

SOFTPRO SELECT

RELEASE NOTES



SEPTEMBER, 2015

Testing Release Date: September 3, 2015

Production Release Date: September 18, 2015



SEPTEMBER

RELEASE NOTES

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SEPTEMBER RELEASE NOTES

ALL STATES/SITES

DOCUMENTS

Acknowledgments and Jurats (All)

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

Per Settlement, all acknowledgments and jurats must have blank lines for the notary to fill in the information at time of notarizing.

*TFS Nos: 288190, 288191, 288192, 288193, 288194, 288195, 288198

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CFPB Compliance Updates

NEW/MOD Mod	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s). Multiple	FILE NAME (NEW ITEMS ONLY)
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Numerous documents have been updated in anticipation of the October 3 effective date of the TILA-RESPA Integrated Disclosure rule ("TRID").

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REPORTS

Open/Closed Orders by Selection				
NEW/MOD MOD	REQUESTED BY FL	FOOTPRINTS No(s).	TFS No(s). 287509	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • When report is exported to Excel, 15 additional columns will be included: <ul style="list-style-type: none"> ○ NBI/NBE Revenue Operation 1 (display 1st revenue operation from the order that is receiving NBI and/or NBE amounts) ○ NBI Amount 1 (display NBI amounts if any associated with 1st revenue operation) ○ NBE Amount 1 (display NBE amounts if any associated with 1st revenue operation) ○ NBI/NBE Revenue Operation 2 (display 2nd revenue operation from the order that is receiving NBI and/or NBE amounts) ○ NBI Amount 2 (display NBI amounts if any associated with 2nd revenue operation) ○ NBE Amount 2 (display NBE amounts if any associated with 2nd revenue operation) ○ NBI /NBE Revenue Operation 3 (display 3rd revenue operation from the order that is receiving NBI and/or NBE amounts) ○ NBI Amount 3 (display NBI amounts if any associated with 3rd revenue operation) ○ NBE Amount 3 (display NBE amounts if any associated with 3rd revenue operation) ○ NBI/NBE Revenue Operation 4 (display 4th revenue operation from the order that is receiving NBI and/or NBE amounts) ○ NBI Amount 4 (display NBI amounts if any associated with 4th revenue operation) ○ NBE Amount 4 (display NBE amounts if any associated with 4th revenue operation) ○ NBI/NBE Other Revenue Operations (display additional revenue operations (5th, 6th, etc.) from the order that is receiving NBI and/or NBE amounts) ○ NBI Other Amounts (display NBI amounts if any associated with additional revenue operations) ○ NBE Other Amounts (display NBE amounts if any associated with additional revenue operations) 				

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Weekly Summary of Business				
NEW/MOD MOD	REQUESTED BY CT WI	FOOTPRINTS No(s).	TFS No(s). 285099	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • When branch picklist (or any pick list) is used and there is not data include the "NO MATCHING RECORDS" notice rather than a blank page so the user knows there was no data for the selected parameters. 				

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MYSCREENS

Order Entry Screens

NEW/MOD Mod	REQUESTED BY ISG	FOOTPRINTS No(s). n/a	TFS No(s). 290372	FILE NAME (NEW ITEMS ONLY)
-----------------------	----------------------------	---------------------------------	-----------------------------	-----------------------------------

This snap section below on **some*** Order Entry Screens has been removed from the Order Entry Screen.

Order Entry Screen snap section:

Borrowers:

Code	Name
<input checked="" type="checkbox"/> B	Clyde Henry

This same snap section **will remain** on the Loan Information and Funding Screen:

Loan Contacts

Lender: [Wells Fargo](#)

Title company:

Mortgage broker:

Loan servicer:

Borrowers:

Code	Name
<input checked="" type="checkbox"/> B	Clyde Henry

* CA, FL, IL, OR, TX, WA

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CALIFORNIA

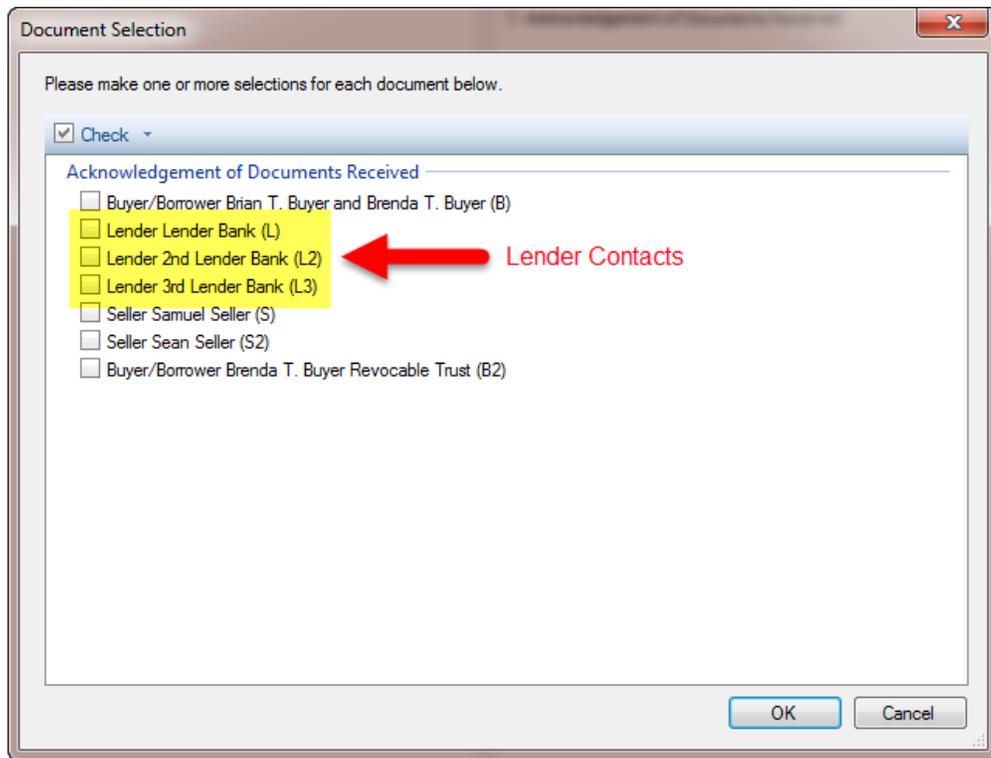
DOCUMENTS

Escrow

Acknowledgement of Documents Received

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Fresno	n/a	287060	

Document revised to make Lender a contact choice.



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SEPTEMBER RELEASE NOTES

Affidavit (ALTA Home)

NEW/MOD Mod	REQUESTED BY Settlement	FOOTPRINTS No(s). n/a	TFS No(s). 289116	FILE NAME (NEW ITEMS ONLY)
----------------	----------------------------	--------------------------	----------------------	----------------------------

Removed requested verbiage per Settlement and removed dates in paragraph 13.

**HOMEOWNER'S POLICY OF TITLE
INSURANCE AFFIDAVIT**

removed "personally known to me to be the persons"

Before me, the undersigned authority, on this day personally appeared [Samuel Seller and Sean Seller](#) ("Affiants") whose names are subscribed hereto, who being by me first duly sworn, on their oath stated the following to be true and correct:

1. We are the owners and occupants of the land commonly known as [100 Property Street, Northridge, CA 91324](#) and [200 Test Avenue, Granada Hills, CA 91394](#), (street address(es)) described in Exhibit "A" attached to this Affidavit.

11. We are not aware of ~~and have not been told that the improvements by our neighbors encroach over our property or building set~~
12. The land has actual p removed "(10/22/03 or 02/03/10)" l right of access to the land.
13. The affiants indemnify and hold [Fidelity National Title Insurance Company](#) harmless from any loss, liability, costs, expenses, including attorneys' fees, that [Fidelity National Title Insurance Company](#) may suffer from errors on incorrect statements in these representations, actually known to the affiant(s), upon which [Fidelity National Title Insurance Company](#) relies to issue the buyers an ALTA Homeowners Policy of Title Insurance for a one-to-four family residence.

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Check List for Mechanic's Lien Loss of Priority or Lien Period Risk Underwriting

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	State Counsel	n/a	287483	SCA0002771.doc

New document. Render to view complete document.



**CHICAGO TITLE
COMPANY**

**CHECK LIST FOR MECHANIC'S
LIEN LOSS OF PRIORITY OR LIEN
PERIOD RISK UNDERWRITING**

The information and/or documents generally needed in order to underwrite mechanic's lien coverage on a construction loan include:

From Developers:

1. Names of all borrowers and loan guarantors
2. Financial statements for all borrowers and loan guarantors; clarify if any of their cash balances shown will be used for equity payments to be made into the project's costs
3. Certification of financial statement (a CTIC or FNTIC form) for each indemnitor's latest financial statement
4. Indemnity of all borrowers and loan guarantors on an unaltered developer's indemnity
5. Copy of proposed indemnitors' latest bank or brokerage statements showing account name and current balance of liquid assets (cash, CDs) and listing of marketable securities
6. Brief description of the proposed improvements, including square footage (or full appraisal)
7. Appraisal summary letter (may require full appraisal)
8. Owner's Statement listing all general contracts & past payments (a CTIC or FNTIC form)
9. Copies of unconditional lien waivers from contractor payees that an Owner has paid to date
10. A go-forward "Flow Of Funds" forecast showing overall project sources and uses of cash from month to month
11. Copies of statutory preliminary Notices Of Commencement (where applicable) that the owner has received
12. A copy of the borrower partnership or LLC Agreement

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RELEASE NOTES

Statement for Contractor				
NEW/MOD Mod	REQUESTED BY State Counsel	FOOTPRINTS No(s). n/a	TFS No(s). 287556	FILE NAME (NEW ITEMS ONLY)

Revised document to match the current version provided by state counsel. Render to view complete document.



CHICAGO TITLE COMPANY

**STATEMENT BY GENERAL CONTRACTOR
FOR CHICAGO TITLE INSURANCE COMPANY
TO RELY UPON**

That, for the purpose of our contract for APN/Parcel ID(s) **111-11-1-1APN**, dated _____ with **Samuel Seller and Sean Seller** (owner), the following persons have been contracted with, and have furnished, or are furnishing and preparing materials for, and have done or are doing labor on a Work of Improvement known as: **100 Property Street, Northridge, CA 91324**. There is due and to become due them, respectively, the amounts set opposite their names for materials or labor as stated. That this statement is a full, true and complete statement of all such persons, the amounts paid and the amounts currently due or to become due to each.

Name and Address	Kind of Work	Amount of Contract	Retention (Incl. Current)	Net Previously Paid	Net Amount This Payment	Balance to Complete

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Title

CLTA Guarantee Forms Withdrawn

NEW/MOD Mod	REQUESTED BY Underwriting	FOOTPRINTS No(s). n/a	TFS No(s). 290633	FILE NAME (NEW ITEMS ONLY)
----------------	------------------------------	--------------------------	----------------------	----------------------------

As per underwriting instruction, the following CLTA Guarantee forms have been removed, as they have been withdrawn by the CLTA:

- CLTA Guarantee Form No. 11 - Personal Property Encumbrance
- CLTA Guarantee Form No. 13 - Property Search
- CLTA Guarantee Form No. 18 - Mining Claim Certificate
- CLTA Guarantee Form No. 20 - Notice of Award
- CLTA Guarantee Form No. 26 - Patent Mineral Reservation

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LOOKUP TABLES

Escrow Instruction Phrases – SOCAL ONLY

NEW/MOD New	REQUESTED BY SoCal	FOOTPRINTS No(s). n/a	TFS No(s). 287262
-----------------------	------------------------------	---------------------------------	-----------------------------

Code	Name
probat04	PROBATE

NOTE: This phrase is already available in Production

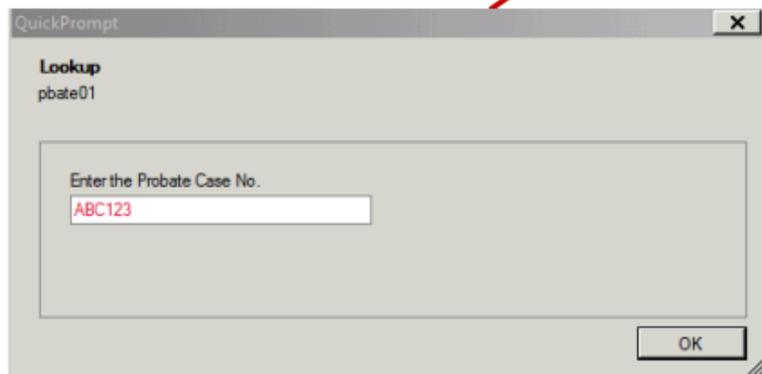
This escrow is contingent upon the Probate Court granting a PERSONAL REPRESENTATIVE power to administer the decedent's estate under the Independent Administration of Estates Act (Probate Section 591.4). Such "Personal Representative" must comply with all statutory requirement of the Act. Therefore, before Chicago Title Company will be able to insure this transaction, Chicago Title Company must be furnished with the following:

1. A certified copy of the personal representative's Letters Testamentary.
2. Copy of Notice of Proposed Action.
3. A letter from the attorney for the Estate stating no federal estate taxes are due.

These requirements are the minimum. Each case is considered on an individual bases and additional material may need to be furnished to Chicago Title Company prior to its issuance of insurance.

The Grant Deed to record to recite the following:

"This Deed is being recorded pursuant to the Independent Administration Probate Case No. ABC123."

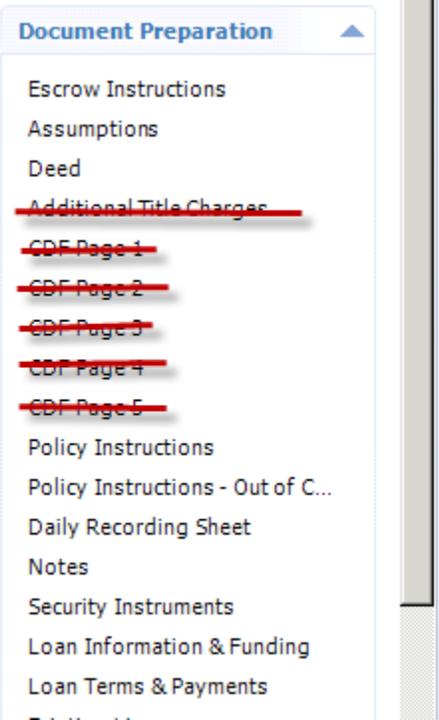


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MYScreens

Document Preparation				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	ISG	n/a	288536	
<p>Following screens have been deleted out of the Documentation Preparation screen.</p>  <p>The screenshot shows a dropdown menu titled "Document Preparation" with the following items: Escrow Instructions, Assumptions, Deed, Additional Title Charges, CDP Page 1, CDP Page 2, CDP Page 3, CDP Page 4, CDP Page 5, Policy Instructions, Policy Instructions - Out of C..., Daily Recording Sheet, Notes, Security Instruments, Loan Information & Funding, and Loan Terms & Payments.</p>				

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SEPTEMBER RELEASE NOTES

FLORIDA

DOCUMENTS

Escrow

Subordination Agreement A (Existing Mtg to New Mtg)

Subordination Agreement D (Lease to New Mtg)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FL	n/a	286919	

Removed apostrophes around A and D from Document Titles (and modified footers to match) so documents can be published.



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SEPTEMBER RELEASE NOTES

ILLINOIS

DOCUMENTS

Escrow

Affidavit (Property Manager)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT Metro	n/a	288812	ILD0454.doc

New document. Render to view complete document.

**AFFIDAVIT REGARDING
PROPERTY MANAGER**

STATE OF _____

COUNTY OF _____

The undersigned, being duly sworn, deposes and states that with respect to the land described in [Chicago Title Insurance Company](#) Commitment No. [CommitNum121212](#):

1. Affiant is a beneficiary or titleholder of the property.
2. That no property manager is employed by the owner for services to be rendered in connection with the property.

This affiant makes this affidavit for the purposes of inducing [Chicago Title Insurance Company](#) to insure the title to the land described in the above noted commitment.

Further, the affiant sayeth not.

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

Samuel T. Seller

Samantha T. Seller

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SEPTEMBER RELEASE NOTES

Agreement (Construction Loan)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Metro Const.	n/a	286752	

Renamed from Agreement (Construction Loan - Owner-Borrower) to Agreement (Construction Loan); "Good Funds" verbiage has been added to Article 3, Section B, 3; added "Maintenance Fee" language to Article 4, Section E.

<p>Article 3, Section B, 3</p>	<p>3. Sufficient funds to cover the current disbursement request. Funds should be in the form of "Good Funds," as described in Section 26 of the Title Insurance Act (215 ILCS 155/26). Generally speaking, escrowed funds in amounts more than One Thousand And No/100 Dollars (\$1,000.00) and less than Fifty Thousand And No/100 Dollars (\$50,000.00) should be in the form of a wire transfer, a cashier's check, a bank money order, or a certified check. Generally speaking, escrowed funds in amounts of Fifty Thousand And No/100 Dollars (\$50,000.00) and greater should be in the form of a wire transfer.</p>
<p>Article 4, Section E</p>	<p>E. N.B.: Title and construction escrow charges will be billed at the time the first draw request is submitted. Payment is to be made before the second draw request is processed. In the event title and escrow charges are not paid as required, Chicago Title Company may terminate this Agreement upon thirty (30) days written notice to Borrower and Lender. Title and construction escrow charges have been billed based upon the assumption that the Project will be completed on or before September 15, 2015 (or two (2) years from the date of this escrow if no date is inserted). Additional title and construction escrow charges shall be due if the Project is not completed by said date. The parties acknowledge the beginning after a period of one (1) year from the date of this agreement, Chicago Title Company will impose an administrative maintenance fee (quarterly, semi-annually, or annually) equivalent to the fee set forth on the Company's then current rate schedule.</p>

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Agreement (Owner - With Title)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Metro Const.	n/a	286752	

Revised document to match TEAM version.

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Direction to Pay Cook County Taxes (ACH)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Metro	n/a	287278	

Revised document to enable a separate version to be printed for each Parcel ID Number so that they can pay each separately.

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RELEASE NOTES

Escrow Audit Report (Dormant Funds)

NEW/MOD New	REQUESTED BY CT Metro	FOOTPRINTS No(s). n/a	TFS No(s). 288456	FILE NAME (NEW ITEMS ONLY) ILD0453.doc
-----------------------	---------------------------------	---------------------------------	-----------------------------	--

New document. Render to view complete document.



**CHICAGO TITLE
COMPANY**

**ESCROW AUDIT REPORT
DORMANT FUNDS**

Escrow No.: 2014070299-MS Test ILMS
Title No.: TITLEREFNUM111

OPEN OR CLOSED FILES WITH A BALANCE OPEN SIX (6) MONTHS OR LONGER

Date	Amount in Escrow	Reason for amount held	Comments	Initials

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SEPTEMBER RELEASE NOTES

Express Escrow Instructions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Metro/RLC	n/a	287103	

Language revision made per State Counsel's request. On page 2, after the words "seller's personal undertaking", deleted the remaining language on page 2 and replaced with the following:

Seller's Personal Undertaking:

WHEREAS, [Chicago Title Company](#), hereinafter referred to as the "Company", is about to issue its title insurance policy or policies or commitments therefor, all hereinafter referred to as the "Title Insurance Policy", No. [2014070299-MS Test IL](#) in respect to the land described therein;

AND WHEREAS, the Company has raised as title exceptions on the Title Insurance Policy certain defects, liens, encumbrances, adverse claims, or other matters, all hereinafter referred to as "Exceptions to Title", described as follows:

All rights, interests, liens, claims, encumbrances, or defects in title or any of them, or any rights existing by reason of the consequence thereof or growing out thereof subsequent to [August 31, 2015](#)

AND WHEREAS, the Company has been requested to issue the Title Insurance Policy, and may hereafter, in the ordinary course of its business, issue title insurance policy or policies or commitments therefor in the form or forms now or then commonly used by the Company, or issue hold harmless or indemnity letters to induce other title insurance companies to issue title insurance policies or commitments therefor, in respect to the land or to some part or parts thereof, or interests therein, all of the foregoing being hereafter referred to as "Future Policies or Commitments", either free and clear of all mention of the aforesaid Exceptions to Title, or insuring against loss or damage by reason thereof;

NOW THEREFORE, in consideration of the issuance of the Title Insurance Policy, as aforesaid, the undersigned, jointly and severally, for themselves, heirs, personal representatives, and assigns do hereby covenant and agree with the Company: 1) to forever fully protect, defend, and save the Company harmless from and against all the Exceptions to Title, in and from any and all loss, costs, damages, attorneys' fees, and expenses of every kind and nature which it may suffer, expend or incur under, or by reason, or in consequence of the Title Insurance Policy on account, or in consequence, or growing out of the Exceptions to Title or on account of the assertion or enforcement or attempted assertion or enforcement thereof or of any rights existing or hereafter arising, or which may be claimed to exist under, or by reason, or in consequence, or growing out of the Exceptions to Title or any of them including all reasonable amounts expended by the Company under this Agreement and also including loss, costs, damages, fees and expenses (including attorney's fees and expenses) incurred by the Company in enforcing this agreement; 2) to provide for the defense, at their own expense, on behalf and for the protection of the Company and the parties insured or who may become insured, against loss or damage under the Title Insurance Policy (but without prejudice to the right of the Company to defend if it so elects) in all litigation consisting of actions or proceedings based on any Exceptions to Title which may be asserted or attempted to be asserted, established or enforced in, to, upon, against or in respect to the land or any part thereof, or interest therein; 3) to pay, discharge, satisfy, and remove from the title to the land, and clear from the public record all of the Exceptions to Title; and; 4) that each and every provision herein shall extend to and be in force concerning Future Policies or Commitments.

The foregoing notwithstanding, it is hereby covenanted and agreed, and expressly made a part of this agreement, that the liability of the undersigned hereunder shall cease and determine at such time as the Company shall have completed all of its various title searches and examination thereof covering the date required for the issuance of the above policy; provided, however that 1) no rights, interests, liens, claims, encumbrances, or defects in title or any of them, or any rights existing by reason or in consequence thereof or growing out thereof are disclosed by the various title searches and examination thereof; 2) there is then pending no suit, action, or proceedings, either direct or collateral, to assert, establish, or enforce the said mentioned rights, interests, liens, claims, encumbrances, or defects in title, or in any of them, or any rights existing or arising by reason or in consequence thereof or growing out thereof; 3) that no judgment, order, or decree rendered in any such proceeding remains unsatisfied; and 4) that the undersigned is not in default in the performance of any of the terms, covenants, and conditions hereof.

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SEPTEMBER RELEASE NOTES

Signature Authorization

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Metro Const.	n/a	286752	

Revised signature so that if order is a construction transaction, the Buyer signature pulls in.

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SEPTEMBER RELEASE NOTES

LANDCASTLE

DOCUMENTS

Escrow

Escrow Checklist

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	LandCastle	n/a	288172	

Revised document to show all parcels associated with property.

APN/Parcel ID:	<table border="1"> <tr><td>111-11-1-1APN</td></tr> <tr><td>11A-1A-1APN</td></tr> <tr><td>1A-1-APN</td></tr> </table>	111-11-1-1APN	11A-1A-1APN	1A-1-APN
111-11-1-1APN				
11A-1A-1APN				
1A-1-APN				

FILE NO.:	<u>20150915-MS Test LCT1</u>
ADDRESS:	<u>100 Property Street, Columbus, OH 43209</u> <u>Franklin County</u>
PARCEL NO.:	<u>111-11-1-1APN, 11A-1A-1APN and 1A-1-APN</u>
CLOSE DATE:	<u>September 30, 2015</u>

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SEPTEMBER RELEASE NOTES

Form (Info - Seller - FSBO)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	LandCastle	n/a	290198	

Removed the paragraph above the "FOR A SMOOTH CLOSING" which referred to MSW.

Absent an engagement letter signed by M|S|W, our firm does not represent you. You may choose to obtain independent representation and advice from your own lawyer and advisors on any potential adverse legal, tax, credit or other consequences of a short sale (if applicable) and any other aspect of the sale of the property.

Homeowners/Condominium Association Phone Number/Contact (if applicable):

Removed this paragraph

FOR A SMOOTH CLOSING:

If applicable, all funds must be wired. Failure to wire funds could cause a delay in closing.

Let us know if you are unable to attend closing
Please email or fax the termite letter to us PRIOR to closing, bring the original to closing
Please bring picture ID to closing
If you have an extra ORIGINAL signed contract, please bring it to closing

WE LOOK FORWARD TO SEEING YOU!

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SEPTEMBER RELEASE NOTES

Legal Description - OH

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	LandCastle	n/a	290225	

Revised document to show all parcels associated with the file. Also, removed the prior deed reference.

APN/Parcel ID:	<table border="1"> <tr><td>111-11-1-1APN</td></tr> <tr><td>11A-1A-1APN</td></tr> <tr><td>1A-1-APN</td></tr> </table>	111-11-1-1APN	11A-1A-1APN	1A-1-APN
111-11-1-1APN				
11A-1A-1APN				
1A-1-APN				

LEGAL DESCRIPTION

This is the Commitment Legal for Property 1.

Legal Description Legal Description.

Legal Description Legal Description.

PERMANENT PARCEL NO.: 111-11-1-1APN, 11A-1A-1APN and 1A-1-APN

PROPERTY ADDRESS: 100 Property Street, Columbus, OH 43209

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SEPTEMBER RELEASE NOTES

Title

Legal Description - OH

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	LandCastle	n/a	290225	

Revised document to show all parcels associated with the file. Also, removed the prior deed reference.

APN/Parcel ID:	<table border="1"> <tr><td>111-11-1-1APN</td><td>▲</td></tr> <tr><td>11A-1A-1APN</td><td>☰</td></tr> <tr><td>1A-1-APN</td><td>▼</td></tr> </table>	111-11-1-1APN	▲	11A-1A-1APN	☰	1A-1-APN	▼
111-11-1-1APN	▲						
11A-1A-1APN	☰						
1A-1-APN	▼						

LEGAL DESCRIPTION

This is the Commitment Legal for Property 1.

Legal Description Legal Description.

Legal Description Legal Description.

PERMANENT PARCEL NO.: 111-11-1-1APN, 11A-1A-1APN and 1A-1-APN

PROPERTY ADDRESS: 100 Property Street, Columbus, OH 43209

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SEPTEMBER

RELEASE NOTES

Report (Judicial / Preliminary / Amended - Supplemental - OH)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	LandCastle	n/a	287775	

Removed hard-coded signature name and just left the signature line blank.

<p>FIDELITY NATIONAL TITLE INSURANCE COMPANY</p> <p>By: _____ LandCastle Title Authorized Signatory or Agent</p>

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SEPTEMBER RELEASE NOTES

OREGON

MYScreens

Sale				
NEW/MOD Mod	REQUESTED BY ISG	FOOTPRINTS No(s). n/a	TFS No(s). 288537	FILE NAME (NEW ITEMS ONLY)

The CDF "out of the box" screens have been moved to the "Sale" screen and renamed for greater clarification.

Sale
County Taxes
City/Town Taxes
HOA Charges & Prorations
Additional Title Charges
CDF Pg1-Closing Info/Proj Pymts
CDF Pg2-Sections A-J
CDF Pg3-Sections K-N & Calc Cash to Close
CDF Pg4-Loan Disclosure, AP, AIR
CDF Pg5-Loan Calc, Other Disc, Contacts
Delivery & Tracking
Loan Information & Funding
Loan Terms & Payments
Title Insurance Premiums
Endorsements
Seller Proceeds & 1099-S
Stmt./HUD Amounts
Order Balance
Settlement Options

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SEPTEMBER RELEASE NOTES

SERVICELINK

DOCUMENTS

Escrow

Affidavit (Buyer's)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	SL - Tori Jones	n/a	289669	SLD1084.doc

New document. Render to view complete document.

BUYER'S AFFIDAVIT	
STATE OF _____	Date: September 15, 2015
COUNTY OF _____	Escrow No.: 20150515-MS Test SL
	Property: 100 Test Avenue Dallas, TX 75207 123 Test Road Pittsburgh, PA 15257
 Brian T. Buyer ("Buyer"), states the following: That regarding the property described in the referenced Commitment/Preliminary Report (the "Property"):	
1. I do not have any outstanding judgment against me.	
2. Any judgments identified in Servicelink Report No. 20150515-MS Test SL are not against me but are against a person of a similar name.	

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SEPTEMBER

RELEASE NOTES

Notice of Availability of Closing Protection Coverage

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	SL - Tori Jones	n/a	288805	SLD1083.doc

New document. Render to view complete document.



SERVICELINK
A BLACK KNIGHT COMPANY

**NOTICE OF AVAILABILITY OF
CLOSING PROTECTION COVERAGE**

[Brian T. Buyer and Brenda T. Buyer](#)
[100 Test Avenue](#)
[Dallas, TX 75207](#)

Address or legal description of property which is the subject of this transaction:
[100 Test Avenue, Dallas, TX 75207](#) and [123 Test Road, Pittsburgh, PA 15257](#)

If you are involved in a real estate transaction in which one or more policies of title insurance will be issued, you are also entitled to a Closing Protection Letter. If a Loan Policy of title insurance insuring the title to the property you are buying is being issued to your mortgage lender and that lender has requested a Closing Protection Letter, you automatically receive the benefit of the Closing Protection Letter issued to the lender. If you are the seller, the Closing Protection Letter issued to the purchaser's lender does not provide the benefit of its terms to you. If the transaction in which you are involved is a cash transaction and no lender is involved, no Closing Protection Letter is being issued unless you specifically request it.

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Waiver and Release Regarding Property Condition (Fannie Mae)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	SL - Tori Jones	n/a	288182	

Added "REVISED" to the footer to match the current FNMA version. Render to view complete document.

3. Purchaser has not relied on any representation or warranty from seller regarding the nature, quality or workmanship of any repairs made by Seller.
4. Purchaser has inspected or been given the opportunity to inspect any repairs made by Seller to the Property and accepts the repairs under the terms and conditions of the Contract and such repairs have been performed to the complete satisfaction of Purchaser.

Waiver and Release 2012
Revised

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Prepared By: ISG

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SEPTEMBER RELEASE NOTES

TEXAS

REPORTS

TDI Reports				
NEW/MOD MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s). 287925	FILE NAME (NEW ITEMS ONLY)
<p>Inactivated the following reports</p> <ul style="list-style-type: none"> • Exhibit E, Statement of Escrow Deposits & Receivables • Form 9, Premiun and Loss by Amount of Liability • Form 11, Title Poloicies with T-42 Endorsement • Form C, Fees Received for the Title Examination and Furninshing Title Evidence • Form D, Fees Received for Closing Services • Form F, Fees Paud for Title Examination & Furnishing Title Evidence • Form G, Fees Paid for Closing Services • Form L. Premiums by County • HOI Worksheet • Schedule S-1, Transaction Report • Schedule S-3, Liability Distribution Report • Schedule S-4, Endorsement Report • Schedule S-5, Special Charges and Credits • Schedule S-6, Co-Insurance Report • TDI Policy 				

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SEPTEMBER RELEASE NOTES

WASHINGTON

DOCUMENTS

Title

Affirmative Coverage Enforcement - WA 1-06

NEW/MOD Mod	REQUESTED BY CT SeaTac	FOOTPRINTS No(s). n/a	TFS No(s). 290173	FILE NAME (NEW ITEMS ONLY)
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This endorsement has been updated to modify the Exception Number field to allow the user to enter Exception numbers as text (no longer a drop-down field).

◀ ▶

Endorsements

Title product: Loan Policy Coverage amount: \$0.00

+
-
Default Splits...

Description	Issued Date	Effective Date	Charge
Affirmative Coverage Enforcement		07/29/2015	
Affirmative Coverage Enforcement 2006		07/29/2015	

Custom Fields

↶ Search

Label	Value
Part of an aggregate fee	No
Enter type of Enforcement Exception	TYPE OF ENFORCEMENT EXCEPTION
Enter Recording Date of Enforcement	08/27/2015
Enter Recording No of Enforcement	RECORDING NUMBER OF ENFORCEMENT
Select Schedule the enforcement exception is shown on	B
▶ Enter Exception No. referencing enforcement exception shown on Schedule B	FILL IN

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SEPTEMBER RELEASE NOTES

REPORTS

Open/Closed Orders				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT- Vancouver		285205	
<ul style="list-style-type: none">Added a Current Status picklist.				

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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.

EI Loan Payoff SoCal			
NEW/MOD	ACTION REQUIRED	APPLICABLE STATES/SITES	FILE NAME (NEW ITEMS ONLY)
	none	CA	
Per notification from National Escrow Administration this instruction has been removed from all applications.			

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