

# SOFTPRO SELECT

September 2020  
RELEASE NOTES



Testing Release Date: September 3, 2020  
Production Release Date: September 14, 2020



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ALL STATES/SITES

DOCUMENTS

Escrow

<i>Forbearance Revisions</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	FNF Corporate		637574
Added forbearance language.			
<b>Affected item(s):</b> Payoff Authorization - Blank (esign) Payoff Authorization (esign) Payoff Enclosure Letter			

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<i>Wire Fraud Checklist (2)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	FT Metro IL		636419
Added date and time stamp			
<div style="border: 1px solid black; padding: 10px;"> <p><b>If the answer to the above is NO, or have manager's approval, verify the following for ALL WIRES:</b></p> <p><b>Wire Instructions were verified (Select One):</b></p> <p><input type="checkbox"/> Wire Instructions were filled out at closing table and info was not received via fax or email.</p> <p><input type="checkbox"/> Verbally with: _____</p> <p style="margin-left: 20px;">- Date and Time Verified: _____</p> <p style="margin-left: 20px;">- Via Verified No.: _____</p> <p style="margin-left: 20px;">- Source of Verified No.: _____</p> <p><input type="checkbox"/> Lender List (for payoffs)</p> <p><input type="checkbox"/> Prior File No.: (for payoffs) _____</p> <p>Reverification: ABA _____ Acct _____</p> <p><b>Non-Payoff Wires:</b></p> <p><input type="checkbox"/> Outgoing Wire Authorization form completed and signed</p> <p><input type="checkbox"/> Proceeds are payable only to owner of record</p> <p><b>Payoffs:</b></p> <p><b>Payoff Letter Reviewed:</b></p> <p><input type="checkbox"/> Address matches property address in SoftPro</p> <p><input type="checkbox"/> Parties match</p> <p><input type="checkbox"/> Amount sufficient</p> <div style="border: 1px solid red; padding: 5px; display: inline-block; margin-top: 5px;">Date: _____ Time: _____</div> <p><b>APPROVER CHECKLIST</b></p> <p><input type="checkbox"/> Sender Checklist completed, verify there has not been a change to wire instructions or a change from check to wire.</p> <p><input type="checkbox"/> Information on <b>verified</b> wire instructions matches information in WMA (Bank, ABA, Account Name, Account No., Loan No., Borrower Name, Address, etc.)</p> </div>			
<b>Affected item(s):</b> Wire Fraud Checklist Wire Fraud Checklist (Prompt)			

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REPORTS

In Process/Pipeline Orders			
New/Mod Change	Requested By	Incident No.	TFS No.
	FNF Reports Team\Liberty Title\CT OH		637813
<p>1. Adding new group by option for Marketing Source Main Contact and Escrow officer as "Mkt Src Contact, Escrow Officer"</p> <p>2. Adding the Title Officer name as a column on the "With Lender/Agent Contacts" format type</p> <p><b>Affected item(s):</b> In Process/Pipeline Orders</p>			

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Top Customer List			
New/Mod Change	Requested By	Incident No.	TFS No.
	NW IT		632772
<p>Adding picklist for transaction type</p> <p><b>Affected item(s):</b> Top Customer List</p>			

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Transaction Activity			
New/Mod Change	Requested By	Incident No.	TFS No.
	FNF IMP MGR		632563
<p>1. Adding an option to show only cleared transactions</p> <p>2. Adding the Bank Sequence Number to the Excel export</p> <p><b>Affected item(s):</b> Transaction Activity</p>			

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ARIZONA

DOCUMENTS

Escrow

<a href="#">Letter (HOA Information Request)</a>			
<b>New/Mod</b> Change	<b>Requested By</b> FT Mohave	<b>Incident No.</b> INC200474033	<b>TFS No.</b> 635881
Added buyer phone and email.			
<b>Affected item(s):</b> Letter (HOA Information Request)			

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Title

<a href="#">ALTA Homeowner's Policy of Title Insurance 2013 (AZ)</a>			
<b>New/Mod</b> New	<b>Requested By</b>	<b>Incident No.</b>	<b>TFS No.</b> 630659
New document to offer a faster, state-specific version of the ALTA Homeowner's Policy of Title Insurance 2013.			
<b>Affected item(s):</b> AZD1252.doc - ALTA Homeowner's Policy of Title Insurance 2013 (AZ) (New)			

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ARKANSAS

DOCUMENTS

Title

<a href="#"><i>ALTA Homeowner's Policy of Title Insurance 2013 (AR)</i></a>			
<b>New/Mod</b> New	<b>Requested By</b>	<b>Incident No.</b>	<b>TFS No.</b> 632960
New document to offer a faster, state-specific version of the ALTA Homeowner's Policy of Title Insurance 2013.			
<b><u>Affected item(s):</u></b> ARD1016.doc - ALTA Homeowner's Policy of Title Insurance 2013 (AR) (New)			

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CALIFORNIA

DOCUMENTS

Escrow

*Affidavit (Change of Trustee)*

<b>New/Mod</b> Change	<b>Requested By</b> Humboldt County	<b>Incident No.</b>	<b>TFS No.</b> 636348
Added to Item 2: "pursuant to Deed recorded _____ as Instrument No. _____," for Humboldt County properties only.			
<b>Affected item(s):</b> Affidavit (Change of Trustee)			

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*Payoff Worksheet*

<b>New/Mod</b> Change	<b>Requested By</b> Escrow Admin	<b>Incident No.</b>	<b>TFS No.</b> 635147																				
Added ability to show multiple wire info on form.																							
<div style="border: 1px solid black; padding: 5px;"> <p>A reference to some TransactionInfos was encountered. Please choose any of the qualifying TransactionInfos below.</p> <div style="border: 1px solid gray; padding: 2px;"> <input checked="" type="checkbox"/> Check ▾         </div> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Transaction: Pending Incoming Wire \$450,000.00 Loans Unlimited</li> <li><input checked="" type="checkbox"/> Transaction: Pending Incoming Wire \$7,500.00 BOA</li> </ul> </div> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th colspan="4">FUNDING</th> </tr> <tr> <th>Funds Expected</th> <th>From</th> <th colspan="2">Via</th> </tr> </thead> <tbody> <tr> <td>\$450,000.00</td> <td>Loans Unlimited</td> <td><input checked="" type="checkbox"/> Wire</td> <td><input type="checkbox"/> Check</td> </tr> <tr> <td>\$7,500.00</td> <td>BOA</td> <td><input checked="" type="checkbox"/> Wire</td> <td><input type="checkbox"/> Check</td> </tr> <tr> <td>(1st) Demand Exp. Date</td> <td>(2nd) Demand Exp. Date</td> <td><input type="checkbox"/> Prefigures</td> <td><input type="checkbox"/> Shortages</td> </tr> </tbody> </table>				FUNDING				Funds Expected	From	Via		\$450,000.00	Loans Unlimited	<input checked="" type="checkbox"/> Wire	<input type="checkbox"/> Check	\$7,500.00	BOA	<input checked="" type="checkbox"/> Wire	<input type="checkbox"/> Check	(1st) Demand Exp. Date	(2nd) Demand Exp. Date	<input type="checkbox"/> Prefigures	<input type="checkbox"/> Shortages
FUNDING																							
Funds Expected	From	Via																					
\$450,000.00	Loans Unlimited	<input checked="" type="checkbox"/> Wire	<input type="checkbox"/> Check																				
\$7,500.00	BOA	<input checked="" type="checkbox"/> Wire	<input type="checkbox"/> Check																				
(1st) Demand Exp. Date	(2nd) Demand Exp. Date	<input type="checkbox"/> Prefigures	<input type="checkbox"/> Shortages																				
<b>Affected item(s):</b> Payoff Worksheet																							

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<i>PCOR Update (30)</i>			
<b>New/Mod Change</b>	<b>Requested By</b> CT SoCal	<b>Incident No.</b>	<b>TFS No.</b> 636203
Updated to reflect most recent versions.			
<p><b>Affected item(s):</b></p> <ul style="list-style-type: none"> <li>Affidavit (Death of Joint Tenant - Prompt) w/ PCOR</li> <li>Affidavit (Death of Joint Tenant) w/ PCOR</li> <li>Affidavit (Death of Life Tenant) w/ PCOR</li> <li>Affidavit (Death of Spouse - Prompt) w/ PCOR</li> <li>Affidavit (Death of Spouse) w/ PCOR</li> <li>Affidavit (Death of Trustee) Generic w/PCOR</li> <li>Affidavit (Death of Trustee) w/ PCOR</li> <li>Affidavit (Successor Trustee) Generic w/PCOR</li> <li>Affidavit (Successor Trustee) Other w/ PCOR</li> <li>Affidavit (Successor Trustee) w/ PCOR</li> <li>Affidavit (Surviving Domestic Partnership WROS) w/ PCOR</li> <li>Affidavit (Surviving Domestic Partnership) w/ PCOR</li> <li>Affidavit (Surviving Spouse CP) w/ PCOR</li> <li>Affidavit (Surviving Spouse CPWROS) w/ PCOR</li> <li>Grant Deed In and Out of Trust w/PCOR</li> <li>Grant Deed In and Out of Trust w/PCOR - SAC</li> <li>Grant Deed w/ PCOR</li> <li>Grant Deed w/ PCOR - SAC</li> <li>Interspousal Transfer Deed CP w/ PCOR</li> <li>Interspousal Transfer Deed CP w/ PCOR - SAC</li> <li>Interspousal Transfer Deed SC w/ PCOR</li> <li>Interspousal Transfer Deed SC w/ PCOR - SAC</li> <li>Interspousal Transfer Deed w/ PCOR</li> <li>Interspousal Transfer Deed w/ PCOR - SAC</li> <li>Preliminary Change of Ownership (PCOR - Addtl Info - Pg 3-4)</li> <li>Preliminary Change of Ownership (PCOR - All Pages)</li> <li>Preliminary Change of Ownership (PCOR - Form Only - Pg 1-2)</li> <li>Preliminary Change of Ownership (PCOR - Form Only - Pg 1-2)</li> <li>Preliminary Change of Ownership (PCOR) - SAC</li> <li>Quitclaim Deed w/ PCOR</li> </ul>			

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Title

<a href="#">ALTA Homeowner's Policy of Title Insurance 2013 (CA)</a>			
<b>New/Mod</b> New	<b>Requested By</b>	<b>Incident No.</b>	<b>TFS No.</b> 630647
New document to offer a faster, state-specific version of the ALTA Homeowner's Policy of Title Insurance 2013.			
<b>Affected item(s):</b> SCA0002907.doc - ALTA Homeowner's Policy of Title Insurance 2013 (CA) (New)			

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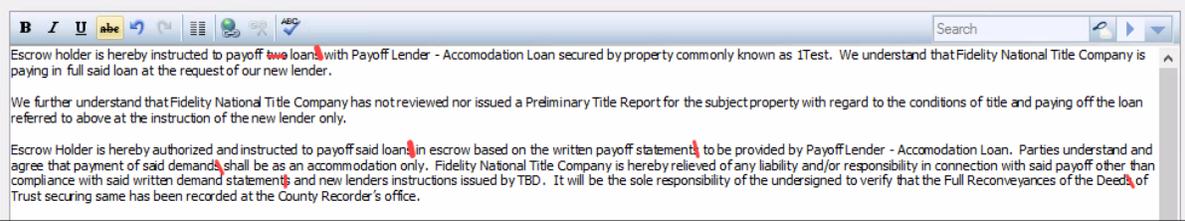
PHRASE(S)

*Revise pflap01 (NOCAL ONLY)*

<b>New/Mod Change</b>	<b>Requested By</b> NoCal	<b>Incident No.</b> INC200492935	<b>TFS No.</b> 636913
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Revised pflap01 to reference a single loan.

Code	Name
pflap01	PAYOFF LOAN ON ANOTHER PROPERTY

The screenshot shows a document editor window with a search bar and various icons. The text content is as follows:

Escrow holder is hereby instructed to payoff ~~two~~ loan~~s~~ with Payoff Lender - Accomodation Loan secured by property commonly known as 1Test. We understand that Fidelity National Title Company is paying in full said loan at the request of our new lender.

We further understand that Fidelity National Title Company has not reviewed nor issued a Preliminary Title Report for the subject property with regard to the conditions of title and paying off the loan referred to above at the instruction of the new lender only.

Escrow Holder is hereby authorized and instructed to payoff said loan~~s~~ in escrow based on the written payoff statement~~s~~ to be provided by Payoff Lender - Accomodation Loan. Parties understand and agree that payment of said demand~~s~~ shall be as an accommodation only. Fidelity National Title Company is hereby relieved of any liability and/or responsibility in connection with said payoff other than compliance with said written demand statement~~s~~ and new lenders instructions issued by TBD. It will be the sole responsibility of the undersigned to verify that the Full Reconveyances of the Deed~~s~~ of Trust securing same has been recorded at the County Recorder's office.

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COLORADO

DOCUMENTS

Draw Summary			
<b>New/Mod</b> New	<b>Requested By</b> CO Construc. Ops	<b>Incident No.</b>	<b>TFS No.</b> 635066
New Draw Summary for HTC Construction Ops			
<b>Affected item(s):</b> SSCORPD3023.spdoc - HTC Draw Summary (New)			

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REPORTS

EPU Task Summary/Productivity by County Manager			
New/Mod Change	Requested By	Incident No.	TFS No.
	CO EPU Ops		637386
Adding the following two tasks to show on the CO-Standard Tasks:  1. EPU - Order CIC Documents 2. EPU - Order CIC Documents Received  <b>Affected item(s):</b> EPU Task Summary/Productivity by County Manager			

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EPU Task Summary/Productivity by Employee			
New/Mod Change	Requested By	Incident No.	TFS No.
	CO EPU Ops		637390
Adding the following two tasks to show on the CO-Standard Tasks:  1. EPU - Order CIC Documents 2. EPU - Order CIC Documents Received  <b>Affected item(s):</b> EPU Task Summary/Productivity by Employee			

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MY SCREENS

*Rate Services Screen*

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

Added updated **Rate Services** screen.

This change is visible when one of the following **My Screens** is selected:

- CO-Construction Disb
- CO-Construction Disb FNT
- Co-Escrow
- CO-Escrow-FNT
- CO-Title
- CO-Title-FNT



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FLORIDA

DOCUMENTS

Escrow

<i>Affidavit (Attorney in Fact)</i>			
<b>New/Mod</b>	<b>Requested By</b>	<b>Incident No.</b>	<b>TFS No.</b>
Change	State Counsel		635591
Revised language for item #2 (C) and added new item (D).			
<div style="border: 1px solid black; padding: 10px;"> <p>2. To the best of the Affiant's knowledge after diligent search and inquiry:</p> <ul style="list-style-type: none"> <li>A. The Principal is not deceased;</li> <li>B. If the Power of Attorney is non-durable, then Affiant has not received notice of any facts indicating the principal's incapacity. If the Power of Attorney is durable, then Affiant's authority has not been suspended by initiation of proceedings to determine incapacity or to appoint a guardian or guardian advocate;</li> <li>C. Neither the Power of Attorney nor Affiant's authority has been revoked, partially or completely terminated or suspended; <b>and</b></li> <li>D. If the Power of Attorney was notarized via remote online notarization by a Florida remote online notary, both witnesses were physically present with the principal at the time of the execution, witnessing and notarization of the Power of Attorney.</li> </ul> <p>3. This Power of Attorney is exercisable by Affiant and Affiant is acting within the scope of authority granted in the Power of Attorney.</p> </div>			
<p><b>Affected item(s):</b> Affidavit (Attorney in Fact)</p>			

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MY SCREENS

*Rate Services Screen*

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

Added updated **Rate Services** screen.

This change is visible when one of the following **My Screens** is selected:

- FL – Custom Screens
- FL – Custom Screens (CSS)
- FL – Custom Screens (RLC)



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HAWAII

DOCUMENTS

Escrow

[Clear to Close](#)

<b>New/Mod</b> New	<b>Requested By</b> FNT Hawaii	<b>Incident No.</b>	<b>TFS No.</b> 636690
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New Document. Render to view complete document.



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

**CLEAR-TO-CLOSE CERTIFICATE**

DATE: September 4, 2020      BORROWER NAME: [The Buyer Corporation](#)  
 LOAN NO.: ■      CO-BORROWER NAME:  
 LOAN AMOUNT: \$450,000.00  
 TEAM EMAIL FOR LOANDEPOT TRANSACTIONS: HI-FNT-LoanDepot@fnf.com  
 FUNDING EMAIL: LDOKtoFundHI@fnf.com

**IMPORTANT CLOSING INFORMATION:**

VESTING INFORMATION: [The Buyer Corporation](#) and [Billy Bob Buyer, Jr.](#)  
 CLOSING DOCUMENTS MUST BE DRAWN AS: ■  
 REQUIRED TO ATTEND CLOSING: ■

**MORTGAGE S/LIENS BEING PAID OFF/SUBORDINATED/CLOSING CONDITIONS:**

1. Payoff: ■
2. Taxes: ■

**Affected item(s):**  
HID1290.doc - Clear to Close (New)

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[Demand \(Private\)](#)

<b>New/Mod</b> Change	<b>Requested By</b> FNF Corporate	<b>Incident No.</b>	<b>TFS No.</b> 636550
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Forbearance language has been added.

**Affected item(s):**  
Demand (Private)

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IDAHO

MY SCREENS

<i>Rate Services Screen</i>				
NEW/MOD	REQUESTED BY	FOOTPRINTS NO(S).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Doug Gamlen			
<p>Added updated <b>Rate Services</b> screen.</p> <p>This change is visible when the <b>My Screens &gt; IDM All Screens</b> is selected:</p> <div data-bbox="220 638 1252 1155" style="border: 1px solid black; padding: 10px; margin: 10px 0;">  </div>				

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ILLINOIS

DOCUMENTS

Escrow

<a href="#">Mortgage Forbearance Statement</a>			
<b>New/Mod</b> New	<b>Requested By</b> IL State Counsel	<b>Incident No.</b>	<b>TFS No.</b> 637563
New document. Render to view complete document.			
 <div style="float: right; text-align: right;"> <p><b>SELLER STATEMENT</b> <b>MORTGAGE FORBEARANCE</b></p> </div>			
<p>The undersigned Seller(s) attest(s) to the following:</p> <p>The following represents all of the mortgages presently encumbering my Property <a href="#">1111 Property Avenue, Prop City, IL 55555</a>.</p> <p><b>FIRST MORTGAGE:</b>  Lender/Servicer: _____  Loan No.: _____  Have you entered into a forbearance* agreement or loan modification with this lender? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><b>SECOND MORTGAGE:</b>  Lender/Servicer: _____  Loan No.: _____  Have you entered into a forbearance* agreement or loan modification with this lender? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p><b>Affected item(s):</b> Mortgage Forbearance Statement</p>			

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INDIANA

DOCUMENTS

Escrow

<a href="#">FNT Document Disclosures (3)</a>			
New/Mod Change	Requested By FNT IN	Incident No. INC200476920	TFS No. 636510
Added address, phone and email to the signature section.			
<p><b>Affected item(s):</b>            FNT Document Disclosure (Purchase - Legal)            FNT Document Disclosure (Purchase)            FNT Document Disclosure (Refi)</p>			

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<a href="#">Payoff Request</a>			
New/Mod Change	Requested By CT IN	Incident No.	TFS No. 636545
Added new paragraph.			
<div style="border: 1px solid black; padding: 10px;"> <p><b>**CREDIT LINE LOANS:</b> This letter authorizes you to freeze the referenced credit line upon issuance of your demand. If you require further authorization, please contact the undersigned immediately. Payment of your demand will eliminate any security interest you have in the property in question. In order to avoid unsecured additional advances the account must be frozen upon issuance of your demand. If you make any additional advances they will not be secured by the subject property. We will be completing an escrow transaction involving a new owner or lender in reliance on the release of your security interest in the property. Upon payment you will be obligated to release the mortgage securing the line of credit.</p> <div style="border: 1px solid red; padding: 5px; margin-top: 5px;"> <p>Please furnish to us a statement of the amount necessary to pay in full including any amounts deferred due to a forbearance or modification agreement. If the borrower entered into a forbearance agreement and you are not the entity servicing any deferred amount, please provide the contact information for the entity who is.</p> </div> <p>Closing Date: <a href="#">September 18, 2020</a></p> </div>			
<p><b>Affected item(s):</b>            Payoff Request</p>			

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*Special POA – RON*

<b>New/Mod</b> New	<b>Requested By</b> CT Indiana Metro	<b>Incident No.</b>	<b>TFS No.</b> 636855
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New document with the RON language. Render to view complete document.

IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Bryan B. Buyer

State of INDIANA

County of \_\_\_\_\_

City of \_\_\_\_\_

I hereby certify that the attached or associated electronic record entitled \_\_\_\_\_ and dated \_\_\_\_\_ was acknowledged and signed by the principal \_\_\_\_\_ who is located in the city of \_\_\_\_\_, county of \_\_\_\_\_, state or province of \_\_\_\_\_, and country of \_\_\_\_\_ and who appeared by audio-visual communication on this date, was notarized by me, the remote notary public, on this date \_\_\_\_\_ in said county and state.

Signed \_\_\_\_\_, remote notary public.

Printed name of remote notary public: \_\_\_\_\_

Date notary public commission expire: \_\_\_\_\_

Resident of: \_\_\_\_\_ County

**Affected item(s):**

IND1334.doc - Special POA – RON (New)

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*Special Power of Attorney*

<b>New/Mod</b> Change	<b>Requested By</b> CT Indiana	<b>Incident No.</b>	<b>TFS No.</b> 635155
--------------------------	-----------------------------------	---------------------	--------------------------

For CT Indiana only, revised the hardcoded notary acknowledgment to include the new "Certificate of Proof" language required for Indiana.

**SPECIAL POWER OF ATTORNEY**  
(continued)

**CERTIFICATE OF PROOF**

WITNESS to the signature(s) on the foregoing instrument to which this Proof is attached.

\_\_\_\_\_

Witness Signature

\_\_\_\_\_

Witness Name

**PROOF:**

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

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

Before me, a Notary Public in and for said County and State, on August 31, 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 \_\_\_\_\_ to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said \_\_\_\_\_ execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

\_\_\_\_\_

NOTARY PUBLIC

Printed: \_\_\_\_\_

Resident of: \_\_\_\_\_ County

State of: \_\_\_\_\_

My Commission expires: \_\_\_\_\_

**Affected item(s):**  
Special Power of Attorney

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LOUISIANA

DOCUMENTS

Title

<a href="#">ALTA Homeowner's Policy of Title Insurance 2013 (LA)</a>			
<b>New/Mod</b> New	<b>Requested By</b>	<b>Incident No.</b>	<b>TFS No.</b> 630884
New document to offer a faster, state-specific version of the ALTA Homeowner's Policy of Title Insurance 2013.			
<b>Affected item(s):</b> LAD1160.doc - ALTA Homeowner's Policy of Title Insurance 2013 (LA) (New)			

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MARYLAND

DOCUMENTS

Escrow

<a href="#">Deed (Personal Representative's)</a>			
New/Mod	Requested By	Incident No.	TFS No.
New	Liberty Title		636495
New document. Render to view complete document.			
<p>Return to:            Joseph D Kirby            1000 Settlement Way, Suite 100            Anywhere, MD 99999            File No.: CJ CD Comm Purchase            Tax ID No.: 19-1215593465                              2222-22                              19-7654                              19-22222</p> <p><b>PERSONAL REPRESENTATIVE'S DEED</b></p> <p>THIS DEED, made this 4th day of September, 2020, by and between John Jay Lewis, Personal Representative of Joe Lewis, Decedent, Grantor; and The Buyer Corporation and Billy Bob Buyer, Jr., party of the second part, GRANTEE.</p> <p>WHEREAS, on September 8, 2020, the Orphans' Court of Maryland (the "Court") granted administration of the Estate of the Decedent to John Jay Lewis as Personal Representative of the Estate of the Decedent in Estate No. 20-254563-98.</p> <p>WHEREAS, Grantor in the capacity as Personal Representative in the Estate of the Decedent has complete and full power and authority by law, to grant and convey the entire Fee Simple interest in the hereinafter described property; and</p> <p>WHEREAS, as part of the administration of the Estate of the Decedent, Grantor desires to convey the entire Fee Simple estate in the hereinafter described property to the Grantee.</p> <p><b>Witnesseth</b></p> <p>THAT IN CONSIDERATION of the sum of Ten And No/100 Dollars (\$10.00), which includes the amount</p>			
<p><b>Affected item(s):</b>            MDD1078.doc - Deed (Personal Representative's) (New)</p>			

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Title

<i>All Proforma policies</i>			
<b>New/Mod</b> Change	<b>Requested By</b> NCS DC Baltimore	<b>Incident No.</b>	<b>TFS No.</b> 636370
The following language will now appear in the footer of proforma policies beneath the existing proforma language:  Maryland Code, Insurance Article §22-104. This Document Constitutes A Statement Of The Terms And Conditions On Which A Title Insurer Is Willing To Issue A Policy Of Title Insurance If The Title Insurer Accepts The Premium For The Policy. It Is Not A Representation As To The State Of Title And Does Not Constitute An Abstract Of Title.			

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MASSACHUSETTS

DOCUMENTS

Title

<a href="#">ALTA Homeowner's Policy of Title Insurance 2013 (MA)</a>			
<b>New/Mod</b> New	<b>Requested By</b>	<b>Incident No.</b>	<b>TFS No.</b> 633510
New document to offer a faster, state-specific version of the ALTA Homeowner's Policy of Title Insurance 2013.			
<b>Affected item(s):</b> MAD1026.doc - ALTA Homeowner's Policy of Title Insurance 2013 (MA) (New)			

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MICHIGAN

DOCUMENTS

Title

<a href="#">ALTA Homeowner's Policy of Title Insurance 2013 (MI)</a>			
<b>New/Mod</b> New	<b>Requested By</b>	<b>Incident No.</b>	<b>TFS No.</b> 631590
New document to offer a faster, state-specific version of the ALTA Homeowner's Policy of Title Insurance 2013.			
<b>Affected item(s):</b> MID1303.doc - ALTA Homeowner's Policy of Title Insurance 2013 (MI) (New)			

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MINNESOTA

DOCUMENTS

Escrow

<a href="#">Affidavits (4)</a>			
<b>New/Mod</b> Change	<b>Requested By</b> CT MN	<b>Incident No.</b>	<b>TFS No.</b> 634890
Removed "employed by" language from documents.			
<b>Affected item(s):</b> Affidavit (Borrower-Owner) Affidavit (Borrower-Owner-Ind) Affidavit (Seller - Commercial) Affidavit (Seller)			

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Title

<a href="#">ALTA Homeowner's Policy of Title Insurance 2013 (MN)</a>			
<b>New/Mod</b> New	<b>Requested By</b>	<b>Incident No.</b>	<b>TFS No.</b> 631594
New document to offer a faster, state-specific version of the ALTA Homeowner's Policy of Title Insurance 2013.			
<b>Affected item(s):</b> MND1098.doc - ALTA Homeowner's Policy of Title Insurance 2013 (MN) (New)			

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MISSOURI

DOCUMENTS

Escrow

<i>Forbearance Revisions</i>			
<b>New/Mod</b>	<b>Requested By</b>	<b>Incident No.</b>	<b>TFS No.</b>
Change	FNF Corporate		637568
Forbearance language added.			
<b><u>Affected item(s):</u></b> Letter (Payoff) Payoff Request Payoff Request - Private Party Seller Information Request			

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MONTANA

DOCUMENTS

Escrow

<a href="#"><i>Letter (Request for Payoff Statement)</i></a>			
<b>New/Mod</b> Change	<b>Requested By</b> FNF Corporate	<b>Incident No.</b>	<b>TFS No.</b> 636439
Updated to include forbearance language.			
<b>Affected item(s):</b> Letter (Request for Payoff Statement)			

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<a href="#"><i>Realty Transfer Certificate</i></a>			
<b>New/Mod</b> Change	<b>Requested By</b> CT MT	<b>Incident No.</b>	<b>TFS No.</b> 635870
Added EO signature to Part 8.			
<b>Affected item(s):</b> Realty Transfer Certificate			

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MY SCREENS

*Rate Services Screen*

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

Added updated **Rate Services** screen.

This change is visible when the **My Screens > IDM All Screens** is selected:



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NEW MEXICO

DOCUMENTS

Escrow

<a href="#">Letter (Final Documents - Buyer)</a>			
<b>New/Mod</b> Change	<b>Requested By</b> FT NM	<b>Incident No.</b> INC200475510	<b>TFS No.</b> 636002
Added Torrance County Assessor information.			
<b>Affected item(s):</b> Letter (Final Documents - Buyer)			

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NORTH CAROLINA

DOCUMENTS

Title

<a href="#">ALTA Commitment and Policies</a>			
<b>New/Mod</b> Change	<b>Requested By</b> CTNC	<b>Incident No.</b>	<b>TFS No.</b> 636777
<p>The APN/TaxID information will no longer appear under the Property Address reference for property addresses that are not filled in.</p> <p style="text-align: center;"> <u>Chicago Title Insurance Company</u> <span style="float: right;"><u>ALTA Commitment for Title Insurance</u></span>        Commitment Number: 20-12450CH     </p> <p><b>Transaction Identification Data for reference only:</b></p> <p>Issuing Office: Chicago Title Company, LLC, 200 South Tryon Street, Suite 800, Charlotte, NC 28202        Phone: (704)375-0700        Fax: (704)332-7509</p> <p>Commitment Number: 20-12450CH</p> <p>Property Address: 4601 Macie Street, Charlotte, NC 28217        4609 Macie Street, Charlotte, NC 28217  <del>APN/Parcel ID(s): 14903310</del>        Street Address Not Provided, Charlotte, NC 28217        Street Address Not Provided, Charlotte, NC 28217        301 Verbena Street, Charlotte, NC 28217        308 Yeoman Road, Charlotte, NC 28217</p>			

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NORTH DAKOTA

DOCUMENTS

Title

<a href="#">ALTA Homeowner's Policy of Title Insurance 2013 (ND)</a>			
<b>New/Mod</b> New	<b>Requested By</b> internal maintenance	<b>Incident No.</b>	<b>TFS No.</b> 633884
New document to offer a faster, state-specific version of the ALTA Homeowner's Policy of Title Insurance 2013.			
<b>Affected item(s):</b> NDD1004.doc - ALTA Homeowner's Policy of Title Insurance 2013 (ND) (New)			

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OHIO

DOCUMENTS

Escrow

<a href="#">Agreement (Payoff)</a>			
<b>New/Mod</b> Change	<b>Requested By</b> CT OH	<b>Incident No.</b>	<b>TFS No.</b> 634883
Added forbearance language.			
<b>Affected item(s):</b> Agreement (Payoff)			

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<a href="#">Letter (Payoff Request) - AT Payoff Request</a>			
<b>New/Mod</b> Change	<b>Requested By</b> OH State Counsel	<b>Incident No.</b>	<b>TFS No.</b> 634610
Added forbearance language to forms.			
Example from 'Payoff Request'			
<div style="border: 1px solid black; padding: 10px;"> <p>Dear <a href="#">Wells Fargo Lender</a>:</p> <p>In connection with the above loan, please accept this as a written request for a complete payoff statement good through <a href="#">August 28, 2020</a> including a per diem for calculating additional interest.</p> <div style="border: 1px solid red; padding: 5px;"> <p>Please furnish to us a statement of the amount necessary to pay in full including any amounts deferred due to a forbearance or modification agreement. If the borrower entered into a forbearance agreement and you are not the entity servicing any deferred amounts, please provide the contact information for the entity who is.</p> </div> <p>IF THIS LOAN IS AN EQUITY LINE OF CREDIT, PLEASE FREEZE THE ACCOUNT AS OF THIS DATE AS AUTHORIZED HEREIN. PAYOFF LETTER MUST REFLECT THAT CREDIT LINE HAS BEEN TERMINATED/CLOSED.</p> </div>			
<b>Affected item(s):</b> Letter (Payoff Request) - AT Payoff Request			

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<a href="#">Privacy Notice</a>			
<b>New/Mod</b> Change	<b>Requested By</b> FT OH	<b>Incident No.</b>	<b>TFS No.</b> 636330
Initial lines have been added.			
<div style="border: 1px solid black; padding: 10px;"> <p><b>Accessing and Correcting Information: Contact Us</b></p> <p>If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, send your requests to <a href="mailto:privacy@fnf.com">privacy@fnf.com</a>, by phone to (888) 934-3354, or by mail to:</p> <p style="text-align: center;">Fidelity National Financial, Inc. 601 Riverside Avenue, Jacksonville, Florida 32204 Attn: Chief Privacy Officer</p> <p style="text-align: right;">Initials: _____</p> </div>			
<b>Affected item(s):</b> Documents containing Privacy Notice			

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<i>Required Information Sheet</i>			
<b>New/Mod</b>	<b>Requested By</b>	<b>Incident No.</b>	<b>TFS No.</b>
Change	State Counsel		635589
Revised item #1(D) from "Are Taxes Paid by the Lender?" to "Are there any loan amounts deferred due to a forbearance or modification agreement?"			
<b>Affected item(s):</b> Required Information Sheet			

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OKLAHOMA

DOCUMENTS

Title

<a href="#">ALTA Homeowner's Policy of Title Insurance 2013 (OK)</a>			
<b>New/Mod</b> New	<b>Requested By</b>	<b>Incident No.</b>	<b>TFS No.</b> 630893
New document to offer a faster, state-specific version of the ALTA Homeowner's Policy of Title Insurance 2013.			
<b>Affected item(s):</b> OKD1198.doc - ALTA Homeowner's Policy of Title Insurance 2013 (OK) (New)			

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OREGON

DOCUMENTS

Escrow

[Clear to Close](#)

<b>New/Mod</b> New	<b>Requested By</b> Chad Huston	<b>Incident No.</b>	<b>TFS No.</b> 637059
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New document. Render to view complete document.



Company Name

100 Escrow Office Street  
 EO City, OR 54545  
 Phone: (800)777-4444 / Fax: (800)444-7777

CLEAR-TO-CLOSE CERTIFICATE

DATE: September 8, 2020      BORROWER NAME: Bryan Buyer

LOAN NO.: LN12345      CO-BORROWER NAME: Brenda Buyer

LOAN AMOUNT: \$450,000.00

PROCESSOR NAME: Hannah Jackson

PROCESSOR EMAIL: Hannah@email.com

**IMPORTANT CLOSING INFORMATION:**

VESTING INFORMATION: Bryan B. Buyer and Brenda B. Buyer, as joint tenants

CLOSING DOCUMENTS MUST BE DRAWN AS: Prompt for borrower vesting for closing documents

REQUIRED TO ATTEND CLOSING: Prompt for parties required to attend closing

**Affected item(s):**  
ORD1507.doc - Clear to Close (New)

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RHODE ISLAND

DOCUMENTS

Title

<a href="#">ALTA Homeowner's Policy of Title Insurance 2013 (RI)</a>			
<b>New/Mod</b> New	<b>Requested By</b> internal maintenance	<b>Incident No.</b>	<b>TFS No.</b> 633994
New document to offer a faster, state-specific version of the ALTA Homeowner's Policy of Title Insurance 2013.			
<b>Affected item(s):</b> RID1016.doc - ALTA Homeowner's Policy of Title Insurance 2013 (RI) (New)			

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SOUTH DAKOTA

DOCUMENTS

Title

<a href="#">ALTA Homeowner's Policy of Title Insurance 2013 (SD)</a>			
<b>New/Mod</b> New	<b>Requested By</b> internal maintenance	<b>Incident No.</b>	<b>TFS No.</b> 633887
New document to offer a faster, state-specific version of the ALTA Homeowner's Policy of Title Insurance 2013.			
<b>Affected item(s):</b> SDD1004.doc - ALTA Homeowner's Policy of Title Insurance 2013 (SD) (New)			

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TEXAS

MY SCREENS

*Rate Services Screen*

NEW/MOD	REQUESTED BY	FOOTPRINTS NO(S).	TFS NO(S).	FILE NAME (NEW ITEMS ONLY)
Mod	Doug Gamlen			

Added updated **Rate Services** screen.

This change is visible when one of the following **My Screens** is selected:

- Commercial Screens
- Texas Commercial Screens
- Texas Commitment Revision-Escrow
- Texas Escrow Screens
- Texas Escrow Screens-Amarillo
- Texas Escrow Screens-StarTex
- Texas Title Only – Escrow Screens
- Texas Title Screens
- TX Commercial CSS



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WASHINGTON

DOCUMENTS

Escrow

*El - MH (Purchase and Sale) fka El - Mobile Home (Purchase and Sale)*

<b>New/Mod</b> Change	<b>Requested By</b> Penny Hoskins	<b>Incident No.</b>	<b>TFS No.</b> 635877
--------------------------	--------------------------------------	---------------------	--------------------------

Added prompt to select Mobile Home or Manufactured Home. This selection will control what pulls as the title and subtitle. The document has been renamed "EI - MH (Purchase and Sale)" in the tree and footer.

MH Type

Manufactured Home

Manufactured Home

Mobile Home

**ESCROW INSTRUCTIONS**

**MANUFACTURED HOME**

**Company Name**

Joseph D Kirby, Title Examiner  
Escrow Office Name  
100 Escrow Office Street  
EO City, IN 54545  
Phone: (800)777-4444 Fax: (800)444-7777

Date: August 27, 2020  
Escrow No.: JM CD Test-JDK  
Borrower(s): Bryan B. Buyer and Brenda B. Buyer  
Seller(s): Samuel S. Seller and Samantha S. Seller  
Property: 1111 Property Avenue  
Prop City, WA 55555

The undersigned buyer and seller (referred to herein as "the Parties"), hereby designate and appoint Escrow Office Name (referred to herein as "Escrow Holder"), to act as their closing agent according to the following agreements and instructions.

MH Type

Mobile Home

Manufactured Home

Mobile Home

**ESCROW INSTRUCTIONS**

**MOBILE HOME**

**Company Name**

Escrow Office Name  
100 Escrow Office Street  
EO City, WA 54545  
Phone: (800)777-4444 Fax: (800)444-7777

Date: August 27, 2020  
Escrow No.: JM CD Test-JDK  
Borrower(s): Bryan B. Buyer and Brenda B. Buyer  
Seller(s): Samuel S. Seller and Samantha S. Seller  
Property: 1111 Property Avenue  
Prop City, WA 55555

**CLOSING AGREEMENT AND ESCROW INSTRUCTIONS**  
For Personal Property Mobile Home Purchase and Sale Transaction

The undersigned buyer and seller (referred to herein as "the Parties"), hereby designate and appoint Escrow Office Name (referred to herein as "Escrow Holder"), to act as their closing agent according to the following agreements and instructions.

**Affected item(s):**  
EI - MH (Purchase and Sale)

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<a href="#">EI-Refi (EIS) Part 1 of 1 (2)</a>			
New/Mod Change	Requested By CT Everettte	Incident No.	TFS No. 636436
<p>Removed the following language from paragraph #2 and added initial lines.                      "...and/or the mutually executed Purchase and Sale Agreement and any Addenda relating to this transaction."</p> <p><b>Affected item(s):</b>                      EI-Refi (EIS) Part 1 of 1                      EI-Refi (EIS) Part 1 of 1 Letter</p>			

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<a href="#">MH Addendum - Instructions (EIS)</a>			
New/Mod Change	Requested By Penny Hoskins	Incident No.	TFS No. 635875
<p>Added prompt to select Mobile Home or Manufactured Home. This selection will control what pulls as the title, verbiage for the definitions, title search, zoning and lease sections.</p> <p>[INSERT IMAGE]</p> <p>[INSERT IMAGE]</p> <p><b>Affected item(s):</b>                      MH Addendum - Instructions (EIS)</p>			

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*MH Information fka Mobile Home Park Information*

<b>New/Mod Change</b>	<b>Requested By</b> Penny Hoskins	<b>Incident No.</b>	<b>TFS No.</b> 635873
-----------------------	--------------------------------------	---------------------	--------------------------

Added prompt to select Mobile Home or Manufactured Home. This selection will control what pulls as the title, verbiage in paragraph A and C as well as the "ACCEPTED" language. The document has been renamed "MH Information" in the tree and footer.

MH Type

Manufactured Home

Manufactured Home

Mobile Home

**MANUFACTURED HOME** ADDENDUM  
TO ESCROW INSTRUCTIONS

**Company Name**

**Escrow Office Name**  
100 Escrow Office Street  
EO City, WA 54545  
Phone: (800)777-4444 Fax: (800)444-7777

**Date:** August 27, 2020  
**Escrow No.:** JM CD Test-JDK  
**Borrower(s):** Bryan B. Buyer and Brenda B. Buyer  
**Seller(s):** Samuel S. Seller and Samantha S. Seller  
**Property:** 1111 Property Avenue  
Prop City, WA 55555

This is a part of the escrow instructions signed by the parties under the escrow file number set forth above. Except as expressly supplemented, modified, changed or amended by this addendum, all terms and conditions of said escrow instructions, and any previous addenda thereto, shall remain in effect.

**DEFINITIONS:** When used in these instructions, "the property" shall include the **manufactured home** identified in the parties purchase agreement.

**TITLE SEARCH:** The closing agent is instructed to order a title search to determine the present ownership of and encumbrances or security interests applicable to the **manufactured home**. The closing agent is authorized to rely on the report of such title search in the performance of its duties, and shall have no responsibility or liability for any title defects or encumbrances which are not disclosed by such report.

**ZONING AND LAND USE RESTRICTIONS:** The parties are advised to consult with their attorneys to determine whether any zoning or land use restrictions, which may affect the buyer's use or occupancy of the **manufactured home**, apply to the real property on which the **manufactured home** is or will be, located.

**LEASE OR RENTAL OF MANUFACTURED HOME SPACE:** If the **manufactured home** is, or will be, located in a **manufactured home community** or on land rented or leased from the seller or any other person, it shall be the buyer's responsibility to determine the terms and status of any applicable lease or rental agreement and to determine whether the **manufactured home** will be allowed to remain in place. The closing agent shall have no responsibility to review or determine the status of any lease or rental agreement, and shall not be responsible or liable for any rent increase, cancellation or termination of such lease or rental agreement.

MH Type

Mobile Home

Manufactured Home

Mobile Home

**MOBILE HOME** ADDENDUM TO  
ESCROW INSTRUCTIONS

**Company Name**

**Escrow Office Name**  
100 Escrow Office Street  
EO City, WA 54545  
Phone: (800)777-4444 Fax: (800)444-7777

**Date:** August 27, 2020  
**Escrow No.:** JM CD Test-JDK  
**Borrower(s):** Bryan B. Buyer and Brenda B. Buyer  
**Seller(s):** Samuel S. Seller and Samantha S. Seller  
**Property:** 1111 Property Avenue  
Prop City, WA 55555

This is a part of the escrow instructions signed by the parties under the escrow file number set forth above. Except as expressly supplemented, modified, changed or amended by this addendum, all terms and conditions of said escrow instructions, and any previous addenda thereto, shall remain in effect.

**DEFINITIONS:** When used in these instructions, "the property" shall include the **mobile home** identified in the parties purchase agreement.

**TITLE SEARCH:** The closing agent is instructed to order a title search to determine the present ownership of and encumbrances or security interests applicable to the **mobile home**. The closing agent is authorized to rely on the report of such title search in the performance of its duties, and shall have no responsibility or liability for any title defects or encumbrances which are not disclosed by such report.

**ZONING AND LAND USE RESTRICTIONS:** The parties are advised to consult with their attorneys to determine whether any zoning or land use restrictions, which may affect the buyer's use or occupancy of the **mobile home**, apply to the real property on which the **mobile home** is or will be, located.

**LEASE OR RENTAL OF MOBILE HOME SPACE:** If the **mobile home** is, or will be, located in a **mobile home park** or on land rented or leased from the seller or any other person, it shall be the buyer's responsibility to determine the terms and status of any applicable lease or rental agreement and to determine whether the **mobile home** will be allowed to remain in place. The closing agent shall have no responsibility to review or determine the status of any lease or rental agreement, and shall not be responsible or liable for any rent increase, cancellation or termination of such lease or rental agreement.

**Affected item(s):**  
MH Information

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REPORTS

Pre-Listing Task Completed			
New/Mod Change	Requested By	Incident No.	TFS No.
	NW IT		632977
<ol style="list-style-type: none"><li>1. Add new checkbox parameter to only show sales reps based on the marketing source</li><li>2. Updating report format to include the sales reps for the M, L, SB, LB and E contacts shown on the report</li><li>3. Updating the report format to include the date the pre-listing task was completed on.</li></ol>			
<b>Affected item(s):</b> Pre-Listing Task Completed			

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WISCONSIN

MY SCREENS

<i>Rate Services Screen</i>				
NEW/MOD	REQUESTED BY	FOOTPRINTS NO(S).	TFS NO(S).	FILE NAME (NEW ITEMS ONLY)
Mod	Doug Gamlen			
<p>Added updated <b>Rate Services</b> screen.</p> <p>This change is visible when one of the following <b>My Screens</b> is selected:</p> <ul style="list-style-type: none"> <li>- CT Wisconsin - CSS</li> <li>- CT Wisconsin - Escrow</li> <li>- CT Wisconsin – Rates</li> <li>- CT Wisconsin - Title</li> </ul> <div style="border: 1px solid black; padding: 10px; margin-top: 10px;">  </div>				

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LANDCASTLE TITLE

DOCUMENTS

Escrow

<a href="#"><i>Daytona Beach Lien Request</i></a>			
<b>New/Mod</b> Change	<b>Requested By</b> LCT	<b>Incident No.</b>	<b>TFS No.</b> 634678
Revised to reflect A contact information for LCT\Professional\91-Daytona Beach profiles only.			
<b>Affected item(s):</b> Daytona Beach Lien Request			

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<a href="#"><i>Letter (HOA Information Request)</i></a>			
<b>New/Mod</b> Change	<b>Requested By</b> LCT	<b>Incident No.</b>	<b>TFS No.</b> 634680
For LCT\Professional\91-Daytona Beach profiles only, revised to pull the Escrow Assistant information to the top "Please complete..." and revised the label for the Association question on page 2.			
<b>Affected item(s):</b> Letter (HOA Information Request)			

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LIBERTY TITLE

DOCUMENTS

Escrow

<a href="#">Maryland Intake Sheet</a>			
<b>New/Mod</b> Change	<b>Requested By</b> Liberty Title	<b>Incident No.</b>	<b>TFS No.</b> 634888
Document now looks to the Tax/Map ID rather than the APN/Parcel ID.			
<b>Affected item(s):</b> Maryland Intake Sheet			

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REPORTS

Opened/Closed Orders by Settlement Date (LIB)			
<b>New/Mod Change</b>	<b>Requested By</b> Liberty Title	<b>Incident No.</b>	<b>TFS No.</b> 632767
1. Adding new group by option for Profit Center.			
2. Adding new drop down option to be able to show closed and/or inprocess orders			
<b>Affected item(s):</b> Opened/Closed Orders by Settlement Date (LIB)			

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NOVARE NATIONAL SETTLEMENT SERVICES

DOCUMENTS

Estimated Title Fees			
New/Mod Change	Requested By	Incident No.	TFS No.
	Novare Ops		636116
Updating document to include zero dollar charges.			
<b>Affected item(s):</b> Estimated Title Fees			

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REPORTS

Customer Report Card (NOV)			
New/Mod	Requested By	Incident No.	TFS No.
New	Novare Ops		634625
New customer report card report for Novare Operations.			
<b>Affected item(s):</b> SSCORP5452.rpt - Customer Report Card (NOV) (New)			

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Opened\Closed Order Export			
New/Mod	Requested By	Incident No.	TFS No.
Change	Novare Ops		635060
Adding new column for the completed date of the following two tasks:			
1. ITP: Type Title Product			
2. ITP: Title Product Received from Vendor			
<b>Affected item(s):</b> Opened\Closed Order Export			

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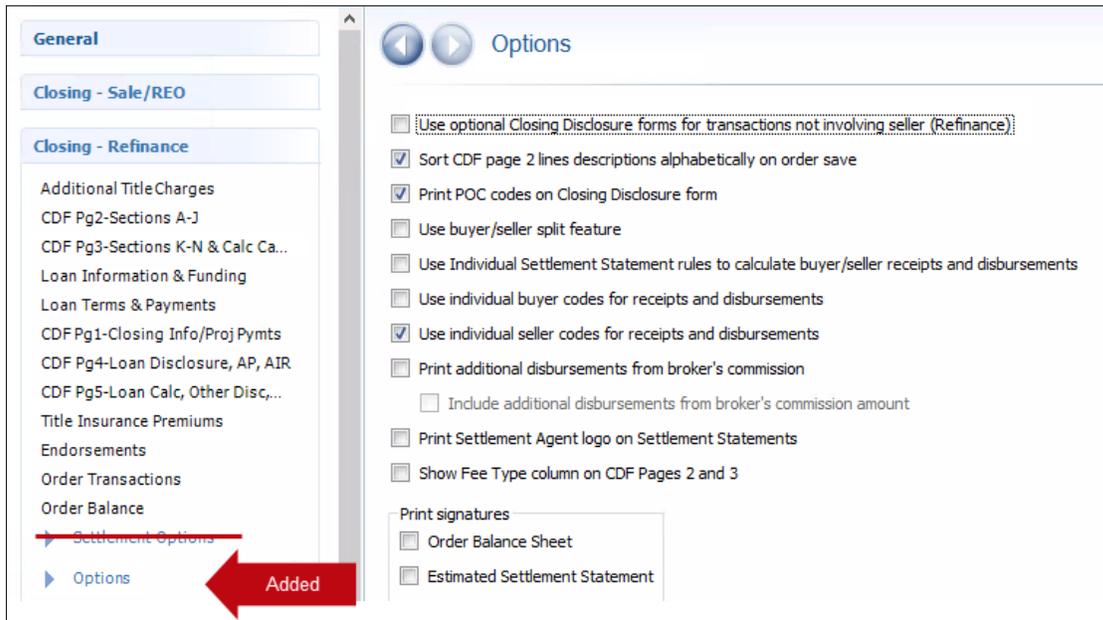
MY SCREENS

*Rate Services Screen*

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

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

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



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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.

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