

SOFTPRO SELECT

RELEASE NOTES



SEPTEMBER, 2016

Testing Release Date: September 1, 2016

Production Release Date: September 16, 2016



SEPTEMBER RELEASE NOTES

TABLE OF CONTENTS

ALL STATES/SITES	6
DOCUMENTS	6
Escrow.....	6
Assignor Tax Information for 1099-MISC.....	6
Settlement Statements.....	6
REPORTS	7
Aggregate Recording Charge	7
Receipts and Disbursements (Pending & Held).....	7
Disbursements by Payee	7
Corporate Invoice.....	7
Task Comparison	8
Order Tasks.....	8
Orders by Contact	8
Orders by Status	9
SPAdmin – Custom Source of Business- Missing Fields	9
LOOKUP TABLES	10
Payoff Lender	10
AMERITITLE	11
DOCUMENTS	11
Escrow.....	11
Assignment of Contract.....	11
Legal Descriptions, documents containing	11
Title.....	12
Ohio Endorsements	12
ARIZONA	13
DOCUMENTS	13
Escrow.....	13
Affidavit (Property Value)	13
Deed (Disclaimer)	14
Deed (Grant, Bargain, Sale) - NV	14
Deed (Joint Tenancy)	14
Deed (Quit Claim)	14
Deed (Special Warranty).....	14
Deed (Special Warranty - JTWROS)	14
Deed (Special Warranty - Out of Title Company Trust)	14
Deed (Warranty).....	14
Deed (Warranty to Title Company Trust)	14
Demand (Broker).....	15
Exhibit Page - Commitment Legal.....	15
Exhibit Page - Escrow Legal	15
CALIFORNIA.....	16



SEPTEMBER RELEASE NOTES

DOCUMENTS	16
Escrow.....	16
Deeds	16
Demand Approval	16
MH Park Request.....	17
Recording and Policy Instructions (3)	18
Title.....	19
ALTA Loan Policy 2006.....	19
ALTA Short Form Residential Loan Policy 2012.....	19
LOOKUP TABLES	20
Escrow Instruction Phrases – NOCAL ONLY	20
FLORIDA.....	21
DOCUMENTS	21
Escrow.....	21
Affidavit (Borrower's Title - Individual).....	21
Affidavit (Buyer's Title - Individual).....	21
Affidavit (Seller's Title - Individual).....	21
Affidavit (MH Retirement).....	22
Confirmation of Order.....	23
File Cover Sheet (Wollinka only).....	24
Seller Address Certification.....	24
Vesting Information	25
Title.....	26
UCC Plus.....	26
HAWAII	27
DOCUMENTS	27
Escrow.....	27
Affidavit (Borrower's Rescission)	27
Agent's Certification as to the Validity of POA	28
Demand (Lien of Spousal or Child Support)	28
Letter (HOA Request)	29
Letter (Opening - Buyer - Seller).....	29
Transmittal (Document Request)	30
MY SCREENS	31
Escrow.....	31
Express Order Entry.....	31
IDAHO	32
DOCUMENTS	32
Escrow.....	32
Affidavit (Non Probate).....	32
MY SCREENS	33
Escrow.....	33



SEPTEMBER RELEASE NOTES

Preliminary Title Search and Opinion screen.....	33
ILLINOIS	34
DOCUMENTS	34
Escrow.....	34
Agreement (Construction Loan).....	34
Agreement (Owner - No Title).....	34
Agreement (Owner - With Title).....	34
Agreement (Title Insurance - Lender).....	34
Cashier's Check Request (Downstate).....	34
Title.....	35
Commitment.....	35
LANDCASTLE	36
MY SCREENS	36
Title.....	36
Title screens.....	36
DOCUMENTS	37
Escrow.....	37
Cartus Update Sheet.....	37
Title.....	38
Master Commitment.....	38
REPORTS	39
ABA Orders.....	39
MONTANA	40
DOCUMENTS	40
Escrow.....	40
Letter (Request for Payoff Statement).....	40
Realty Transfer Certificate.....	40
Title.....	41
Property Profile.....	41
SE 91 - Deletion of Arbitration 2006.....	42
SE 93 - Deletion of Arbitration 2006.....	42
NEVADA	43
REPORTS	43
Title Production/Policy Production.....	43
NEW MEXICO	44
DOCUMENTS	44
Escrow.....	44
Letter (Escrow Company Take Out).....	44
Title.....	45
All NM Endorsements.....	45



SEPTEMBER RELEASE NOTES

OREGON..... 46

DOCUMENTS 46

- Escrow.....46
- 24 Hour Service (LT only)46
- EI - Assignment of Interest Instructions46
- Escrow Agreement (Holdback of Funds for Taxes)47
- Escrow Reference Sheet47
- Foundation Inspection Request48
- Instructions (Disbursement)48
- Letter (Contact List and Timeline)49
- Status of Record Title Report.....49

TEXAS..... 50

DOCUMENTS 50

- Escrow.....50
- Owner's Policy Rejection Form50
- Wiring Instructions.....50

MY SCREENS 51

- Escrow.....51
- Escrow screens51

WASHINGTON 52

DOCUMENTS 52

- Escrow.....52
- Letter (Contract Collections)52
- Recordables52
- Title.....53
- Recordables53

REPORTS 54

- Escrow Report.....54
- Revenue by Sales Rep/Title Officer (FT)54

WISCONSIN 55

DOCUMENTS 55

- Escrow.....55
- Affidavit (LLC Status)55
- Deed and Easement Report.....55
- Title.....56
- SE 444-06 - Contiguity 4 - Single Parcel56

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

DOCUMENTS 57



SEPTEMBER RELEASE NOTES

ALL STATES/SITES

DOCUMENTS

Escrow

Assignor Tax Information for 1099-MISC

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	SoCal	n/a	344641	

Updated fax number per most recent version.

BELOW TO BE COMPLETED BY ESCROW/SETTLEMENT OFFICE

OFFICE: Chicago Title Company

ADDRESS: 1390 El Camino Real, Suite 300, San Carlos, CA 94070

AND

Company No.: ■ Department No.: 02180.052376

Prepared By: Jennifer McLaughlin Phone No.: (321) 515-5678 ext. 489

Date: August 31, 2016 Fax No.: (321) 515-1234

Escrow/Settlement: Fax this completed Form to **(714)573-3953.** Email this completed Form to 1099info@fnf.com. Retain copy for your file.

[Back to Table of Contents](#)

Settlement Statements

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	WA, HI		344477,344841	

- Corrected issue where numerals were being cut off
- Statements will now show \$ signs in commissions text for adjustments

[Back to Table of Contents](#)



SEPTEMBER RELEASE NOTES

REPORTS

Aggregate Recording Charge				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CA Santa Rosa		344812	
<ul style="list-style-type: none"> Added marketing source to excel export. 				

[Back to Table of Contents](#)

Receipts and Disbursements (Pending & Held)				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	TX OAC		343464	
<ul style="list-style-type: none"> Added branch picklist Added "Include fess payable to" drop down (Any contact (default); Revenue contact; Non-Revenue contact) Added "Show bill code breakdown" check box (default unchecked) 				

[Back to Table of Contents](#)

Disbursements by Payee				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD				
<ul style="list-style-type: none"> Added columns to excel export <ul style="list-style-type: none"> Special Instructions Federal Reference 				

[Back to Table of Contents](#)

Corporate Invoice				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD			343681	
<ul style="list-style-type: none"> Moved order number position in header <p>LTC- Bay Only</p> <ul style="list-style-type: none"> Added the Tax ID for the remit to contact below the current phone/fax line for LT only (Profile Path contains "LTC BAY AREA"). 				

[Back to Table of Contents](#)



SEPTEMBER RELEASE NOTES

Task Comparison				
NEW/MOD NEW	REQUESTED BY HI	FOOTPRINTS No(s).	TFS No(s). 344770	FILE NAME (NEW ITEMS ONLY) SSCORP5293.rpt - Task Comparison
<ul style="list-style-type: none"> New report: Added to HI/OR/Corporate trees in the Order Task folder <p>Parameters: Task 1 (Completed) – name contains: user would enter “order received” (I think this can default) Task 1 Completed date from/through: order with task 1 in completed date range Task 2 (Required) – name contains: user would enter “Prelim Type/Completed” (default also)</p> <p>The report would return any orders that have task 1 completed in the entered date range (status = completed) and have task 2 with a status of required. The report could always look for “order received” and “Prelim Typed/Completed” instead of asking for the names, as long as that is what always needs searched for.</p> <p>Group by the Task 2 assigned to showing the (was not which task you wanted to use for the assigned to, it could be the assigned to for task 1 also) Order Number Task 1 due date (sorted by)</p>				

[Back to Table of Contents](#)

Order Tasks				
NEW/MOD MOD	REQUESTED BY HI/ WA	FOOTPRINTS No(s).	TFS No(s). 341624,342795	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Changed the “Show Sales Rep and Marketing Source:” to a drop down “Show additional order information:” with options for “None (default); Sales Rep and Marketing Source; Related Orders; T2 Reference Number” Added parameter “Order does not have completed tasks that contains”, if blank it does nothing, if filled in only orders that do not have a task like the text entered would be shown Added a project name contains search text box Added picklist for transaction type and product type Added Product Type and Transaction Type to the group 1 drop down Added T2 contact Reference number (added as option in Show additional order information) 				

[Back to Table of Contents](#)

Orders by Contact				
NEW/MOD MOD	REQUESTED BY HI/ WA	FOOTPRINTS No(s).	TFS No(s). 342959	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Added pick list for order status Added check box (default checked) “Show “NOT ENTERED” groups” contacts (name is blank on contact type selected) Added run by date for “Closed Date” 				

[Back to Table of Contents](#)



SEPTEMBER RELEASE NOTES

Orders by Status				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	TT OR, CA Pleasanton		342467, 347100	
<ul style="list-style-type: none">• Added option for excel export format. Include current existing fields in addition to the following;<ul style="list-style-type: none">○ Added column for 'Settlement Date'○ Added column for 'Number of Days Until Closing' (number of days between the settlement date and current date)○ Added columns for both in separate columns for sorting purposes 'Selling and Listing Agent Contact' (main contact)○ Added columns for Project (Community), Property Other Type (Lot), and Current Ledger Balance				

[Back to Table of Contents](#)

SPAdmin – Custom Source of Business- Missing Fields				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD			244295	
<ul style="list-style-type: none">• Report will now show the loan amount even when it is not tied to a loan policy				

[Back to Table of Contents](#)



SEPTEMBER RELEASE NOTES

LOOKUP TABLES

Payoff Lender			
NEW/MOD Mod	REQUESTED BY	SERVICENOW INCIDENT NO(S). n/a	TFS No(s). n/a
<p>The Wires Management Application (WMA) has been configured to include the Payoff Lender Name, Payoff Loan Number (when included in the contact), and the property address when wiring Payoff funds to Payoff Lenders.</p> <p>Due to this functionality, the Special Instructions information that is currently pulled into orders has become redundant. This column will be removed from all Payoff Lender lookup tables in all states.</p> <div data-bbox="402 716 1214 1117"><p>Payoff Lender</p><p>Outgoing Wire Information</p><p>Bank name: Cenlar FS Princetn</p><p>ABA routing number: 231271365</p><p>Credit account name: Cenlar Mortgage</p><p>Credit account number: 168002190</p><p>Special instructions: Ln#0068764943/Fantin/1793 Kains Avenue</p><p>Further credit:</p></div>			

[Back to Table of Contents](#)



SEPTEMBER RELEASE NOTES

AMERITITLE

DOCUMENTS

Escrow

Assignment of Contract

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	AmeriTitle	n/a	345447	
Added signature line for Assignee.				

[Back to Table of Contents](#)

Legal Descriptions, documents containing

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	AmeriTitle	n/a	347123	
All documents with legal descriptions will now pull from the Commitment Legal field.				

[Back to Table of Contents](#)



SEPTEMBER RELEASE NOTES

Title

Ohio Endorsements

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	AmeriTitle	n/a	346433	Various Exxxxxx_OH_FNF

The following Ohio endorsements are now available:

- Arbitration
- Assignment of Rents and Leases
- Construction Loan Disbursement
- Easement, Damage - Use or Maintenance
- Easement Encroachment
- Utility Facility
- OH-103 - Doing Business
- OH-104 - Fairway
- OH-105 - Last Dollar
- OH-108 - Subdivision
- OH-109 - Balloon

In addition, the OH 110 and OH 110.1 have been updated to have custom fields on the Endorsements screen (no longer using quick prompts), as with the other endorsements.

[Back to Table of Contents](#)



SEPTEMBER RELEASE NOTES

ARIZONA

DOCUMENTS

Escrow

Affidavit (Property Value)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Mohave	n/a	344384	

Added prompt for #8

Field Prompt

Affidavit (Property Value)
Property 1

Enter the number of units

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

<p>a. <input type="checkbox"/> Vacant Land</p> <p>b. <input checked="" type="checkbox"/> Single Family Residence</p> <p>c. <input type="checkbox"/> Condo or Townhouse</p> <p>d. <input type="checkbox"/> 2-4 Plex</p> <p>e. <input checked="" type="checkbox"/> Apartment Building</p>	<p>f. <input type="checkbox"/> Commercial or Industrial Use</p> <p>g. <input type="checkbox"/> Agricultural</p> <p>h. <input type="checkbox"/> Mobile or Manufactured Home <input type="checkbox"/> Affixed <input type="checkbox"/> Not Affixed</p> <p>i. <input type="checkbox"/> Other Use, Specify: _____</p>
---	---

7. RESIDENTIAL BUYER'S USE: If you checked **b, c, d** or **h** in Item 6 above, please check one of the following:

a. To be used as a primary residence.

b. To be rented to someone other than a "qualified family member".

c. To be used as a non-primary or secondary residence.

See reverse side for definition of a "primary residence, secondary residence and "family member".

8. If you **checked e** or **f** in Item 6 above, indicate the number of units: 10
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

[Back to Table of Contents](#)



SEPTEMBER RELEASE NOTES

- Deed (Disclaimer)
- Deed (Grant, Bargain, Sale) - NV
- Deed (Joint Tenancy)
- Deed (Quit Claim)
- Deed (Special Warranty)
- Deed (Special Warranty - JTWROS)
- Deed (Special Warranty - Out of Title Company Trust)
- Deed (Warranty)
- Deed (Warranty to Title Company Trust)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Mohave	n/a	346931	

Added "Dated:" below the In Witness clause and above the Sigs.

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

Dated: September 14, 2016

Samuel Seller

Samantha Seller

[Back to Table of Contents](#)



SEPTEMBER RELEASE NOTES

Demand (Broker)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Mohave	n/a	344361	

Added a prompt to select if Buyer, Seller, both or no signatures should be included on this form.

[Back to Table of Contents](#)

Exhibit Page - Commitment Legal

Exhibit Page - Escrow Legal

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Mohave	n/a	344966	

Removed Parcel information.

[Back to Table of Contents](#)



SEPTEMBER RELEASE NOTES

CALIFORNIA

DOCUMENTS

Escrow

Deeds

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	SoCal	IN16000475521	346409	

Revised to pull the city to be referenced when it is an Unincorporated Area.

BEFORE

hereby GRANT(S) to Douglas C. Jones
the following described real property in the Unincorporated Area of the County of Kern, State of California:

AFTER

hereby GRANT(S) to Douglas C. Jones
the following described real property in the Unincorporated Area of Rosamond of the County of Kern, State of California:

[Back to Table of Contents](#)

Demand Approval

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT Stockton	n/a	344591	

Modified so that if the date prompt is left blank, a hotspot blank line will print (rather than a hotspot box)

Field Prompt

Demand Approval
Payoff Lender Payoff Lender Company (P)

Payoff Lender Payoff Lender Company (P)

Enter the date of the completed demand

(None)

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



SEPTEMBER RELEASE NOTES

[Back to Table of Contents](#)

MH Park Request

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT Sonoma	n/a	344573	

Added contact fax number to document.

Sunny Side HOA
 123 Sunny side Way
 City, CA 00000

Phone: 111-111-1111

Fax: 222-222-2222

Date: August 31, 2016
 Escrow No.: 2015060313 - CP test CA2JM
 Owner: Steven S. Seller and Stella S. Seller
 Property: 12345 Property Street
 Anywhere, CA

We currently are processing an escrow that involves the following described manufactured home located in your park:

[Back to Table of Contents](#)



SEPTEMBER RELEASE NOTES

Recording and Policy Instructions (3)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT NoCal	IN16000524829	347264	

Revised to take into account fees added to the Additional Title Charges Screen that are associated with the Policies, so the Description and Charge will pull in:

- All
- Recording and Policy Instructions - Out of County
- Recording and Policy Instructions (w/ Notes)
- Recording and Policy Instructions (w/o Notes)

◀ ▶ Additional Title Charges

Description	Charge	Issued Date	Effective Date	Policy
LP 10 Work Charge	\$737.00			Loan Policy

Policy: Loan Policy Coverage amount: \$1,213,750.00

Description: LP 10 Work Charge

Transaction code:

Issued date: (None) Effective date:

Calculate Charge

Minimum charge: Maximum charge:

Charge based on: Amount:

Multiplication %: % Calculate charge

Adjustment: +/- Seller pay:

Charge: \$737.00 Line:

Please enter order for Policy of Title Insurance as follows:

	Liability	Premium
ALTA Loan Policy 2006	\$ 1,213,750.00	\$ 2,372.00
LP 10 Work Charge		\$ 737.00
Endorsement(s)		
ALTA 8 2-06 - Commercial Environmental Protection Lien	\$100.00	

[Back to Table of Contents](#)



SEPTEMBER RELEASE NOTES

Title

ALTA Loan Policy 2006

ALTA Short Form Residential Loan Policy 2012

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Irvine	IN16000437383	341746	

For the listed endorsements, the checkbox for the ALTA 9-06 endorsement will be checked if the counterpart CLTA 100.2-06 (2012 version) endorsement has been added for the policy.
(This is already true for the ALTA 22-06, for which the checkbox will be checked if the counterpart CLTA 116.01-06 endorsement has been added for the policy.)

[Back to Table of Contents](#)



SEPTEMBER RELEASE NOTES

LOOKUP TABLES

Escrow Instruction Phrases – NOCAL ONLY

NEW/MOD Mod	REQUESTED BY NoCal	FOOTPRINTS No(s). IN16000496421	TFS No(s). 344960
-----------------------	------------------------------	---	-----------------------------

Revised for Refinance Transactions to say 'Borrower':

Code	Name
loan02	LOAN FUNDING/INTEREST

Transaction type

- Purchase
- Refinance
- Equity
- Other

LOAN FUNDING/INTEREST: Borrower is aware the new loan may be funded at least one (1) day prior to the date of recordation of documents and close of escrow and that interest will commence on said loan as of the date of funding. Should escrow close after a weekend or holiday, Borrower is aware that interest will be charged during such weekend or holiday and Borrower agrees to bear the cost of said interest and will hold Escrow Holder harmless in connection therewith.

[Back to Table of Contents](#)



SEPTEMBER RELEASE NOTES

FLORIDA

DOCUMENTS

Escrow

Affidavit (Borrower's Title - Individual)

Affidavit (Buyer's Title - Individual)

Affidavit (Seller's Title - Individual)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Florida	n/a	344251	

Revised to read "Affiants are a married couple" instead of "Affiant are husband and wife"

4. MARITAL & HOMESTEAD STATUS

a. Affiants are a married couple

b. Each Affiant is single

c. The following Affiant is single

d. The following Affiant is married to a person not an Affiant hereto: and the Property is either not the homestead of such Affiant or Affiant's spouse will join in the execution of the deed required for this transaction.

5. LIENS, MORTGAGES & ENCUMBRANCES. Except as may be set forth in the title insurance commitment

[Back to Table of Contents](#)



SEPTEMBER RELEASE NOTES

Affidavit (MH Retirement)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FNT FL	IN16000455881	344045	FLD1262.doc

New document. Render to view complete document.

Prepared by and Return To:

Wayne Buehrer
Test 023BESTFNT Escrow Co.
123 Escrow Co Drive
Tampa, FL 33614

Order No.: JJ Florida Test

APN/Parcel ID(s): 111-11-1-1APN
Tax/Map ID(s): 111-11-1-1TAX

MOBILE HOME RETIREMENT AFFIDAVIT

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, personally appeared **Selling Organization, Inc**, who being duly sworn under the penalty of perjury, hereby state(s) the following:

1. Affiant(s) has/have personal knowledge of the matters set forth herein and is/are over the age of eighteen (18) years old.
2. I/We **Selling Organization, Inc**, the owner(s) of the real property located at **100 Property Street, Orlando, FL 32817**, assessed under **111-11-1-1APN** and **111-11-1-1TAX** and described as follows:

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

swear that I/we also own the mobile home described as follows: _____, TRADE NAME "MODEL"
Property 1 Manufactured Housing:

[Back to Table of Contents](#)

SEPTEMBER RELEASE NOTES

Confirmation of Order				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Wollinka	n/a	345080	FLD1265.doc

New document. Render to view complete document.



Company Name

CONFIRMATION OF ORDER

Date: September 14, 2016

Attn: The Listing Agency

Escrow No.: MS Test CDF BT FL1-WRB

Seller(s): Samuel Seller and Samantha Seller

Borrower(s): Brian T. Buyer and Brenda T. Buyer

Property: 100 Property Street, Orlando, FL 32817

Short Legal: This is the Escrow BRIEF Legal for Property 1.

Your closing agent will be: [Wayne Buehrer](#)

Thank you for choosing Best Title Company. We appreciate your business and our goal is to earn your loyalty. Please do not hesitate to call or email with any questions or requests.

[Back to Table of Contents](#)



SEPTEMBER RELEASE NOTES

File Cover Sheet (Wollinka only)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Wollinka	n/a	344110	FLD1263.doc

New document. Render to view complete document.

Buyer File No.: 20150831-MS Test FL1 Orange	Closing Agent: Wayne Buehrer <u>Title & Escrow</u> UPDATE FILE: CHECK YOUR COMMITMENT: LEGAL verified:	File No.: 20150831-MS Test FL1 Buyer <i>Est. Closing date:</i> September 30, 2015 <i>Property Address:</i> 100 Property Street, Orlando, FL 32817 Orange	Sales Price: \$300,000.00 Mtg amount: \$200,000.00 Lender: Lender Bank Phone: (800)555-4515 Fax: (888)555-5555
Commission: 6.000%			

[Back to Table of Contents](#)

Seller Address Certification

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Wollinka	n/a	345080	FLD1264.doc

New document. Render to view complete document.

 Company Name	125 N. 46th Avenue Hollywood, FL 33021 Phone: (954)983-3400 / Fax: (954)966-7905
	SELLER ADDRESS CERTIFICATION
Escrow No.: MS Test CDF BT FL1-WRB Seller: Samuel Seller and Samantha Seller Property: 100 Property Street, Orlando, FL 32817	
The contact information we have for you currently is:	
Address: 100 Seller Current Street Seller Current City, FL 99999	
Phone: ■	
Email: ■	
Please indicate below if any changes or updates or additional information should be added.	
Address: _____ _____	
Phone: _____ _____	
Email: _____ _____	

[Back to Table of Contents](#)



SEPTEMBER RELEASE NOTES

Vesting Information

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Florida	n/a	344251	

Added a checkbox for "A Married Couple" beneath the existing "A Married Woman"

PLEASE MARK APPROPRIATE CHOICE: <input type="checkbox"/> Husband and Wife <input type="checkbox"/> A Single Man (never married) <input type="checkbox"/> A Single Woman (never married) <input type="checkbox"/> A Married Man <input type="checkbox"/> A Married Woman <input checked="" type="checkbox"/> A Married Couple <input type="checkbox"/> An Unmarried Man (divorced)
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[Back to Table of Contents](#)



SEPTEMBER RELEASE NOTES

Title

UCC Plus

NEW/MOD Mod	REQUESTED BY FL Timeshare	FOOTPRINTS No(s). n/a	TFS No(s). 344345	FILE NAME (NEW ITEMS ONLY)
----------------	------------------------------	--------------------------	----------------------	----------------------------

Revised to pull in Buyer names on Schedule A No. 2 for Debtor information

CHICAGO TITLE INSURANCE COMPANY	POLICY NO. 20150831-MS Test FL1
SCHEDULE A	
Premium: \$ 275.00	
Amount of Insurance: \$ 200,000.00	
Date of Policy: March 1, 2004 at 03:00 PM	
1. Name of Insured: Stephen T. Seller and Stephanie T. Seller	
2. Exact legal name of Debtor: Brian T. Buyer and Brenda T. Buyer	
During the four (4) months prior to Date of Policy the Debtor had the following exact legal names:	
Brian T. Buyer and Brenda T. Buyer	

[Back to Table of Contents](#)



SEPTEMBER RELEASE NOTES

HAWAII

DOCUMENTS

Escrow

Affidavit (Borrower's Recission)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FNT HI	n/a	344415	HID1106.doc

New document. Render to view complete document.

BORROWER'S AFFIDAVIT

STATE OF _____ **Escrow No.:** [MS Test CDF AZ1-WRB](#)

COUNTY OF _____

I hereby certify, under penalty of perjury, that I have received two (2) completed copies of the Notice of Right to Cancel along with a copy package containing all loan documents.

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

Brian T. Buyer

Brenda T. Buyer

State of _____

County of _____

Body of jurat goes here.

Notary Public
State of _____

My Commission Expires: _____

[Back to Table of Contents](#)



SEPTEMBER RELEASE NOTES

Agent's Certification as to the Validity of POA

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Hawaii	n/a	344909	

Revised to pull information from order and added prompts to replace blank lines.

[Back to Table of Contents](#)

Demand (Lien of Spousal or Child Support)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Hawaii	n/a	344474	

Replaced Buyer and Seller information in the top section with a prompt for the Reference Information.

Field Prompt

Demand (Lien of Spousal or Child Support)
Government City Tax Office (G2)

Enter the reference of the spousal/child support lien

Reference Of Support Lien Here



Fidelity National Title[®]
& Escrow of Hawaii, Inc.

609 Kailua Roa, Suite 204
Kailua, HI 96734
Phone: 808-230-8080 / Fax: 808-230-8041

Attn: Family Support Division



Date: August 31, 2016

Escrow No.: xdummyfile-LC

Re: Reference Of Support Lien Here

[Back to Table of Contents](#)



SEPTEMBER RELEASE NOTES

Letter (HOA Request)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Hawaii	n/a	344455	

Revised so that if there is not a Home Management Company contact in the order, the HOA Address prints in the addressee section.

[Back to Table of Contents](#)

Letter (Opening - Buyer - Seller)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Hawaii	n/a	345710	

Revised to pull Current Address for mailing.

	First	Middle	Last	Suffix	Relationship
Name(s):	Brian		Buyer		and
	Brenda		Buyer		, husband and wife
Name:	Brian Buyer and Brenda Buyer				
Payee name:	Brian Buyer and Brenda Buyer				
Vesting:	, as tenants by the entirety				
Interest language:	, interest language				
Current address:	<input type="checkbox"/> Same as property address				
Street:	100 Buyer Current Street				
City/State/Zip:	Buyer Current City		HI	99999-	<input type="checkbox"/> Foreign

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

Date: September 15, 2016
Escrow No.: MS Test CDF HI1-WRB
Seller(s): Samuel Seller and Samantha Seller
Borrower(s): Brian Buyer and Brenda Buyer
TMK: 111-11-1-1TAX
Property: 95-733 Kuanomeha Place
Mililani, HI 96789

Dear [Brian Buyer and Brenda Buyer](#):

Thank you for choosing Fidelity National Title and Escrow of Hawaii for your escrow and title needs! We are a Fortune 500 Company and the largest title insurance company in the United States.

[Back to Table of Contents](#)



SEPTEMBER RELEASE NOTES

Transmittal (Document Request)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Hawaii	n/a	345977	

Revised to pull the address for each seller and each buyer.

Dear [Attorney for Lender](#):

PLEASE PREPARE THE FOLLOWING DOCUMENTS FOR ESCROW NUMBER REFERENCED ABOVE:

[Item 1](#)

[Item 2](#)

SELLER(S):

[Samuel Seller and Samantha Seller](#)
[100 Seller Current Street](#)
[Seller Current City, HI 99999](#)

BUYER(S):

[Brian Buyer and Brenda Buyer](#)
[100 Buyer Current Street](#)
[Buyer Current City, HI 99999](#)

[Back to Table of Contents](#)



SEPTEMBER RELEASE NOTES

MY SCREENS

Escrow

Express Order Entry

NEW/MOD Mod	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s). 344425
----------------	--------------	-------------------	----------------------

Added Related order(s) field under Recording Date

⏪ ⏩

Express Order Entry

Transaction type

- Purchase
- Refinance
- Equity
- Other

Commercial

Construction

Cash sale

Out of county

Order type: Title & Escrow

Product type: Resi Sale/Re-Sale

Policy type: Simultaneous

Escrow office: A Fidelity National... Escrow officer/Closer: Lawren Takara

Pre-closer/Escrow assistant: Chalyssa Martin

Title office: T Fidelity National... Title officer/Examiner:

Sales price: \$300,000.00

Settlement date/time: 08/31/2016 06:00 AM Estimated date/time

Disbursement date: 08/31/2016

Proration date: 08/31/2016 Charge buyer for proration date in all prorations

Recording Date: 07/30/2016

Related order(s):

Project name:

Rush order

[Back to Table of Contents](#)



SEPTEMBER RELEASE NOTES

IDAHO

DOCUMENTS

Escrow

Affidavit (Non Probate)

NEW/MOD Mod	REQUESTED BY FNT Boise	FOOTPRINTS No(s). n/a	TFS No(s). 344495	FILE NAME (NEW ITEMS ONLY)
-----------------------	----------------------------------	---------------------------------	-----------------------------	-----------------------------------

Revised to pull in more info from Preliminary Title Opinion screen, where previously had blank lines.

AFFIDAVIT (Lack of Probate)

STATE OF _____

COUNTY OF _____

Harry Heir, Affiant, being first duly sworn, deposes and says:

1. The undersigned Affiant is the Nephew (relationship to decedent) of Denny Decedent Dennis (decedent) who died March 1, 2016, at Holly Springs, North Carolina, then a legal resident of Orange, North Carolina.

NOTE: A Death Certificate of the decedent is attached hereto.

2. Decedent left no last Will; or
 Decedent left a last Will which has not been probated, and a true copy which is attached hereto and the same never revoked; or
 Decedent left a last Will which was probated in Wake County, State of North Carolina and an authenticated copy of Order admitting Will probate Decree of Distribution is attached hereto.
3. The heirs at law of decedent, and their ages, relationship to decedent and current address are as follows (including spouse, natural or adopted children, issue of any predeceased child, and surviving parents, brothers and sisters or the decedent):

HEIRS AT LAW

FULL NAME	AGE	RELATIONSHIP	CITY	STATE
Harry Heir	38	Nephew	Lewiston	ID

[Back to Table of Contents](#)



SEPTEMBER RELEASE NOTES

MY SCREENS

Escrow

Preliminary Title Search and Opinion screen

NEW/MOD Mod	REQUESTED BY ID	FOOTPRINTS No(s).	TFS No(s). 344556
----------------	--------------------	-------------------	----------------------

Added Preliminary Title Search & Opinion as the last item under the Document Preparation tab.

Open Order/General

Document Preparation

- Escrow Instructions
- Deed
- Security Instruments
- Existing Liens
- Notary & Acknowledgment
- Escrow Agreement/Holdback Ins...
- Recording Instructions
- Recording Information
- Preliminary Title Search & Opinion**

Added Invoice screen to both the Commercial/Sale and Commercial/Refi tabs.

Commercial/Sale

- Settlement Options
- Tax Prorations (Pulls to 1099)
- Prorations/OffSets
- Rent Schedule
- CDF Pg1-Closing Info/Proj Py...
- CDF Pg2-Sections A-J
- CDF Pg3-Sections K-N & Calc...
- CDF Pg4-Loan Disclosure, AP...
- CDF Pg5-Loan Calc, Other Di...
- Delivery & Tracking
- Loan Terms & Payments
- Loan Information & Funding
- Title Insurance Premiums
- Additional Title Charges
- Endorsements
- Invoice**
- Receipts & Disbursements
- Order Balance

Commercial/Refi

- Settlement Options
- CDF Pg1-Closing Info/Proj Py...
- CDF Pg2-Sections A-J
- CDF Pg3-Sections K-N & Calc...
- CDF Pg4-Loan Disclosure, AP...
- CDF Pg5-Loan Calc, Other Di...
- Delivery & Tracking
- Loan Terms & Payments
- Loan Information & Funding
- Title Insurance Premiums
- Additional Title Charges
- Endorsements
- Invoice**
- Receipts & Disbursements
- Order Balance

[Back to Table of Contents](#)



SEPTEMBER RELEASE NOTES

ILLINOIS

DOCUMENTS

Escrow

Agreement (Construction Loan)

Agreement (Owner - No Title)

Agreement (Owner - With Title)

Agreement (Title Insurance - Lender)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Metro	n/a	347330	

Revised to match most recent versions provided by counsel.

[Back to Table of Contents](#)

Cashier's Check Request (Downstate)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Downstate IL	n/a	344273	ILD0476.doc

New document. Render to view complete document.



1001 Escrow Way
Chicago, IL 60659
Phone: (888)111-1111 / Fax: (888)111-2222

Date: August 31, 2016

Test Bank
12345 Test Way
Anywhere, CA 99999

This is authorization to debit our account **123456789** to issue a Cashiers Check per the instructions listed below.

The Cashiers Check should be payable to:

Brian T. Buyer and Brenda T. Buyer

[Back to Table of Contents](#)



SEPTEMBER RELEASE NOTES

Title

Commitment

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	IL RLC	n/a	347328	
Added property reference address for all IL RLC orders, regardless of if the property is in IL.				

[Back to Table of Contents](#)

SEPTEMBER RELEASE NOTES

LANDCASTLE

MY SCREENS

Title

Title screens

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	LCT	n/a	344300	

Added Title Legal Description screen under Title\Existing Liens screen.

The screenshot shows the 'Title Legal Description' screen within a web application. The interface includes a top navigation bar with 'Quick Links', 'Documents', 'Actions', and 'Workflow'. Below this is a breadcrumb trail: 'Start Page > Proform Search > Order AL052-1500005PR'. A left-hand sidebar contains a tree view of menu items, with 'Title Legal Description' highlighted under the 'Title' section. The main content area is titled 'Title Legal Description' and features a 'Property:' dropdown menu set to '821 Meadowbrook Dr, Birmingham, AL 35215'. There are two sections for legal descriptions: 'Preliminary Opinion/Commitment legal' and 'Final Opinion/Policy legal'. Each section has a 'Lookup code:' input field and a 'Copy from Escrow Legal' button. The text area for the Preliminary Opinion contains the text: 'Lot 17, Block 6, according to the Survey of Meadowbrook Estates, as recorded in Map Book 34, Page 6, in the Probate Office of Jefferson County, Alabama.' Below each text area is a 'Print as attachment' checkbox.

[Back to Table of Contents](#)



SEPTEMBER RELEASE NOTES

MICHIGAN

DOCUMENTS

Escrow

Cartus Update Sheet

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FT Metro	n/a	347198	MID1257.doc

New document. Render to view complete document.

TRG
TRG Settlement Services
3001 Leadenhall Rd.
Mount Laurel, NJ 08054
Phone: 800-443-2504 Fax: 888-511-2348
TRGSSrelochanges@trgc.com

RELOCATION COMMITMENT REQUEST COVERSHEET

Fidelity National Title No.: [CW Mich \(CDF - Purch\)](#)
TRGSS Order No. (if applicable): [12345](#)
Cartus/File No.: [555](#)
Property Address: [304 Adelaide Road, Apt J, Holly Springs, MT 12020](#)

CONTRACT INFORMATION
PLEASE ATTACH FULL COPY OF EXECUTED CONTRACT TO THIS COVER SHEET

Buyer Name(s): [Matthew C Rovenstine, Ashley Young Rovenstine and Buyer Trust](#)
Sale Price: [\\$250,000.00](#)
Est. Closing Date: [May 27, 2016](#)

LOAN INFORMATION
Lender Name/Contract: [Lender Macatawa Bank \(L\)](#) Loan No.: [7894564](#)

[Back to Table of Contents](#)



SEPTEMBER RELEASE NOTES

Title

Master Commitment				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT MI	n/a	346799	
Updated to reflect the correct Effective Date/Time from the order rather than 6:00 AM				

[Back to Table of Contents](#)



SEPTEMBER RELEASE NOTES

REPORTS

ABA Orders				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	MI		344245	SSCORP5292.rpt - ABA Orders
<p>General: Title – ABA Orders Tree location – MI Tree order reports</p> <p>Parameters:</p> <ul style="list-style-type: none"> - Date from - Date through - Branch (pick list) - Format for Excel Export - Show report programming notes - Report comments <p>Groups:</p> <ul style="list-style-type: none"> - none <p>Columns:</p> <ul style="list-style-type: none"> - Listing Agent Company/Agent (LB contact / LB main contact person) - Selling Agent Company/Agent (SB contact / SB main contact person) - Date Opened (order received date) - Order Number - Property Street (property 1 address 1 and 2) - Product Delivered to ABA (completed date of “Product delivered to ABA” task) - Product Distributed to Customer (completed date of “Product distributed to Customer” task) - Purchase Agreement Received (received date of “Purchase Agreement Received” task) - Closed Date (WSOB Closed Date) - CB Office (all marketing source contacts on order) <p>Totals (not on Export option):</p> <ul style="list-style-type: none"> - Total orders, summary – total counts for Opened, Closed, Product Delivered, Product Distributed and Purchase Agreement. <p>Sorting:</p> <ul style="list-style-type: none"> - Order Number <p>Logic:</p> <ul style="list-style-type: none"> - If any order has a received date, closed date, Product Delivered, Product Distributed or Purchase agreement in the entered range show it on the report. 				

[Back to Table of Contents](#)



SEPTEMBER RELEASE NOTES

MONTANA

DOCUMENTS

Escrow

Letter (Request for Payoff Statement)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CTI Billings	N/A	344410	

Revised to add the Escrow No.:

REQUEST FOR A PAYOFF STATEMENT

Wells Fargo
123 Main ST
Lyons, IL 60534
Phone: (800)111-2222
Fax: (800)222-3333

Date: August 31, 2016
Escrow No.: **CHTest-AD**

[Back to Table of Contents](#)

Realty Transfer Certificate

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Great Falls	N/A	345574	

Revised pull in the Buyer's/Seller's current home phone instead of their forwarding home phone:

PART 2 – PARTIES		Please complete this section in full; if additional space is required, please attach a separate page	
Seller (Grantor)		List the last 4 digits of the SSN or FEIN	
Name	Samuel Seller and Samantha Seller	SSN	000 - 00 - _____
Mailing Address	1 Seller Fwd Address	SSN	000 - 00 - _____
(Permanent)		FEIN	00 - 000
City	Acton ST MT Zip 59002	Daytime Phone	(321)854-5566
Seller Principal Residence	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Buyer (Grantee)		List the last 4 digits of the SSN or FEIN	
Name	Bob Buyer and Betty Buyer	SSN	000 - 00 - _____
Mailing Address	12345 Property Avenue	SSN	000 - 00 - _____
(Permanent)		FEIN	00 - 000
City	Newton Falls ST OH Zip 44444	Daytime Phone	(322)111-2222
			Main Geocode / / / Assessor Code or Parcel #

[Back to Table of Contents](#)



SEPTEMBER RELEASE NOTES

Title

Property Profile

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Great Falls	N/A	344065	

Removed the Customer Agreement/Application from this document as it is now a stand-alone document in the Corporate docs package. This document will now just be the Property Profile:



Chicago Title
Insurance Company

PROPERTY PROFILE

A fast and efficient title company will be important to the prompt closing of your transaction. When you specify [Chicago Title Insurance Company](#), you'll receive professional title services and a nationally known insurance policy that's instantly acceptable to local lenders. Please ask for us.

[Back to Table of Contents](#)



SEPTEMBER RELEASE NOTES

SE 91 - Deletion of Arbitration 2006 SE 93 - Deletion of Arbitration 2006

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT Great Falls	n/a	347195	E06S091_00, E06S093_00

As instructed by underwriting counsel, Endorsements SE 91 (for Owner's policies) and the SE 93 (for Loan policies) are now available.

Screenshot One Example Only. Render in Test Site to See Each Endorsement.

ENDORSEMENT - SE 93	DELETION OF ARBITRATION
<p>Issued By:</p>  <p>Fidelity National Title Insurance Company</p> <p>Charge: \$0.00</p> <p>The policy is hereby amended by deleting Paragraph 13 of the Conditions, relating to Arbitration.</p> <p>This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.</p> <p>Fidelity National Title Insurance Company</p> <p>Dated: January 13, 2016</p> <p>Countersigned By:</p> <p>_____</p> <p>Authorized Officer or Agent</p>	<p>Attached to Policy Number:</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>X3522160115 - CP Test MT</p> </div>
<p><small>SE 93-Deletion of Arbitration (06/17/2006) Printed: 09.13.16 @ 12:22 PM MT-FT-FLAT-01585.350200-SPS-1--X3522160115 - CP Test MT</small></p>	

[Back to Table of Contents](#)



SEPTEMBER RELEASE NOTES

NEVADA

REPORTS

Title Production/Policy Production				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	NV		344013	
<ul style="list-style-type: none">Added the same Start and Stop times filters as in AZ.				

[Back to Table of Contents](#)



SEPTEMBER RELEASE NOTES

NEW MEXICO

DOCUMENTS

Escrow

Letter (Escrow Company Take Out)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT NM	N/A	344119	

Added Payoff Contact as a type for which the letter can be addressed to. Also, additional sentence added:

Letter (Escrow Company Take Out)

- Attomev (AT)
- Payoff Lender (P2)
- Payoff Lender Ditech Financial LLC (P)
- Settlement Agent Fidelity National Title of New Mexico Inc. (A)
- Settlement Agent Fidelity National Title of New Mexico Inc. (A2)
- Title Company (T2)
- Title Company Fidelity National Title of New Mexico Inc. (T)

We will forward to you our check in the amount of Two Hundred Fifty And No/100 Dollars (\$250.00) which represents payment in full in the above contract after we have funded and recorded.

Should payoff not occur, the Title Company agrees to return the above documents to Ditech Financial LLC within two (2) weeks.

If you should have any questions, please do not hesitate to contact our office.

[Back to Table of Contents](#)



SEPTEMBER RELEASE NOTES

Title

All NM Endorsements

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT New Mexico	n/a	343125	

Endorsements for Proforma files can now be generated without fill-ins being required. When left empty on Proforma files, the fields will appear as blank lines.

ENDORSEMENT - NM 78 **SAME AS SURVEY**

Issued By:  **Fidelity National Title**
Insurance Company

Attached to Policy Number:
**LoanPolNum-456 -
PROFORMA**

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

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

[Back to Table of Contents](#)



SEPTEMBER RELEASE NOTES

OREGON

DOCUMENTS

Escrow

24 Hour Service (LT only)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	LT Portland	n/a	344893	

Updated form to include image for Lawyer's Title

[Back to Table of Contents](#)

EI - Assignment of Interest Instructions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	LT Portland	n/a	344490	ORD1428.doc

New document. Render to view complete document.

**ASSIGNMENT OF INTEREST
INSTRUCTIONS**

Wayne Buehrer, Configuration Analyst
The Escrow Company
4747 Southern Lane
Anywhere, CA 99999
Phone: (999)999-9999 Fax: (777)777-7777

Date: August 30, 2016
Escrow No.: MS Test CDF OR Other-WRB
Property: 100 Property Street
Portland, OR 97294

Escrow/Settlement Agent is hereby instructed and directed that the Assignee(s) in the above numbered transaction is/are to be **Brian T. Buyer** and **Brenda T. Buyer**, and you are hereby instructed to treat said Assignee(s) in all respects as though they were the original purchaser(s) to said transaction.

The undersigned Assignor(s) by signature(s) below, does hereby relinquish all of their rights, title and interest in and to the subject transaction and the property to which it pertains, and assign all such rights to the herein named Assignee(s). Further, all funds heretofore deposited by Assignor(s) are hereby unconditionally transferred to the account of said Assignee(s) without reimbursement to or collection for the account of the Assignor(s).

The undersigned Assignee(s), jointly and severally, hereby accepts the appointment as Assignee hereunder, and indicates that **Brian T. Buyer** and **Brenda T. Buyer** has/have received, read and approved all instructions controlling this transaction and any other related documents thereto, and accepts the obligations and rights imposed and granted thereunder.

ASSIGNOR ACKNOWLEDGES THAT THERE WILL BE A 1099-MISC FILED WITH THE INTERNAL REVENUE SERVICE IN THE AMOUNT OF THE ASSIGNMENT FEE (IF ANY), UPON DISBURSEMENT TO ASSIGNOR AT CLOSING.

[Back to Table of Contents](#)



SEPTEMBER RELEASE NOTES

Escrow Agreement (Holdback of Funds for Taxes)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	OR	IN16000511760	347193/346956	

Escrow No. and Property information added to top. There is now a prompt for the Tax Year. If the Amount Held and Escrow Fee fields are not filled in on the Escrow Agreement screen, the amounts will now prompt. After the Tax ID No. it will pull in the APN/Parcel followed by the County. Escrow Office signature revised to match that of other docs.



Fidelity National Title
Company of Oregon

**AGREEMENT FOR ESCROW
HOLDBACK OF FUNDS FOR TAXES**

Escrow No.: X20150109651
Property: 8008 SE Malden St., Portland, OR 97206

Enter the tax year paid

2016

Enter the amount held back

\$3,500.00

Enter the escrow fee paid

\$75.00

Buyer is/are obtaining a loan from [Guild Mortgage](#) on the above referenced property. It is a requirement of the lender that the funds necessary to pay the 2016 taxes in full must be held in escrow until the taxes are certified by the county. They are then to be paid by escrow.

1. Escrow is hereby instructed to withhold from borrower's funds the sum of Three Thousand Five Hundred And No/100 Dollars (\$3,500.00) for payment of the 2016 taxes, together with Seventy-Five And No/100 Dollars (\$75.00) for the escrow holdback processing fee.
Tax ID No.: 12345 (Multnomah County)
2. Upon certification of the taxes, Escrow shall pay said taxes from the funds held.

RECEIVED BY:
Fidelity National Title Company of Oregon

By: _____ Date _____
Beth Tuck, Corporate Trainer

[Back to Table of Contents](#)

Escrow Reference Sheet

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	LT Lake Oswego	n/a	344587	

Added Settlement Date to document.

[Back to Table of Contents](#)



SEPTEMBER RELEASE NOTES

Foundation Inspection Request

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FT OR	n/a	342793	ORD1427.doc

New document. Render to view complete document.



Inspection # _____ PS- _____
 Map Reference _____
 Service Charge \$ _____

ALTA Property / Foundation Inspection

Please allow three business days for completed inspection.

Client Information

[Back to Table of Contents](#)

Instructions (Disbursement)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT OR	n/a	346952	

Revised to be able to generate for the Payoff Lender.

[Back to Table of Contents](#)



SEPTEMBER RELEASE NOTES

Letter (Contact List and Timeline)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	OR	IN16000427052	346978	

Revised to pull Attorney contacts, if applicable.

ESCROW COMPANY:

Chicago Title Company
 1001 Settlement Way, Suite 108
 Anywhere, OR 99999
 Attn: Wayne Buehrer
 620144@fnf.com

TITLE COMPANY:

Fidelity National Title Insurance Company
 20 N Clark Street, Suite 220
 Portland, OR 97291
 Attn: Carly L Robidoux
 email@fidelitynattitle.com

BUYER ATTORNEY:

The Buyer Law Firm
 1001 Legal Eagle Way, Suite 100
 Anywhere, OR 99999
 Attn: Alexander Attorney
 buyerlawfirm@email.com

[Back to Table of Contents](#)

Status of Record Title Report

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	OR	n/a	344637	

Document revised for section breaks that were causing issues with long legals.

[Back to Table of Contents](#)



SEPTEMBER RELEASE NOTES

TEXAS

DOCUMENTS

Escrow

Owner's Policy Rejection Form

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Alamo Title	N/A	347335	

Updated to reflect most recent version.

[Back to Table of Contents](#)

Wiring Instructions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	TX	N/A	347178	

Modified paragraph from "PLEASE BE ADVISED THAT ACH DEPOSITS, ELECTRONIC PAYMENTS/CREDITS AND PHONE FUNDS TRANSFERS WILL NOT BE ACCEPTED." to "PLEASE BE ADVISED THAT WE WILL ACCEPT ONLY WIRE TRANSFERS. WE CANNOT ACCEPT ACH DEPOSITS, PHONE FUNDS TRANSFERS OR OTHER TYPES OF ELECTRONIC PAYMENTS/CREDITS."

[Back to Table of Contents](#)



SEPTEMBER RELEASE NOTES

MY SCREENS

Escrow

Escrow screens

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod		n/a	345428	
Added Order Contacts under General b/t Status and Property screens				

[Back to Table of Contents](#)



SEPTEMBER RELEASE NOTES

WASHINGTON

DOCUMENTS

Escrow

Letter (Contract Collections)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT Kennewick	n/a	342749	WA00001027.doc

New document. Render to view complete document.



Chicago Title Insurance Company

1001 Escrow Way, Suite 1100
Seattle, WA 98145
Phone: (559)555-1111 / Fax: (559)555-2222

Payoff Lender
1000 P and I Boulevard
Dallas, TX 75207

Date: September 15, 2016
Ref. No.: PayoffRefNum11111
Escrow No.: MS Test CDF WASA
Borrower(s): Brian Buyer
Buyer Company, Inc.
Seller(s): Samuel Seller and Samantha Seller
Seller Company, LLC, et al.

To Whom It May Concern:

Enclosed please find the following documents to be placed in escrow/collection for the above referenced parties:

- Copy of recorded Real Estate Contract (original to follow).
- Original Warranty Fulfillment Deed.
- Copy of recorded Deed of Trust (original to follow).
- Copy of recorded Mortgage (original to follow).
- Original Promissory Note.

[Back to Table of Contents](#)

Recordables

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	WA	IN16000405122	339390	

Added 1/8" to the top section of all recordables to ensure nothing encroaches the 3" area.

[Back to Table of Contents](#)



SEPTEMBER RELEASE NOTES

Title

Recordables

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	WA	IN16000405122	339390	
Added 1/8" to the top section of all recordables to ensure nothing encroaches the 3" area.				

[Back to Table of Contents](#)



SEPTEMBER RELEASE NOTES

REPORTS

Escrow Report				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	FT Seattle Tacoma		345708	
<ul style="list-style-type: none">Report will now look at NOTe bill code for notary amounts vs NOT				

[Back to Table of Contents](#)

Revenue by Sales Rep/Title Officer (FT)				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	FT Seattle Tacoma		345707	
<ul style="list-style-type: none">Report will now look at NOTe bill code for notary amounts vs NOT				

[Back to Table of Contents](#)



SEPTEMBER RELEASE NOTES

WISCONSIN

DOCUMENTS

Escrow

Affidavit (LLC Status)				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT WI	n/a	346168	
Corrected spelling of "Limited" in the header.				

[Back to Table of Contents](#)

Deed and Easement Report				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT WI	n/a	344039	
Removed the sentence "The Company's liability for this report is limited to a maximum of \$1,000.00."				

[Back to Table of Contents](#)



SEPTEMBER RELEASE NOTES

Title

SE 444-06 - Contiguity 4 - Single Parcel

NEW/MOD New	REQUESTED BY CT Wisconsin	FOOTPRINTS No(s). n/a	TFS No(s). 347082	FILE NAME (NEW ITEMS ONLY) E06S444_00
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ENDORSEMENT - SE 444-06

CONTIGUITY 4 - SINGLE PARCEL

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Attached to Loan Policy Number:

LoanPolNum-456

Charge: \$0.00

The Company hereby insures the Insured against loss or damage, not exceeding the amount of the policy, which the insured shall sustain by reason of the failure of the parcel described in Schedule A, taken as a tract, to constitute one parcel of land, containing no gaps or gores.

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

Chicago Title Insurance Company

Dated: September 13, 2016

Countersigned By:

Authorized Officer or Agent

SE 444-06-Contiguity 4-Single Parcel

Printed: 09.13.16 @ 12:03 PM
WI-CT-11-11-SPS-1--2015050312 - CP Test WI

[Back to Table of Contents](#)



SEPTEMBER RELEASE NOTES

TECHNICAL NOTES (FOR LOCAL IT/SUPPORT)

DOCUMENTS

Any new documents in this build are listed in the Title and/or Escrow User Release Notes. Due to the state-specific "All Documents" tree, these new documents are automatically available to the users upon the push to test or production.

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