	
Owner Signature _____	Owner Signature _____
Date _____	Date _____
Social Security No. _____	Social Security No. _____

Affected item(s):
Payoff-HOA Authorization



[Back to Table of Contents](#)

<i>Sales Disclosure (2011)</i>			
New/Mod Change	Requested By Liberty Title	Incident No. n/a / INC200420226	TFS No. 629415 / 632692
Render to see document in the entirety.			
Revised section F to pull forwarding address for FXHR profiles.			
Affected item(s): Sales Disclosure (2011)			

[Back to Table of Contents](#)

<i>Search Sheet</i>			
New/Mod New	Requested By FT IN	Incident No. INC200434310	TFS No. 633283
New document. Render to view complete document.			
Affected item(s): IND1332.doc - Search Sheet (New)			

[Back to Table of Contents](#)



REPORTS

Escrow

[24/7 Order Status Summary](#)

New/Mod New	Requested By FT NW IN Ops	Incident No.	TFS No. 625075
New report for FT NW IN Ops to show a summary of opened order count, closed order count and 24/7 processing revenue grouped by the 24/7 contact person.			
Affected item(s): SSCORP5439.rpt - 24/7 Order Status Summary (New)			

[Back to Table of Contents](#)

MARYLAND

DOCUMENTS

Escrow

Statutory Notice to Buyer

New/Mod New	Requested By Novare NSS	Incident No.	TFS No. 633816
-----------------------	-----------------------------------	---------------------	--------------------------

New document. Render to view complete document.



Company Name

STATUTORY NOTICE TO BUYER

As required by Section 22-103 (effective 10-1/2014) of the Insurance Article of the Annotated Code of Maryland

Borrower: Bryan B. Buyer and Brenda B. Buyer
Purchase Price: \$505,000.00
Loan Amount: \$450,000.00
Property: 1111 Property Avenue, Prop City, MD 55555

With respect to the real estate transaction involving the purchase of the above property by us and the making of a purchase money mortgage by us on this property, we have been notified by our settlement agent of the following:

- That the Lender in the captioned transaction has requested a Loan Policy of Title Insurance to be issued by:
 - Chicago Title Insurance Company or
 - Commonwealth Land Title Insurance Company or
 - Fidelity National Title Insurance Company

under which Policy the said Lender will be insured as mortgagee of this property.

Affected item(s):

MDD1077.doc - Statutory Notice to Buyer (New)

[Back to Table of Contents](#)

MICHIGAN

DOCUMENTS

Escrow

New ABAs

New/Mod Change	Requested By CT MI	Incident No.	TFS No. 630421
<p>ABAs for the following lookup codes have been updated:</p> <p>ADK3721 CENH2090 EXPW2675 FIVG368 INSK5401 KELG4301 KELP653 PRS3399 REMP7217 REMW5651</p> <p>Affected item(s): Master ABA Disclosure</p> <p>Back to Table of Contents</p>			



MONTANA

DOCUMENTS

Title

<i>ALTA Homeowner's Policy of Title Insurance 2013 (MT)</i>			
New/Mod New	Requested By	Incident No.	TFS No. 630654
New document to offer a faster, state-specific version of the ALTA Homeowner's Policy of Title Insurance 2013.			
Affected item(s): MTD0200.doc - ALTA Homeowner's Policy of Title Insurance 2013 (MT) (New)			

[Back to Table of Contents](#)

NEVADA

REPORTS

<i>Title Production</i>			
New/Mod Change	Requested By FNF Reports Team\Novare Ops	Incident No.	TFS No. 629615
<p>1. Novare - adding option to run by state</p> <p>2. AZ and NV - adding new start/stop times</p> <p>start: T01. Title Opened/Sent to NextACE stop: T.03 Commitment Completed & Delivered</p> <p>3. IL - adding new start/stop times</p> <p>start: Order Sent to CPF stop: Exam Completed by CPF</p> <p><u>Affected item(s):</u> Title Production</p>			

[Back to Table of Contents](#)

NEW YORK

DOCUMENTS

Escrow

Cover Letter

New/Mod Change	Requested By FNT Riverhead	Incident No.	TFS No. 627039
--------------------------	--------------------------------------	---------------------	--------------------------

Added the Clearance contact's direct phone between the existing phone and fax numbers.

For any **CUSTOMER SERVICE** questions:

Status of searches requested to order additional searches or to provide lender and attorney information, please contact:

Ellen McDonald
 Email: emcdonald@fnf.com
 Phone No.: (631)727-0600
 Phone No.: (800)111-2222
 Fax No.: (631)727-1206

Affected item(s):

Cover Letter

[Back to Table of Contents](#)



REPORTS

Closings – All Files

New/Mod Change	Requested By FT NY Garden City	Incident No.	TFS No. 626715
Updating report to show the completed date of the "010.Original Survey Prints" checklist task in place of the phone number.			
Affected item(s): Closings – All Files			

[Back to Table of Contents](#)



NORTH CAROLINA

REPORTS

Agent Policy Register/Liability

New/Mod New	Requested By FT NC	Incident No.	TFS No. 630593
New report for FT NC to display Agent orders.			
Affected item(s): SSCORP5448.rpt - Agent Policy Register/Liability (New)			

[Back to Table of Contents](#)

OHIO

DOCUMENTS

Escrow

Acknowledgment (Copies Receipt)

New/Mod Change	Requested By FT Sheffield	Incident No.	TFS No. 633854
Corrected typo in title.			
Affected item(s): Acknowledgment (Copies Receipt)			
Back to Table of Contents			

DTE 100 - Real Property Conveyance Fee Statement (Lake County)

New/Mod Change	Requested By CT OH	Incident No.	TFS No. 632729
-----------------------	------------------------------	---------------------	--------------------------

New document. Render to view complete document.

 20370106		Real Property Conveyance Fee Statement of Value and Receipt		DTE 100 Rev. 5/20	
If exempt by Ohio Revised Code section 319.54(G)(3), use form DTE 100(EX). TYPE OR PRINT ALL INFORMATION				AUDITOR'S OFFICE USE ONLY SCANNED <input type="checkbox"/> OWNER OCCUPANCY <input type="checkbox"/> HOMESTEAD <input type="checkbox"/>	
Type instrument	Tax list year	County number 43	Tax. dist. number	Date	
Property located in _____ taxing district					Number No. of Parcels DET Code No.
Name on tax duplicate _____ Tax duplicate year _____					
Acct. or permanent parcel no. _____ Map book _____ Page _____					
Description _____ <input type="checkbox"/> Platted <input type="checkbox"/> Unplatted					
Auditor's comments: <input type="checkbox"/> Split <input type="checkbox"/> New plat <input type="checkbox"/> New improvements <input type="checkbox"/> Partial value <input type="checkbox"/> C.A.U.V <input type="checkbox"/> Building removed <input type="checkbox"/> Other _____					
Grantee or Representative Must Complete All Questions in This Section. See instructions on reverse.					

Affected item(s):
DTE 100 - Real Property Conveyance Fee Statement (Lake County)

[Back to Table of Contents](#)

[Letter \(Thank You with CPC Offer\)](#)

New/Mod Change	Requested By Sandusky, OH	Incident No.	TFS No. 627027
-----------------------	-------------------------------------	---------------------	--------------------------

Added the Escrow Officer's phone for Sandusky operations.

Congratulations on your [purchase!](#)

We would like to inform you that we will be handling the title order for the property listed above. It is our pleasure to serve you. We will make every attempt to make your [purchase](#) a pleasant experience.

To ensure expedient service, we need the enclosed information completed as soon as possible.

I am also enclosing, pursuant to Ohio Revised Code Section 3953.32, Notification of the Availability of Closing Protection Coverage in connection with the above referenced transaction for the cost stated in the offer attached.

NOTE: This Offer must be accepted or declined-please check the appropriate box. Completion of this form is necessary to facilitate the closing.

Please return the completed forms in the envelope provided or fax them to [\(800\)444-7777](tel:8004447777).

Your order number for this transaction is [RT CDF Test](#). Should you need to contact us for any reason, please contact [Joseph D Kirby](#) at [\(888\)111-1234](tel:8881111234). We look forward to serving your needs. Thank you for using [Chicago Title Insurance Company](#).

People

First Name	Middle Name	Last Name	Title	Email	Phone	Ext.
 Joseph	D	Kirby	Title Examiner	JKirby@notreal.com	(888)111-1234	

Affected item(s):

[Letter \(Thank You with CPC Offer\)](#)

[Back to Table of Contents](#)

OREGON

DOCUMENTS

Escrow

<i>El - Preparation of Subordination Agreement</i>			
New/Mod Change	Requested By TT Portland	Incident No.	TFS No. 630766
Updated to allow the user to select who's signing from the Lender, Payoff Lender and Other contacts.			
Affected item(s): EI - Preparation of Subordination Agreement			
Back to Table of Contents			

<i>Escrow Reference Sheet</i>															
New/Mod Change	Requested By Western Title OR	Incident No.	TFS No. 632219												
Added 'Additional Information' to pull for HOA contacts, if entered.															
<table border="1" style="width: 100%;"> <tr> <td colspan="4">HOA:</td> </tr> <tr> <td style="width: 33%;"> Aliso Viejo Community Association 100 Main HOA Strreet Lake Forest, OR 92630 Phone: (949)768-7261 Email: HOA@email.com Reference No.: ■ </td> <td style="width: 10%; text-align: center;">ALIL001</td> <td style="width: 33%;"> Contact: Kimberlee Kay 100 Main HOA Strreet Lake Forest, OR 92630 Phone: (949)768-7262 Cell: ■ Email: ■ </td> <td style="width: 10%; text-align: center;"> Fax: (951)768-4516 Fax: (951)768-4516 </td> </tr> <tr> <td colspan="4" style="background-color: yellow;">Additional Information: Additional information will pull here if entered</td> </tr> </table>				HOA:				Aliso Viejo Community Association 100 Main HOA Strreet Lake Forest, OR 92630 Phone: (949)768-7261 Email: HOA@email.com Reference No.: ■	ALIL001	Contact: Kimberlee Kay 100 Main HOA Strreet Lake Forest, OR 92630 Phone: (949)768-7262 Cell: ■ Email: ■	Fax: (951)768-4516 Fax: (951)768-4516	Additional Information: Additional information will pull here if entered			
HOA:															
Aliso Viejo Community Association 100 Main HOA Strreet Lake Forest, OR 92630 Phone: (949)768-7261 Email: HOA@email.com Reference No.: ■	ALIL001	Contact: Kimberlee Kay 100 Main HOA Strreet Lake Forest, OR 92630 Phone: (949)768-7262 Cell: ■ Email: ■	Fax: (951)768-4516 Fax: (951)768-4516												
Additional Information: Additional information will pull here if entered															
Affected item(s): Escrow Reference Sheet															
Back to Table of Contents															

<i>Letter (City Lien)</i>			
New/Mod Change	Requested By TT OR	Incident No.	TFS No. 630764
Revised functionality of document to allow users to choose which properties show when there is more than one property.			
Affected item(s): Letter (City Lien)			
Back to Table of Contents			

Memorandum of Land Sale Contract

New/Mod Change	Requested By WT Bend	Incident No.	TFS No. 632212
-----------------------	--------------------------------	---------------------	--------------------------

Various changes, please see screenshot for details.

RECORDING REQUESTED BY:



100 Escrow Office Street
EO City, OR 54545

VENDEE'S NAME AND ADDRESS:
Bryan B. Buyer and Brenda B. Buyer
1 Buyer Fwd Address
Buyer Fwd City, OR 48759

VENDOR'S NAME AND ADDRESS:
Samuel S. Seller and Samantha S. Seller
123 Seller Fwd Street
Slr Fwd City, OR 55555

AFTER RECORDING RETURN TO:
Escrow Office Name
100 Escrow Office Street
EO City, OR 54545

UNTIL REQUESTED OTHERWISE, SEND ALL TAX STATEMENTS TO:
Bryan B. Buyer and Brenda B. Buyer
1 Buyer Fwd Address
Buyer Fwd City, OR 48759

Until requested otherwise, send all tax statements to:

Vendee

Vendor

MEMORANDUM OF LAND SALE CONTRACT

KNOW ALL MEN BY THESE PRESENTS that on July 1, 2019, Samuel S. Seller and Samantha S. Seller, as vendor(s), and Bryan B. Buyer and Brenda B. Buyer, as the vendee(s), made and entered into a certain land sale contract, wherein the vendor(s) agreed to sell to the vendee(s), and vendee(s) agreed to purchase from vendor(s), the Fee Simple title in and to the following described real property in CountyName County, State of Arizona, to wit:

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

The true and actual consideration paid for this transfer, set forth in the contract, is Five Hundred Five Thousand And No/100 Dollars (\$505,000.00) (See ORS 93.030).

NOTE: ORS 93.635 requires the foregoing memorandum to "be recorded by the conveyer not later than fifteen (15) days after the instrument is executed and the parties are bound thereby."

VENDEE(S):

Bryan B. Buyer _____ Date _____

Brenda B. Buyer _____ Date _____

Buyer/borrower acknowledgment

VENDOR(S):

Samuel S. Seller _____ Date _____

Samantha S. Seller _____ Date _____

Seller acknowledgment

Vendee information will now pull from Buyer Contact
Pulls Forwarding Address if present, otherwise Current Address

Vendor information will now pull from Seller Contact
Pulls Forwarding Address if present, otherwise Current Address

New prompt to select between Vendee/Vendor
Pulls Forwarding Address if present, otherwise Current Address

Pulls Buyer Signature and Buyer/Borrower Acknowledgment

Pulls Seller Signature and Seller Acknowledgment

Pulls Sales Price

Affected item(s):

Memorandum of Land Sale Contract

[Back to Table of Contents](#)

Open Order Sheets (4)															
New/Mod Change	Requested By Western Title OR	Incident No.	TFS No. 632223												
Added 'Additional Information' to pull for HOA contacts, if entered.															
<table border="1"> <tr> <td colspan="4">HOA:</td> </tr> <tr> <td> Aliso Viejo Community Association 100 Main HOA Street Lake Forest, OR 92630 Phone: (949)768-7261 Email: HOA@email.com Reference No.: ■ </td> <td> ALIL001 </td> <td> Contact: Kimberlee Kay 100 Main HOA Street Lake Forest, OR 92630 Phone: (949)768-7262 Cell: ■ Email: ■ </td> <td> Fax: (951)768-4515 Fax: (951)768-4516 </td> </tr> <tr> <td colspan="4"> Additional Information: Additional information will pull here if entered </td> </tr> </table>				HOA:				Aliso Viejo Community Association 100 Main HOA Street Lake Forest, OR 92630 Phone: (949)768-7261 Email: HOA@email.com Reference No.: ■	ALIL001	Contact: Kimberlee Kay 100 Main HOA Street Lake Forest, OR 92630 Phone: (949)768-7262 Cell: ■ Email: ■	Fax: (951)768-4515 Fax: (951)768-4516	Additional Information: Additional information will pull here if entered			
HOA:															
Aliso Viejo Community Association 100 Main HOA Street Lake Forest, OR 92630 Phone: (949)768-7261 Email: HOA@email.com Reference No.: ■	ALIL001	Contact: Kimberlee Kay 100 Main HOA Street Lake Forest, OR 92630 Phone: (949)768-7262 Cell: ■ Email: ■	Fax: (951)768-4515 Fax: (951)768-4516												
Additional Information: Additional information will pull here if entered															
Affected item(s): Open Order Sheet (Order Summary) Open Order Sheet (Order Summary) - Ltr Open Order Sheet (Order Summary) with Notes Open Order Sheet (Order Summary) with Notes - Ltr															

[Back to Table of Contents](#)

TEXAS

REPORTS

<i>Dallas CPF Open Order Trend</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	DAL CPF Op		629759
Adding CPFATC and CPFCTI as part of the Title Only brand logic.			
Affected item(s): Dallas CPF Open Order Trend			

[Back to Table of Contents](#)

<i>SPAdmin Sending TDI Policies and Commitments</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	TX IT		630167
Updating task used in report from Policy Mailed to Policy Typed			
Affected item(s): SPAdmin Sending TDI Policies and Commitments			

[Back to Table of Contents](#)



WASHINGTON

DOCUMENTS

Title

<i>ALTA Homeowner's Policy of Title Insurance 2013 (WA)</i>			
New/Mod New	Requested By	Incident No.	TFS No. 630652
New document to offer a faster, state-specific version of the ALTA Homeowner's Policy of Title Insurance 2013.			
Affected item(s): WA00001076.doc - ALTA Homeowner's Policy of Title Insurance 2013 (WA) (New)			

[Back to Table of Contents](#)



REPORTS

StartSAFE Missing Data

New/Mod Change	Requested By NW IT	Incident No.	TFS No. 626762
Updating Excel export to include columns for Marketing Source main contact person name, email address and phone number.			
Affected item(s): StartSAFE Missing Data			

[Back to Table of Contents](#)

WISCONSIN

DOCUMENTS

Escrow

Initial Fee Quote

New/Mod Change	Requested By FNF Config Team	Incident No.	TFS No. 625018
Updating logic for the "Copies To" selection list to only show contacts who have a value in the email address field.			
Affected item(s): Initial Fee Quote			

[Back to Table of Contents](#)

WireSafe Documents

New/Mod Change	Requested By CT Wisconsin	Incident No.	TFS No. 630250 / 630490
--------------------------	-------------------------------------	---------------------	-----------------------------------

Hard-coded banking information for Ownership Profile FTMS and added lookup for CMRL-1757

1000 Settlement Way, Suite 100
 Anywhere, WI 99999
 Phone: (800)555-1234 Fax: (800)555-2468

WIRE FRAUD ALERT

IMPORTANT! YOUR FUNDS MAY BE AT RISK

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

Realtors®, Real Estate Brokers, Closing Attorneys, Buyers and Sellers are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification.

A fraudster will hack into a participant's email account to obtain information about upcoming real estate transactions. After monitoring the account to determine the likely timing of a closing, the fraudster will send an email to the Buyer purporting to be the escrow agent or another party to the transaction. The fraudulent email will contain new wiring instructions or routing information, and will request that the Buyer send funds to a fraudulent account.

Please be advised that the wire instructions listed below are the only wire instructions we will send you. This is the only form that should be used to wire funds to us in this transaction. If you receive another email or unsolicited call purporting to alter these instructions, please immediately call us at: (800)555-1234.

BANK NAME: US Bank N.A.

ADDRESS: 425 Walnut St, Cincinnati, OH 45202

ABA NO.: 075000022 **ACCOUNT NO.:** 182380527743

ACCOUNT HOLDER: Chicago Title Company **REFERENCE:** CJ CD Comm Purchase / 100 Property Street, Appleton

*****Closing funds in the form of ACH Electronic Transfers will NOT be accepted.*****

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

NEVER RELY on emails or other communications purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a

DO NOT FORWARD wire instructions to other parties without first verbally verifying the instructions from the sending party

Affected item(s):

- WireSafe Fraud Alert
- WireSafe Fraud Alert (eSign)
- WireSafe Fraud Alert (International)
- WireSafe Fraud Alert (Refi-Borrower)
- WireSafe Fraud Alert (Seller Only)

[Back to Table of Contents](#)



LIBERTY TITLE

DOCUMENTS

Escrow

Agent's Certification RE POA (ME)

New/Mod Change	Requested By	Incident No.	TFS No.
Change	Liberty Title		629411
Revised title to MRSA 18-C §5-951.			
Affected item(s): Agent's Certification RE POA (ME)			

[Back to Table of Contents](#)

Letter (Policy Cover)

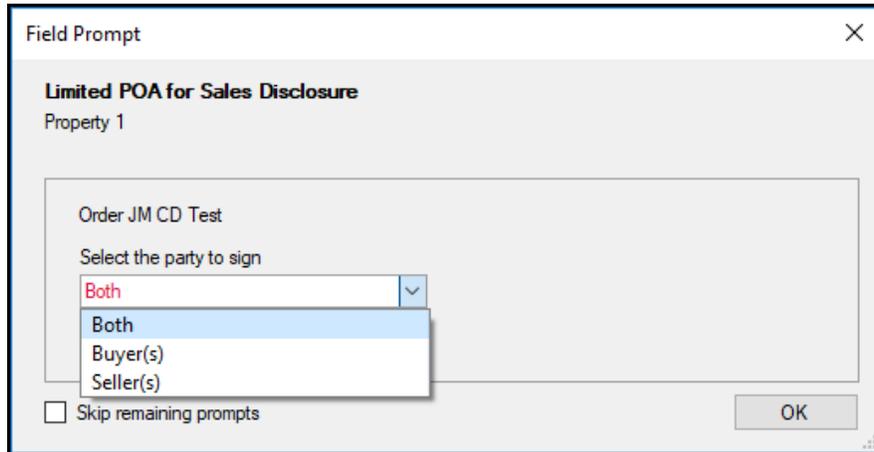
New/Mod Change	Requested By	Incident No.	TFS No.
Change	ME Agency		630602
Revised to also include language for Loan Policies.			
Affected item(s): Letter (Policy Cover)			

[Back to Table of Contents](#)

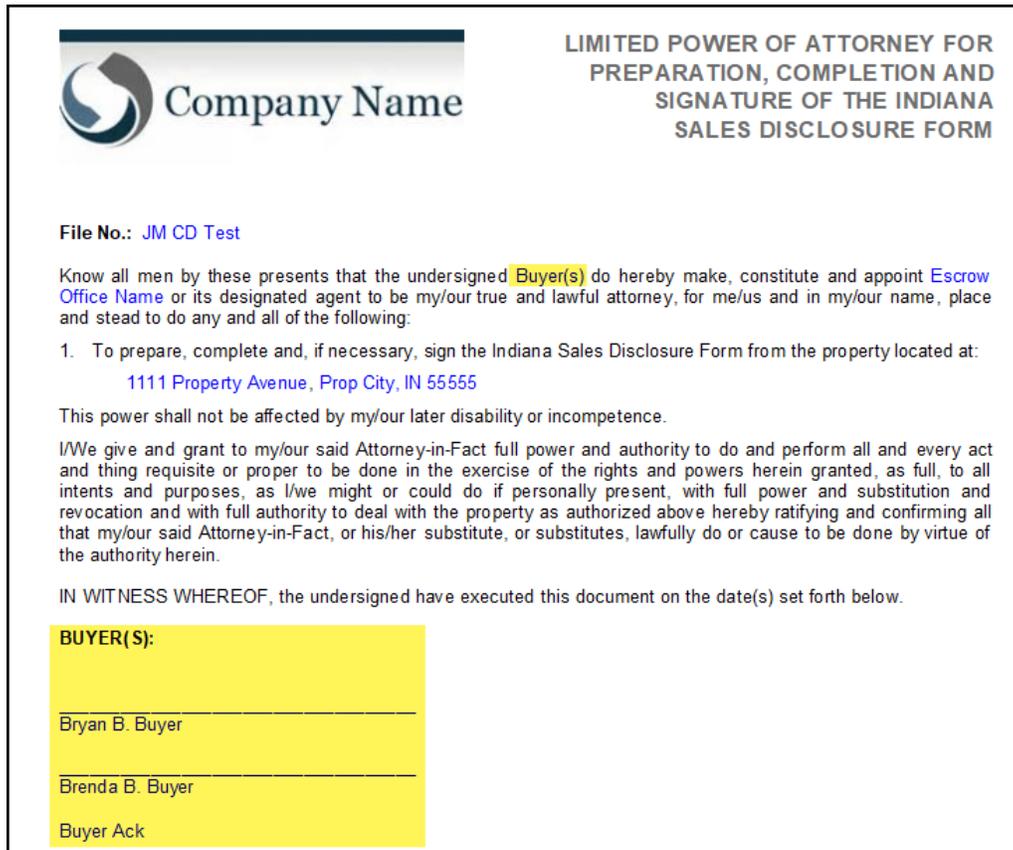
Limited POA for Sales Disclosure

New/Mod Change	Requested By Liberty Title	Incident No.	TFS No. 634065
-----------------------	--------------------------------------	---------------------	--------------------------

Added a prompt to allow the users to select if they would like this form for Buyers only, Sellers only or for both Buyers and Sellers.



Example if Buyer(s) is selected from the prompt:



Affected item(s):
Limited POA for Sales Disclosure

[Back to Table of Contents](#)

Payoff Authorization

New/Mod New	Requested By Liberty Title	Incident No.	TFS No. 634254
-----------------------	--------------------------------------	---------------------	--------------------------

New document. Render to view complete document.



PAYOFF REQUEST AUTHORIZATION

I/We [Stephen T. Seller](#) and [Stephanie T. Seller](#) do hereby authorize [Liberty Title & Escrow Company, LLC](#) and/or its agents to acquire any payoff information in connection with any liens, loans and/or mortgages which I/we may presently have. It is my explicit authorization to release said information to the above named parties.

Property: [100 Property Street, Unit 100A, Northridge, CA 91324](#)

Lending Institution (1): _____

Lender Contact: _____

Loan No: _____

Affected item(s):
LIBD1143.doc - Payoff Authorization (New)

[Back to Table of Contents](#)

Wire Instructions

New/Mod Change	Requested By Liberty Title	Incident No.	TFS No. 634075
--------------------------	--------------------------------------	---------------------	--------------------------

Added loan number for Liberty Title operations.

For Reference Purposes:

Borrower(s): [Bryan B. Buyer and Brenda B. Buyer](#)
Property: [1111 Property Avenue, Suite 100](#)
[Greenville, ME 55555](#)
Loan No.: [123456789](#)

[Back to Table of Contents](#)



NOVARE NATIONAL SETTLEMENT SERVICES

DOCUMENTS

Estimated Title Charges

New/Mod	Requested By	Incident No.	TFS No.
New	Novare IMP Team		630576
New document for Novare ops to display Title and Recording Charges.			
Affected item(s): SSCORP3022.spdoc - Estimated Title Fees (New)			

[Back to Table of Contents](#)

REPORTS

<i>Aging Pipeline</i>			
New/Mod	Requested By	Incident No.	TFS No.
New	Novare Ops		627004
<p>New report for Novare ops to show aging orders based on elapsed time from received date, transaction type and product type.</p> <p>Affected item(s): SSCORP5444.rpt - Aging Pipeline (New)</p> <p>Back to Table of Contents</p>			

<i>Title Production</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	FNF Reports Team\Novare Ops		629615
<p>1. Novare - adding option to run by state</p> <p>2. AZ and NV - adding new start/stop times</p> <p>start: T01. Title Opened/Sent to NextACE stop: T.03 Commitment Completed & Delivered</p> <p>3. IL - adding new start/stop times</p> <p>start: Order Sent to CPF stop: Exam Completed by CPF</p> <p>Affected item(s): Title Production</p> <p>Back to Table of Contents</p>			

<i>Title Production (NOV)</i>			
New/Mod	Requested By	Incident No.	TFS No.
New	Novare Ops		629892
<p>New report for Novare to show the elapsed time between two tasks and percent of orders meeting the SLA.</p> <p>Affected item(s): SSCORP5446.rpt - Title Production (NOV) (New)</p> <p>Back to Table of Contents</p>			

MY SCREENS

Other Contact Screen

New/Mod Mod	Requested By Roberta Stone	Incident No.	TFS No.
-----------------------	--------------------------------------	---------------------	----------------

The following changes have been made to the Other Contact screen:

- › Removal of the Contractor, Contract amount and Divert Fees to fields
- › Addition of a new field, Instructions/Notes

These changes are visible when the My Screens > Novare screen is selected.

The screenshot shows the 'Other Contact' form with the following fields and changes:

- Removed fields:** Contractor (dropdown), Divert fees to (dropdown), and Contract amount (text input).
- Added field:** Instructions/Notes (text area).
- Other fields:** Contact type, Lookup code, Name, Short name, Fee transfer ledger, Anticipate funds as (Receipt), Anticipate disbursement as (Check), Disburse each charge separately, Marketing type, ALTA ID, NMLS #, CDF payee type, and checkboxes for 'Include on revenue reports', 'Marketing source', and 'Commitment recipient'.
- Buttons:** Save And Add New.

[Back to Table of Contents](#)

Options Screen

New/Mod Mod	Requested By Roberta Stone	Incident No.	TFS No.
-----------------------	--------------------------------------	---------------------	----------------

The **Closing – Refinance > Settlement Options** screen has been removed and the **Closing – Refinance > Options** screen added.

This change is visible when the **My Screens > Novare** screen is selected.

[Back to Table of Contents](#)

Title

Title Reports and Commitments

New/Mod Change	Requested By Strategic Marketing Services	Incident No.	TFS No. 630253
-----------------------	---	---------------------	--------------------------

Title Reports and Commitments revised to include new title department email address.

Transaction Identification Data for reference only:

ISSUING OFFICE
Fidelity National Title Insurance Company 1001 Title Way, Suite 100 Anywhere, NV 99999 Main Phone: (800)777-2468 Email: sms-commercial@fnf.com

Order Number: RT CDF Test

 Fidelity National Title Insurance Company	1001 Title Way, Suite 100 Anywhere, NV 99999 Phone: (800)777-2468 Email: sms-commercial@fnf.com
LIMITED REPORT AS TO SEARCH	

[Back to Table of Contents](#)

MY SCREENS

Document Tracking Screen

New/Mod Mod	Requested By Roberta Stone	Incident No.	TFS No.
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The Document Tracking screen has been added to the **Post Closing** screen section. This change is visible when the **My Screens > SMS All Screens** is selected.

The screenshot displays the 'Document Tracking' interface. On the left, a navigation menu is visible with 'Post Closing' selected and 'Document Tracking' highlighted with a red circle. The main content area is titled 'Document Tracking' and shows 'Order Status: InProcess' and 'Buyer:'. It contains two sections: 'Document One' and 'Document Two'. Each section has a 'Document Name' dropdown, a 'Document Status' dropdown, and a 'Rejection Reason' dropdown. 'Document One' also includes 'Document Received' (None), 'Document Recorded' (None), 'Recorded Doc Received' (None), 'Document Out' (None), 'Recording Info', and 'Doc Delivered to Customer' (None) dropdowns. 'Document Two' has a 'Document Name' dropdown and a 'Rejection Reason' dropdown.

[Back to Table of Contents](#)

TECHNICAL NOTES (FOR LOCAL IT/SUPPORT)

Any new documents or reports 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 or reports may also need to be added to the operation specific tree(s) for packaging and other purposes. This is at your discretion.

[Back to Table of Contents](#)