

SOFTPRO SELECT

RELEASE NOTES



SEPTEMBER, 2019

Testing Release Date: September 5, 2019

Production Release Date: September 20, 2019



SEPTEMBER RELEASE NOTES

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SEPTEMBER RELEASE NOTES

ALL STATES/SITES

DOCUMENTS

Escrow

Closing Letter

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	WT Bend		564327	

New prompt added: Recorded docs forthcoming?

If the prompt is answered No, verbiage will read:

Any policy of title insurance to which you may be entitled will be forwarded to you in the near future.

If the prompt is answered Yes, verbiage will read:

Any recording document and/or policy of title insurance to which you may be entitled will be forwarded to you in the near future.

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Deal Sheet

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CORP		556228	

- Updated the following fields on document to always pull from the order custom fields.
 - {{Order.Property.DealSheetLoanLiability_FNF#}}
 - {{Order.Property.DealSheetOwnerLiability_FNF#}}
 - {{Order.Property.DealSheetLoanPremium_FNF#}}
 - {{Order.Property.DealSheetOwnerPremium_FNF#}}
 - {{Order.Property.DealSheetLoanEndPrem_FNF#}}
 - {{Order.Property.DealSheetOwnerEndPrem_FNF#}}
 - {{Order.Property.DealSheetNetPremium_FNF#}}
- Updated label for 3rd party to add "(neg)" similar to reinsurance parameter
 - '3rd party (agent or approved/fee attorney) (neg):'
- Updated default split amounts for Branch version as shown below. These amounts are dynamic and will change if the total premiums goes above or below the total amount.
 - If total of premium and endorsements is equal to or greater than \$10,000.00 then
 - Closing split = 34%
 - Sales Commission = 20%
 - Issuing Office = 34%
 - Underwriting split = 12%
 - If total premium and endorsements is less than \$10,000.00 then
 - closing split = 44%
 - issuing office = 44%
 - underwriting split = 12%
- Updated premium only checkbox on parameter screen to use the new custom field {{Order.DealSheetPremiumOnly_FNF#}}.

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EI - Disbursement

EI - Disbursement (Legal)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
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SEPTEMBER RELEASE NOTES

Mod	CT Seattle		563487
<p>Changed "Wire Payee" to "***Account Name:" for OR, WA, ID, MT, HI ONLY.</p> <p>Added new language: **\WARNING: Do not risk wire being returned! Escrow Holder must disburse funds payable to the vested owners of the subject property. (Example: if you own the property in your Trust, the Account Name MUST also be in your Trust.)</p>			

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IBA Receipts & Disbursements Activity				
NEW/MOD Mod	REQUESTED BY CORP	INCIDENT NO.	TFS No(s). 558286	FILE NAME (NEW ITEMS ONLY)
<p>New Readydoc version by order based on "IBA Receipts and Disbursements Activity" – SSCORP5023</p> <p>Only parameter that should show is the picklist for IBA accounts and it will display IBA accounts associated with the current order. When the report is run it will return ALL transaction history on the IBA(s) selected</p>				

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Wire Account Notification (NCS - Commercial)				
NEW/MOD Mod	REQUESTED BY NCS Atlanta	INCIDENT NO.	TFS No(s). 563508	FILE NAME (NEW ITEMS ONLY)
<p>Added "PLEASE INCLUDE AS WIRE REFERENCE" next to the Order Number.</p>				

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Wire Information				
Wire Information (International)				
NEW/MOD Mod	REQUESTED BY CT SC	INCIDENT NO.	TFS No(s). 569549	FILE NAME (NEW ITEMS ONLY)
<p>For Title Only files, "Please refer to our Order No.: <OrderNumber>" has been added, for all other file types "Please refer to our Escrow No.: <OrderNumber>" has been added.</p>				

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SEPTEMBER RELEASE NOTES

Title

ALTA Commitment 2016

ALTA Short Form Commitment 2017

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Form Filing		564222	

Removed Underwriter seals

		Underwriter Name	
Countersigned By:		By:	
		_____ President	
_____ Authorized Officer or Agent		Attest:	
		_____ Secretary	

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Title Products, multiple				
NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	First Title	559711	Multiple	
<p>FIRST TITLE and NCS/Atlanta only: Updated Coverage Amount section to show additional language if ALTA Endorsement 23 added to file.</p> <p><u>Affected documents:</u></p> <ul style="list-style-type: none">- ALTA Commitment 2016 (AL)- ALTA Commitment 2016 (FL)- ALTA Commitment 2016 (GA)- ALTA Owner's Policy 2006 (GA)- ALTA Loan Policy 2006 (GA)- ALTA Commitment 2016 (IA)- ALTA Commitment 2016 (IL)- ALTA Commitment 2016 with Privacy Notice (IL)- ALTA Owner's Policy 2006 (IL)- ALTA Loan Policy 2006 (IL)- ALTA Commitment 2016 (IN)- ALTA Commitment 2016 with Privacy Notice (IN)- ALTA Loan Policy 2006 (IN)- ALTA Owner's Policy 2006 (IN)- ALTA Commitment 2016 (IA)- ALTA Commitment 2016 (KY)- ALTA Commitment 2016 (LA)- ALTA Commitment 2016 (MS)- ALTA Commitment 2016 (SC)- ALTA Loan Policy 2006 (SC)- ALTA Owner's Policy 2006 (SC)- ALTA Commitment 2016 (TN)				

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SEPTEMBER RELEASE NOTES

REPORTS

180 Days Ledgers				
NEW/MOD MOD	REQUESTED BY Admin	INCIDENT No.	TFS No(s). 559610	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Added a new checkbox parameter called "Excel Export:" and defaulted to unchecked. Placed the new option under the "Sort by ledger comment" checkbox. <ul style="list-style-type: none"> When checked create excel export report with all the current columns Added new dropdown called "Order Status:" and placed below "As of date" drop down with the following options: <ul style="list-style-type: none"> All - (default) and should be how the report works today Opened - only show orders in an opened status Closed - only show orders that are closed as defined by the WSOB rules Updated label of current parameter called "Ledger comment:" to show as "Ledger comment contains:" Added new text box parameter below ledger comment contains called "Ledger comment does not contain:" and will exclude orders where all or a portion of what is entered is found in the ledger comment Added a new checkbox parameter called "Include IBA Balance:" and defaulted to unchecked. Placed new parameter under the "ledgers to display" drop down. <ul style="list-style-type: none"> When checked include all IBA balances in the balance column. If a balance does include an amount from an IBA place an '*' next to the balance. Add note to footer to explain '*' - after balance indicates an IBA balance is included in total' Added new drop down called "Start Date" and placed at the top of the parameter screen with the following options <ul style="list-style-type: none"> First Activity - (Default) Work like the current default logic does, count 180 days from first (oldest) transaction Last Activity - count 180 days from the last (most recent) transaction Closed Date - count 180 days from the completed date 				

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Comparison with Group Selection				
NEW/MOD MOD	REQUESTED BY FT FL	INCIDENT No.	TFS No(s). 557569	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Added new picklist called "Order Policy Type" and placed under Product Type picklist. This will pull in the values from the Order Policy Type Field {{Order.PolicyType}} 				

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Disbursement Approval Exception				
NEW/MOD MOD	REQUESTED BY CO	INCIDENT No.	TFS No(s). 546874	FILE NAME (NEW ITEMS ONLY)
<p>General: Title – Disbursement Approval Exception Tree location – Management Folder of standard report tree</p> <p>Parameters:</p> <ul style="list-style-type: none"> disbursement date from <ul style="list-style-type: none"> default to 1st day of prior month disbursement date through <ul style="list-style-type: none"> default to last day of prior month Include Cancelled orders Checkbox, default to checked Excel Export checked box, default to unchecked Branch picklist Show report programming notes Report comments 				



SEPTEMBER RELEASE NOTES

Groups:

- Order Number

Columns:

- Order Number
- Disbursement Date
- Disbursement Amount
- Disbursement Type
- Disbursed by
 - full name of person who posted the item
- Approved Date
- Approved by
 - full name of user who approved ledger

Totals:

- total of all orders
- total of all disbursements

Sorting:

- order number
- disbursement date

Logic:

- Return all orders in the date range where
 - disbursement approval is required (box is checked), AND
 - disbursement is made in the date range, AND
 - the user who posted the disbursement and the user who approved the ledger are both part of the "PLUS_Disbursement_Approval_Limits" group

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Dormant Ledgers

NEW/MOD MOD	REQUESTED BY Escrow Admin	INCIDENT NO.	TFS No(s). 559611	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Updated label of current parameter called "Ledger comment:" to show as "Ledger comment contains:" • Added new text box parameter below ledger comment contains called "Ledger comment does not contain:" and will exclude orders where all or a portion of what is entered is found in the ledger comment 				

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In Process/Pipeline Orders

NEW/MOD MOD	REQUESTED BY FT FL	INCIDENT NO.	TFS No(s). 557571	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Added a new picklist called "Order Policy Type" and place under Product Type picklist. This will pull in the values from the Order Policy Type Field {{Order.PolicyType}} 				

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Order Count/Revenue Summary

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
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MOD	WA		552543	
<ul style="list-style-type: none"> Added a new text box parameter called "Only Include Orders W/ Suffix (comma separated):", placed new parameter under Additional Description contains text box and defaulted to blank. When users enter values report will include orders that order number suffix with the value(s) only. When new parameter is blank report will return all orders. 				

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Order Exceptions				
NEW/MOD MOD	REQUESTED BY FT FL	INCIDENT No.	TFS No(s). 557611	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Add a new picklist called "Order Policy Type" and place under Product Type picklist. This will pull in the values from the Order Policy Type Field {{Order.PolicyType}} 				

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Order Mix Summary				
NEW/MOD MOD	REQUESTED BY FT FL	INCIDENT No.	TFS No(s). 557573	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Added a new picklist called "Order Policy Type" and place under Product Type picklist. This will pull in the values from the Order Policy Type Field {{Order.PolicyType}} Added page headers on each page instead of page 1 only 				

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Order Mix Summary Expanded				
NEW/MOD NEW	REQUESTED BY CORP	INCIDENT No.	TFS No(s). 539589	FILE NAME (NEW ITEMS ONLY) SSCORP5399.rpt
<ul style="list-style-type: none"> New report based on Order Mix Summary (SSCORP5101.rpt) with the layout changed to legal landscape and the following changes: Parameters: <ul style="list-style-type: none"> Group by – add Title Officer, Sales Rep, Marketing Source Company, Marketing Source Contact TO picklist – add under sales rep Moves include sales rep on marketing source to show below include cancelled orders checkbox Property state picklist – add under property county Commercial/resi drop down – show under group by drop down and include the following <ul style="list-style-type: none"> Comm/Resi (default) Commercial Only – only show orders where {{Order.IsCommercial}} = True Residential Only – only show orders where {{Order.IsCommercial}} = False Page break on groups to be added report logic internally. built in and not an option Premium rev only check box – default to unchecked, place under include cancelled orders checkbox. When checked only return TP and END bill codes, plus {{CRRARRev_FNF#}} Additional columns to show <ul style="list-style-type: none"> Total Revenue (If premium only box is checked show section as 'Total Premium') <ul style="list-style-type: none"> Daily – total of all daily revenue for that row (all GL code 4 + CRRAR Rev) if premium only box is checked just show TP and END bill codes plus CRRAR Rev <ul style="list-style-type: none"> MTD – total of all monthly revenue for that row (GL code 4 + CRRAR Rev) if premium only box is checked just show TP and END bill codes plus CRRAR Rev <ul style="list-style-type: none"> YTD – total of all yearly revenue for that row (GL code 4 + CRRAR Rev) if premium only box is checked just show TP and END bill codes plus CRRAR Rev 				



SEPTEMBER RELEASE NOTES

- Liabilities – use the higher over the owners and lenders coverage
- If coverage amount is blank use sales price and loan amounts
 - Daily – total of daily liabilities for that row
 - MTD total of liabilities month to date for that row
 - YTD – total of liabilities year to do date for that row

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Policy Production

NEW/MOD MOD	REQUESTED BY CT OK	INCIDENT No.	TFS No(s). 558282	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> ● Added a new drop down parameter called "Service Level Percent Day:" with options for 1-8 and default is set to 3. <ul style="list-style-type: none"> ○ This new parameter will function the same as the Title Production report and drive what the goal is for the SLA 				

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Profit Center Recap

NEW/MOD MOD	REQUESTED BY FL	INCIDENT No.	TFS No(s). 565524	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> ● Updated report to show from and through dates instead of just "Order Date" and defaulted both for the current date. ● Layout was changed: <ul style="list-style-type: none"> ○ If the dates are changed from the defaults then the YTD sections (opened & Closed counts and Revenue) will replace date with range data and label as "Range Orders" and "Range Revenue". In the filter summary in the report header will also show this as just 'Range' instead of 'YTD Range' ○ The daily and MTD orders and revenue sections will be suppressed 				

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Rate Verification Exceptions

NEW/MOD MOD	REQUESTED BY FL/TX	INCIDENT No.	TFS No(s). 557567	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> ● Updated Exception message for '06 Rates Verified using NRC' from 'Rates Re-Validation Required' to 'Rates Verified with NRC Without Tool' <ul style="list-style-type: none"> ○ Note: update programming notes to explain that this exception shows up when the user indicates that the rates were verified directly on the NRC instead of using the Rate Utility Tool ● Added New Exception called "NRC Rate Utility Tool Not Run". This should show in the Exceptions picklist on the parameter screen. This will show orders in the date range where none of the NRC Tool notes are found ● Updated the sorting from groupings first, then order number to groupings first, then exception message ● Added new Report Total – at the end of the report show a report total for each exception message. <ul style="list-style-type: none"> ○ Exception Totals: ○ NRC Rate Utility Tool Not Run: 3 ○ Rates Verified with Exception: 9 ○ Rates Verification Skipped 4 ○ Rates Verified Using Negotiated Amounts: 5 ○ Rates Re-Validation Required: 6 ○ Rates Verified using NRC: 10 				

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SEPTEMBER RELEASE NOTES

SPAdmin-Custom Source of Business Export				
NEW/MOD MOD	REQUESTED BY CORP	INCIDENT No.	TFS No(s). 568897	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Updated the County Manager names for the following flash code: <ul style="list-style-type: none"> ○ FXTC = John Kelley • Updated the County Operation names for the following flash codes: <ul style="list-style-type: none"> ○ FFMT = FNT DETROIT METRO ○ FXHA = GREAT LAKES COMMERCIAL ○ FGTF = CTI WESTERN MICHIGAN ○ FLAX = CTI LOS ANGELES/VENTURA ○ FVCV = CTI LOS ANGELES/VENTURA ○ FFHO = FNT SACRAMENTO/PLACER/NEVADA/ SOLANO/SHASTA/BUTTE/LASSEN/HUMBOLDT ○ FSSE = FNT SACRAMENTO/PLACER/NEVADA/ SOLANO/SHASTA/BUTTE/LASSEN/HUMBOLDT ○ FBSC = CTI CA NCS ○ FBDO = FNT CA NCS 				

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Top Customer List				
NEW/MOD MOD	REQUESTED BY CORP	INCIDENT No.	TFS No(s). 557613	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Added new checkbox parameter called "Page Break on group by:" and defaulted to unchecked. Placed new parameter under the sort by drop down. When checked report will insert a page break between the groups returned from the group by drop down selection • Group by dropdown - added option for None. This will allow the report to show the top customer overall and not per a grouping • Sort by drop down - added Liabilities as an option and will sort by that column when selected • Added a new column called "Liabilities" and will show after premium column. This will populate with the higher of the owners or lenders coverage amount. If either of these are NULL then use the sales price (in place of owners coverage) and loan amount (in place of lenders) • Added a new drop down called "Marketing Source Name Displayed:" and placed under the group by dropdown. This will include the following options that will determine what is shown on the report <ul style="list-style-type: none"> ○ Company Name - (default) and will show the results of the top customer with just the name with the lookup code in parentheses ○ Main Contact - main contact full name of the marketing source with marketing source company name in parentheses after ○ Company Name/Main Contact - show the company name and main contact full name with dash ("-") as separator • Updated excel export to as follows <ul style="list-style-type: none"> ○ Changed Marketing Source Name column to just display the name of the marketing source company ○ Added new column called "Marketing Source Code" and display the lookup code of the marketing source ○ add new column after name called "Main Contact" and display main contact name 				

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SEPTEMBER RELEASE NOTES

ALABAMA

DOCUMENTS

Title

ALTA Commitment 2016 (AL)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Form Filing		562495	

Removed Underwriter seals

		Underwriter Name	
Countersigned By:		By:	
		_____	President
Authorized Officer or Agent		Attest:	
		_____	Secretary

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SEPTEMBER RELEASE NOTES

ARKANSAS

DOCUMENTS

Title

ALTA Commitment 2016 (AR)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Form Filing		564251	

Removed Underwriter seals

		Underwriter Name	
Countersigned By:		By:	
		_____	President
Authorized Officer or Agent		Attest:	
		_____	Secretary

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SEPTEMBER RELEASE NOTES

ARIZONA

DOCUMENTS

Title

ALTA Commitment 2016 (AZ)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Form Filing		564249	

Removed Underwriter seals

<p>Countersigned By:</p>  <p>Authorized Officer or Agent</p>			<p>Underwriter Name</p> <p>By:</p>  <p>President</p> <p>Attest:</p>  <p>Secretary</p>
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ALTA Loan Policy 2006 (AZ)

ALTA Owner's Policy 2006 (AZ)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New			551178	AZD1245.doc AZD1244.doc

New state-specific documents to offer faster versions of the ALTA 2006 Policies.

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Limited Trustee's Sale Guarantee - AZ

SE 445-06 - After Sale Endorsement

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Form Filing		562765, 562766	G41S_LtTSG12, E16S445_00

The Limited Trustee's Sale Guarantee and After Sale endorsement are now available.

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SEPTEMBER RELEASE NOTES

PHRASES

Escrow Instructions								
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)				
New	FNT Bullhead		569298					
New EI Supplemental Phrase								
<table border="1" style="width: 100%;"> <thead> <tr> <th>Code</th> <th>Name</th> </tr> </thead> <tbody> <tr> <td>tax05</td> <td>TAXES - HOLD SUM FOR TAXES AND PAY BILLS</td> </tr> </tbody> </table> <div style="border: 2px solid red; padding: 5px; margin: 10px 0; text-align: center; color: red;"> <p>The highlighted information is pulling in from prompts</p> </div> <p>Escrow Office Name is hereby directed to close escrow and hold the sum of Two Thousand Five Hundred And No/100 Dollars (\$2,500.00) for payment of full year 2019 real property taxes from the seller's proceeds.</p> <p>As of this date, the taxes figures have not been released yet. Upon notification from Yuma County that the taxes are payable, Escrow Office Name shall release said funds to the Treasurer for tax payment.</p> <p>Escrow Holder shall not be held liable for any bills presented individually or collectively in excess of the amount held. If funds held total less than the bills presented, parties herein agree in pay the balance to Escrow Holder and then escrow shall pay the Treasurer in full. If funds held total more than the bills presented, Escrow Holder shall refund the difference to the parties herein.</p>					Code	Name	tax05	TAXES - HOLD SUM FOR TAXES AND PAY BILLS
Code	Name							
tax05	TAXES - HOLD SUM FOR TAXES AND PAY BILLS							

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SEPTEMBER RELEASE NOTES

CALIFORNIA

DOCUMENTS

Escrow

Affidavit (Transfer Tax - San Francisco)

NEW/MOD	REQUESTED BY	TICKET No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CA		564676	

Revised to pull the buyer/borrowers from the file for the TRANSFEREE.

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Consolidated Invoice

NEW/MOD	REQUESTED BY	TICKET No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	WI		563468	

- New custom field checkbox added called "Consolidated Invoice Prompt for Invoices" {{Order.InvoicePromptConInv_FNF#}}.
 - When new checkbox is checked, then prompt for which invoices will be included. This will still default for NCS and Novare profiles.

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Construction Draw Summary

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CORP		565403	

- Change name of document to show as Corporate Construction Draw Summary to make it easier to know the custom version vs. the default version

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Declaration of Trustor Accompanying Corporate Bond

NEW/MOD	REQUESTED BY	TICKET No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement		565108	

Changed document to look to the jurat field instead of the acknowledgment field.

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Owner Info Request

Owner Info Request (Letter)

NEW/MOD	REQUESTED BY	TICKET No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Bakersfield		567220	

Added forwarding address section after signatures.

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SEPTEMBER RELEASE NOTES

Owner Info Request (Commercial)

NEW/MOD	REQUESTED BY	TICKET No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT SoCal		560671	SCA0002891.doc

New document. Render to view complete document.



OWNER INFORMATION REQUEST

IN ORDER TO EXPEDITE YOUR TRANSACTION, WE NEED INFORMATION ABOUT YOU AND YOUR PROPERTY. PLEASE COMPLETE, SIGN, AND RETURN THIS FORM AND THE ENCLOSED STATEMENT OF INFORMATION, IF APPLICABLE, TO OUR ESCROW OFFICE AS SOON AS POSSIBLE. IF ANY OF THE FOLLOWING IS NOT APPLICABLE, PLEASE INDICATE BY WRITING "NONE" OR "N/A." THANK YOU.

TO: [Chicago Title Insurance Company](#)

Borrower Name: Buyer Family Limited Partnership TIN No. _____ - _____

The following items affect: **100 Property Street, Northridge, CA 91324**

1ST LOAN Name of Lender: _____
 Address: _____
 Phone: _____
 Loan No.: _____ Approximate Unpaid Balance: \$ _____
 Payoff Subordinate Equity Line/Credit Line

2ND LOAN Name of Lender: _____
 Address: _____
 Phone: _____
 Loan No.: _____ Approximate Unpaid Balance: \$ _____
 Payoff Subordinate Equity Line/Credit Line

3RD LOAN Name of Lender: _____
 Address: _____
 Phone: _____
 Loan No.: _____ Approximate Unpaid Balance: \$ _____
 Payoff Subordinate Equity Line/Credit Line

OWNERS ASSOCIATION/ MANAGEMENT COMPANY This property is affected by a "Community Association" Yes No

Name of First: _____ Assoc Mgmt

Association Dues Payable: _____

Phone: _____ Fax: _____

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SEPTEMBER RELEASE NOTES

SB2 Exemption Language - Riverside County

NEW/MOD Mod	REQUESTED BY FNF Corporate	TICKET No(s).	TFS No(s). 563495	FILE NAME (NEW ITEMS ONLY)
<p>Added 2 new exemptions for refinance deals: Subject to Doc Transfer Tax - Refi: Exempt from fee per GC 27388.1(a)(2); This document is a transfer that is subject to Documentary Transfer Tax. Transfer of real property - Refi: Exempt from fee per GC 27388.1(a)(2); This document is a transfer of real property that is a residential dwelling to an owner-occupier.</p> <p>Adjusted two of the SB2 exemptions, for Riverside County only, to show as follows: Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax. Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier.</p> <p>Adjusted two of the SB2 exemptions, for San Diego County only, to show as follows: Exempt from fee per GC 27388.1(a)(2); recorded in connection with a concurrent transfer that is subject to the imposition of documentary transfer tax. Exempt from fee per GC 27388.1(a)(2); recorded in connection with a concurrent transfer that is a residential dwelling to an owner-occupier.</p>				

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SEPTEMBER RELEASE NOTES

Universal Revenue Sharing Deal Sheet				
NEW/MOD MOD	REQUESTED BY CORP	INCIDENT No.	TFS No(s). 556228	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Updated the following fields to always pull from the order and then save the value to the custom field. Each time it is rendered the most recent value from the order will then get pushed to the custom field? <ul style="list-style-type: none"> ○ {{Order.Property.DealSheetLoanLiability_FNF#}} ○ {{Order.Property.DealSheetOwnerLiability_FNF#}} ○ {{Order.Property.DealSheetLoanPremium_FNF#}} ○ {{Order.Property.DealSheetOwnerPremium_FNF#}} ○ {{Order.Property.DealSheetLoanEndPrem_FNF#}} ○ {{Order.Property.DealSheetOwnerEndPrem_FNF#}} ○ {{Order.Property.DealSheetNetPremium_FNF#}} • Updated label for 3rd party to add "(neg)" <ul style="list-style-type: none"> ○ '3rd party (agent or approved/fee attorney) (neg):' • Updated default split amounts for Branch version as shown below. These amounts should be dynamic as well and change if the total premiums goes above or below the total amount <ul style="list-style-type: none"> ○ If total of premium and endorsements is equal to or greater than \$10,000.00 then <ul style="list-style-type: none"> ▪ Closing split = 34% ▪ Sales Commission = 20% ▪ Issuing Office = 34% ▪ Underwriting split = 12% ○ If total premium and endorsements is less than \$10,000.00 then <ul style="list-style-type: none"> ▪ closing split = 44% ▪ issuing office = 44% ▪ underwriting split = 12% • Updated premium only checkbox on parameter screen to use the new custom field {{Order.DealSheetPremiumOnly_FNF#}}. Request to add ability to template in default option 				

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SEPTEMBER RELEASE NOTES

Title

ALTA Commitment 2016 (CA)

NEW/MOD Mod	REQUESTED BY Form Filing	TICKET No(s).	TFS No(s). 564253	FILE NAME (NEW ITEMS ONLY)
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Removed Underwriter seals

		Underwriter Name	
		By:	
			
		_____ President	
Countersigned By:		Attest:	
			
_____ Authorized Officer or Agent		_____ Secretary	

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SEPTEMBER RELEASE NOTES

REPORTS

EPU Task Summary/Productivity by County Manager				
NEW/MOD MOD	REQUESTED BY FT CA	INCIDENT NO.	TFS No(s). 559588	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Added the two tasks below to show just before the FinCen Task on CA-FNT SoCal EPUT Tasks option • EPU - Legal Vesting <ul style="list-style-type: none"> ○ Task Contains "EPU - Legal Vesting", Search for requested task: "EPU%Legal Vesting" • EPU - Tax Roll <ul style="list-style-type: none"> ○ Task Contains "EPU - Tax Roll", Search for requested task: "EPU%Tax Roll" 				

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Opened/Closed Orders by {Selection}				
NEW/MOD MOD	REQUESTED BY CA	INCIDENT NO.	TFS No(s). 563452	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Updated logic for referral % that if profile state is CA, then data will pull from custom field <code>{{Order.EscRefSplitPercent_FNFSCA#}}</code>, if profile state is not CA data will pull from custom field <code>{{Order.EscRefSplitPercent_FNF#}}</code> 				

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SEPTEMBER RELEASE NOTES

PHRASES

Escrow Instructions - NOCAL ONLY

NEW/MOD MOD	REQUESTED BY CT Bakersfield	INCIDENT NO.	TFS No(s). 564029	FILE NAME (NEW ITEMS ONLY)
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Code	Name
close08	CLOSE OF ESCROW - MBHCP

The close of escrow is conditioned upon the property not having been farmed or disked within the last five (5) years and must be approved by the California Fish and Game, as representing acceptable habitat for Metropolitan Bakersfield Habitat Conservation Plan. Seller grants DFG the right to conduct a visual inspection of the site for habitat acceptability purposes.

Code	Name
deed01	GRANT DEED RECITALS

The Grant Deed to contain the following recital:

"Excepting and reserving unto Grantor herein all remaining oil, gas, minerals and other hydrocarbon substances lying below a depth of five hundred (500) feet from the surface thereof.

Parties interested in exercising their mineral rights will be responsible for obtaining all necessary environmental permits in addition to fully mitigating any impacts from surface disturbance."



SEPTEMBER RELEASE NOTES

Code	Name
mbhcp01	METROPOLITAN BAKERSFIELD HABITAT CONSERVATION PLAN

The highlighted information pulls from prompts

The Metropolitan Bakersfield Habitat Conservation Plan Implementation Trust Group (MBHCP) has tentatively reached an agreement with Seller to purchase subject property. The MBHCP is furnishing the money for escrow to close. The State of California is the Buyer. These Escrow Instructions will be signed by the State of California, as the Buyer, not the MBHCP.

A. The Seller will hold this Irrevocable Offer to Sell this property open through escrow without cancellation at **Three Hundred Fifty Thousand And No/100 Dollars (\$350,000.00)** for one hundred twenty (120) days from either the next MBHCP public hearing date tentatively scheduled on **August 30, 2019**, or from the day the MBHCP receives certified copies of transfer documents signed by the Seller from EO Name, whichever is later. The Seller will place into escrow, a neutral third party, executed Escrow Instructions, signed and acknowledged Grant Deed between the Seller and State of California and signed and acknowledged Agreement for Sale (Memorandum of Sale and Escrow). The Agreement for Sale previously forward to you will be prepared by County Property Management for inclusion in the documents to be signed by the Seller. If the State of California tentatively approves the purchase of this property within one hundred twenty (120) days of the scheduled public hearing date or from the date a copy of a certified and signed Grant Deed and Escrow Instructions are received by the MBHCP, whichever is later, the Seller will receive monies from escrow as stated herein.

The final sales price to be paid to the Seller will be adjusted upwards at the annual rate of 7% per year or .583% per month or fraction thereof from **August 30, 2019** until either the close of escrow or the recording of the Agreement for Sale. If the Seller does not execute the transfer documents within thirty (30) days after mailing and return them to EO Name, the commencement date for the accrual of interest will be adjusted from the date the MBHCP receives certified copies of the transfer documents from EO Name. The payment of interest is not applicable on 1031 exchanges. ALSO, please note the adjusted sales price is to be distributed proportionately to the owners of record, as determined by EO Name.

B. If tentative approval to record the Agreement for Sale is not received from the State of California within this period of time, the Seller has the option to cancel or can continue to hold the offer open until the State of California finally accepts the property. If the Seller elects to continue to hold the offer open, the sales price of **Five Hundred Thousand And No/100 Dollars (\$500,000.00)** will continue to be adjusted upward at an annual rate of 7% per year or .583% per month or fraction thereof from **August 30, 2019** until close of escrow. If the Seller cancels before or after the irrevocable offer, no interest is paid.

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SEPTEMBER RELEASE NOTES

COMMERCIAL

DOCUMENTS

Escrow

Payment Transmittal Form (Branch)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	NCS Philly		562218	

NCS Philly/Harrsburg Offices Only: Switched NCS File No. and Branch/Local No. coding so that NCS File number pulls in the Order Number and Branch/Local number pulls the Title Company contact Reference Number.

NATIONAL REFERRAL ORDER PAYMENT FORM - BRANCH TRANSMITTAL
(Revenue \$10,000.00 or less)

Date: August 16, 2019

Closing Date: August 26, 2019

National Commercial Services File No.: JM CD Test

Branch/Local Office File No.: TC123

Transaction / Property Name: [Project Name Here](#)

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SEPTEMBER RELEASE NOTES

Title

ALTA Commitment 2016 (DC, VA, MD)
 ALTA Commitment 2016 (GL)
 ALTA Commitment 2016 (WA-NCS)
 ALTA Commitment 2016 (SMS)
 ALTA Commitment 2016 (MA)

NEW/MOD Mod	REQUESTED BY Form Filing	INCIDENT No.	TFS No(s). 564233	FILE NAME (NEW ITEMS ONLY)
----------------	-----------------------------	--------------	----------------------	----------------------------

Removed Underwriter seals

<p>Countersigned By:</p>  <p>_____ Authorized Officer or Agent</p>		<p>Underwriter Name</p> <p>By: </p> <p>_____ President</p> <p>Attest: </p> <p>_____ Secretary</p>
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SEPTEMBER RELEASE NOTES

CONNECTICUT

DOCUMENTS

Title

ALTA Commitment 2016 (CT)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Form Filing		564255	

Removed Underwriter seals

		Underwriter Name	
Countersigned By:		By:	
		_____	President
Authorized Officer or Agent		Attest:	
		_____	Secretary

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SEPTEMBER RELEASE NOTES

DELAWARE

DOCUMENTS

Title

ALTA Commitment 2016 (DE)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Form Filing		564257	

Removed Underwriter seals

		Underwriter Name	
Countersigned By:		By:	
			_____ President
_____ Authorized Officer or Agent		Attest:	
			_____ Secretary

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SEPTEMBER RELEASE NOTES

FIRST TITLE OF GEORGIA

DOCUMENTS

Title

ALTA Commitment 2016

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Form Filing		568663	

Removed Underwriter seals

		Underwriter Name	
Countersigned By:		By:	
		_____	President
Authorized Officer or Agent		Attest:	
		_____	Secretary

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SEPTEMBER RELEASE NOTES

MY SCREENS

Order Entry screen

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

The **Property type** section has been moved above the **Property address** section on the **Order Entry** screen. This change can be seen when the My Screens > First Title of George – All Screens is selected.


Order Entry

Order Status: InProcess
Buyer:

Transaction Type: Refinance

Rush order

 Commercial
 Order type:

Properties (1)

+ -	Property Address	City/State/Zip	Lot(s)	Subdivision	Brief Legal
1					

Property type:

Property use:

Land is zoned as:

Occupied by:

Primary residence Years continuously resided:

Property address:

City: State: Zip Code: Foreign

SEPTEMBER RELEASE NOTES

Property screen

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

The **Property type** section has been moved above the **Property address** section on the **Property** screen. This change can be seen when the My Screens > First Title of George – All Screens is selected.


Property

Order Status: InProcess
Buyer: Transaction Type: Refinance

Project name:

Properties (1)

Property: 1

	Property Address	City/State/Zip	Lot(s)	Subdivision	Brief Legal
1					

Site Name: Site Number:

Property type: Commercial

Property use: Residential

Land is zoned as:

Occupied by: Owner

Primary residence Years continuously resided:

Property address:

City: State: - Zip Code: Foreign



SEPTEMBER RELEASE NOTES

FLORIDA

DOCUMENTS

Escrow

Acknowledgment (Survey)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Majesty Title, FL		564344	

Replaced table with field from survey screen and made party wall section optional.

I/We, the undersigned buyers/mortgagors of the above referenced property, do hereby acknowledge that we have reviewed the survey of the said property, dated _____, prepared by Super Surveying, under job no. _____, and are aware that our Owners Policy will not provide coverage for the encroachments and/or violations shown on the survey which include, but are not limited to the following.

Encroachments indicated on survey from the property screen go here. Additional text is being included to properly test how this will wrap on the document.
Hard Return is here.

Party wall on the north wall of bldg

Party wall is on centerline
 encroaches onto adjacent property
 lies within subject property

I/We further state that we wish to proceed with the closing and hereby release C and Loans Unlimited from any responsibility for loss or damage resulting from the mentioned encroachment(s).

Encroachments indicated on survey: Encroachments indicated on survey from the property screen go here. Additional text is being included to properly test how this will wrap on the document.
Hard Return is here.

Field Prompt
Acknowledgment (Survey)
Property 1
Property 1
 Is there a party wall?
 Skip remaining prompts
OK

I/We, the undersigned buyers/mortgagors of the above referenced property, do hereby acknowledge that we have reviewed the survey of the said property, dated _____, prepared by Super Surveying, under job no. _____, and are aware that our Owners Policy will not provide coverage for the encroachments and/or violations shown on the survey which include, but are not limited to the following.

Encroachments indicated on survey from the property screen go here. Additional text is being included to properly test how this will wrap on the document.
Hard Return is here.

I/We further state that we wish to proceed with the closing and hereby release C and Loans Unlimited from any responsibility for loss or damage resulting from the mentioned encroachment(s).

IN WITNESS WHEREOF, the undersigned have executed this document on the _____

Bryan B. Buyer

Encroachments indicated on survey: Encroachments indicated on survey from the property screen go here. Additional text is being included to properly test how this will wrap on the document.
Hard Return is here.

Field Prompt
Acknowledgment (Survey)
Property 1
Property 1
 Is there a party wall?
 Skip remaining prompts
OK

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SEPTEMBER RELEASE NOTES

Deed (Guardian's - Individual) Deed (Personal Representative's)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FL State Counsel		563389	

Removed language "hereby covenants with said Grantee that the Grantor is lawfully seized of said land in FEE SIMPLE; that the Grantor".

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Edgewater Lien Request

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FL		567467	

Updated to reflect most recent version.

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Letter (Buyer Welcome with Info Page - LCT FL ONLY) Letter (Seller Welcome with Info Page) - LCT FL ONLY

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	LandCastle Title		568483	

Added additional language for closing coordinator.

My name is **Melissa G Smith**, your Closing Coordinator and **Joseph D Kirby**, your Closer for this transaction. Please also feel free to contact our office with any questions you may have. Below you will find our contact information, although anyone in our office can assist.

Closing Coordinator:	Melissa G Smith	Closer:	Joseph D Kirby
Direct Line:	(888)222-3333	Direct Line:	(888)111-1234
Fax:	(888)444-5555	Fax:	(888)111-4321
Email:	email@settlementagent.com	Email:	email@settlementagent.com

Along with this letter we have enclosed the Buyer's Information Sheet, which consists of a few questions that need to be answered by you in order to expedite the processing of the transaction. You may fax or email us the completed buyer's information sheet at the address above. In the event you have already provided this information, *please disregard this request.*

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SEPTEMBER RELEASE NOTES

Property Information Report - Tax Deed

NEW/MOD New	REQUESTED BY LandCastle Title	INCIDENT NO.	TFS No(s). 568629	FILE NAME (NEW ITEMS ONLY) FLD1346.doc
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New document. Render to view complete document.



Company Name

100 Title Avenue, Suite 500
TO City, FL 99999
Phone: (800)111-2222 / Fax (800)222-1111

PROPERTY INFORMATION REPORT
TAX DEED

Order No.: JM CD Test
Customer Ref. No.: LN123
Addressee: Loans Unlimited
 100 Address St., North Wales, PA 99999
 2155551212

Title Office Name has caused to be made a search of the Public Records of Orange County, Florida, ("Public Records") from September 6, 2019, through September 10, 2019 12:00 AM, as to the following described real property lying and being in the aforesaid County, to-wit:

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

As of the effective date of this Report, the apparent record Fee Simple title owner(s) to the above described real property is/are:

Samuel S. Seller and Samantha S. Seller, as tenants in common

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SEPTEMBER RELEASE NOTES

Title

ALTA Commitment 2016 (FL)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Form Filing		563395	

Removed Underwriter seals

		Underwriter Name	
Countersigned By:		By:	
		_____	President
Authorized Officer or Agent		Attest:	
		_____	Secretary

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SEPTEMBER RELEASE NOTES

REPORTS

FOW Data Export				
NEW/MOD NEW	REQUESTED BY FL	INCIDENT NO.	TFS No(s). 554754	FILE NAME (NEW ITEMS ONLY) SSCORP5400.rpt
<p>General: Title – FOW Data Export Tree location – Majesty Title Folder in FL tree</p> <p>Parameters:</p> <ul style="list-style-type: none"> • “Report Type” Dropdown with the following options <ul style="list-style-type: none"> ○ Opened and Closed (default) ○ Opened ○ Closed • date from <ul style="list-style-type: none"> ○ default to current date • date through <ul style="list-style-type: none"> ○ default to current date • Include Cancelled orders Checkbox, default to checked • Branch picklist • 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"> • Escrow # - {{Order.Number}} • Order Type Code – code of the Order Type, but only show two letter code prior to comma • Date Opened – Received Date • Date Closed – WSOB Closed Date • Date Cancelled – most recent date order status is set to cancelled • Site ID – branch lookup code • Site Desc. – name of branch • Site Address – address 1 and 2 of branch • Site City – city of branch • Site Zip – zip code of branch • Site Phone – phone number of branch • Buyer – name long of the buyer 1 • Buyer Address – current address 1 and 2 of buyer 1 • Buyer City – current city of buyer 1 • Buyer State – current state of buyer 1 • Buyer Zip – current zip of buyer 1 • Buyer Home Phone – home phone number of buyer 1 (individual 1, if applicable) • Buyer Work Phone – work phone number of buyer 1 (individual 1, if applicable) • Buyer email – email address of buyer 1 (individual 1, if applicable) • Buyer Confid – confidential checkbox of buyer 1 {{Order.Buyers[1].Confidential}}, show ‘Yes’ if True, else show ‘No’ • Seller – name long of the Seller 1 				



SEPTEMBER RELEASE NOTES

- Seller Address – forwarding address 1 and 2 of Seller 1
- Seller City – forwarding city of Seller 1
- Seller State – forwarding state of Seller 1
- Seller Zip – forwarding zip of Seller 1
- Seller Home Phone – home phone number of Seller 1 (individual 1, if applicable)
- Seller Work Phone – work phone number of Seller 1 (individual 1, if applicable)
- Seller email – email address of Seller 1 (individual 1, if applicable)
- Property Address – address 1 and 2
- Property City – city of property
- Property County – county of property
- Property State – state of property
- Property Zip – zip of property
- Property Type – property type of property {{Order.Properties[1].Type}}
- Property Code – product type {{Order.ProductType}}
- Lender Name – name of lender 1
- Lender Phone – phone of lender 1
- Lender Email – email of lender 1

Totals:

- None

Sorting:

- branch code
- order number

Logic:

- Report will be setup as excel export only
- Return all orders opened and/or closed in the date range based on the report type selection
- If an order has more than one property then show each property on a separate row with all other columns showing the same

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SEPTEMBER RELEASE NOTES

MY SCREENS

Invoice Screen

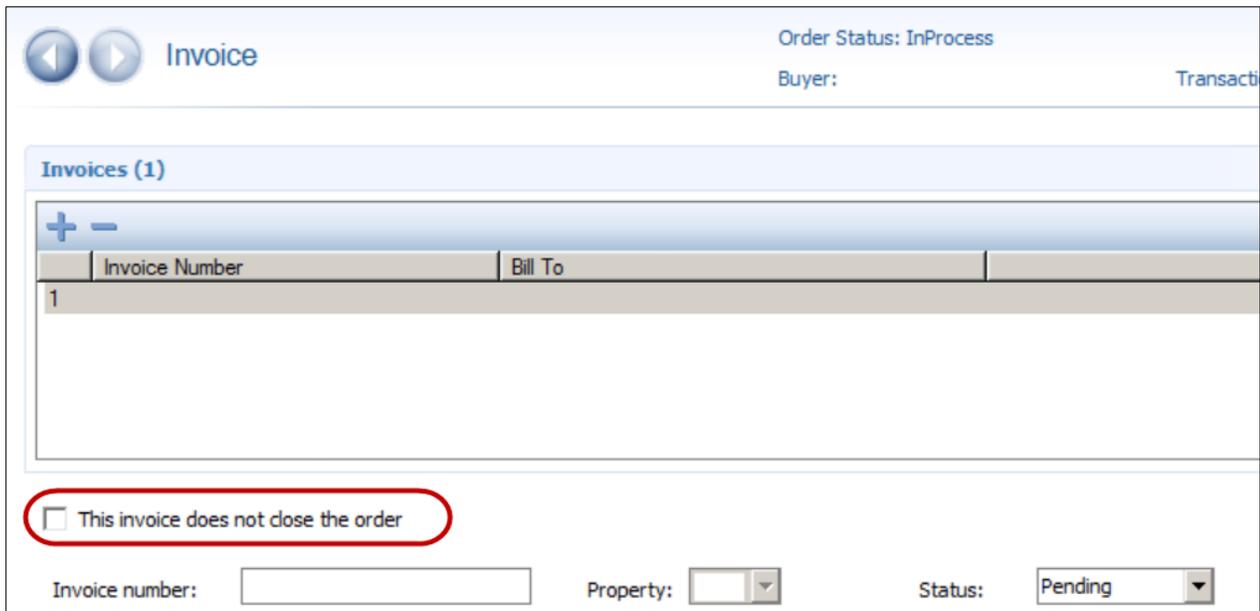
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Nick Parker			

A new check box has been added to the Invoice screen,

- > This invoice does not close the order

This field is available when one of the following My Screens is selected.

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



The screenshot shows the 'Invoice' screen interface. At the top, there are navigation arrows and the title 'Invoice'. On the right, it displays 'Order Status: InProcess' and 'Buyer:'. Below this is a section titled 'Invoices (1)' containing a table with columns 'Invoice Number' and 'Bill To'. The table has one row with the value '1' in the 'Invoice Number' column. At the bottom of the screen, there is a checkbox labeled 'This invoice does not close the order', which is circled in red. Below the checkbox are input fields for 'Invoice number:', 'Property:', and 'Status: Pending'.

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SEPTEMBER RELEASE NOTES

HAWAII

DOCUMENTS

Escrow

Letter (HOA Request)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT HI		567462	

Added a Y/N prompt for "Timeshare" which affects the language on the 2nd page.

Timeshare

The undersigned association or its agent advises that as of this date:

1. Maintenance fees are presently \$ _____ per _____ and are now paid to _____ and are next due _____.
2. Lease rent fees are presently \$ _____ per _____ and are now paid to _____ and next due _____.
3. Usage type _____ First available use year _____
4. Outstanding or delinquent fees or dues have now accrued in the amount of \$ _____ covering the period of _____.

Timeshare

The undersigned association or its agent advises that as of this date:

1. Association dues or fees are presently \$ _____ per _____ and are now paid to _____ and are next due _____.
2. Lease rent fees are presently \$ _____ per _____ and are now paid to _____ and next due _____.
3. Maintenance fees are presently \$ _____ per _____ for _____ and are now paid to _____ and next due _____.
4. Outstanding or delinquent fees or dues have now accrued in the amount of \$ _____ covering the period of _____.

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Letter (Opening - Buyer - Seller)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT HI		563493	

Added back language regarding Preliminary Title Report Approval in the "Also attached for your records are" section for sale transactions only.

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SEPTEMBER RELEASE NOTES

Stop Payment Request

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT HI		560680	

Added a dropdown referencing if the payee has been contacted and added language on the document regarding such. If this is not answered a WARNING will appear forcing the user to answer the prompt.

Payee contacted and informed stop payment is being placed on the check?

STOP PAYMENT REQUEST

Please immediately process a stop payment on the following check:

Check No.: 123
Bank Name: First Test Trust Bank
Amount: \$75.00
Payable to: Disclosure Source
Check Dated: May 22, 2019
Reason: reason goes here
Payee Contacted: Name and Date goes here
Attachment: Copy of Check

Person contacted and date

Payee contacted and informed stop payment is being placed on the check?

STOP PAYMENT REQUEST

Please immediately process a stop payment on the following check:

Check No.: 123
Bank Name: First Test Trust Bank
Amount: \$75.00
Payable to: Disclosure Source
Check Dated: May 22, 2019
Reason: reason goes here
Payee Not Contacted
Attachment: Copy of Check

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SEPTEMBER RELEASE NOTES

Title

ALTA Commitment 2016 (HI)				
NEW/MOD Mod	REQUESTED BY Form Filing	INCIDENT No.	TFS No(s). 564259	FILE NAME (NEW ITEMS ONLY)
<p>Removed Underwriter seals</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Countersigned By:</p> <p style="text-align: center;"><i>[Signature]</i></p> <p style="text-align: center;">_____ Authorized Officer or Agent</p> </div> <div style="width: 10%; text-align: center;"> </div> <div style="width: 40%;"> <p style="text-align: right; color: blue;">Underwriter Name</p> <p>By:</p> <p style="text-align: center;"><i>[Signature]</i></p> <p style="text-align: center;">_____ President</p> <p>Attest:</p> <p style="text-align: center;"><i>[Signature]</i></p> <p style="text-align: center;">_____ Secretary</p> </div> </div> </div>				

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ALTA Loan Policy 2006 (HI)				
ALTA Owner's Policy 2006 (HI)				
NEW/MOD New	REQUESTED BY N/A	INCIDENT No.	TFS No(s). 551329	FILE NAME (NEW ITEMS ONLY) HID1254.doc HID1244.doc
<p>New state-specific documents to offer faster versions of the ALTA 2006 Policies.</p>				

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SEPTEMBER RELEASE NOTES

IDAHO

DOCUMENTS

Title

ALTA 3.3-06 - Zoning - Completed Improvement - Non-Conforming Use
 ALTA 3.4-06 - Zoning - No Zoning Classification
 ALTA 18.2-06 - Multiple Tax Parcel
 ALTA 18.3-06 - Single Tax Parcel and ID
 ALTA 23.1-06 - Co-Insurance - Multiple Policies

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Form Filing		570143	Various E18A

These ALTA endorsements are now available.

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ALTA Commitment 2016 (ID)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Form Filing		564261	

Removed Underwriter seals

Countersigned By:  _____ Authorized Officer or Agent			Underwriter Name By:  _____ President Attest:  _____ Secretary
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ALTA Loan Policy 2006 (ID) ALTA Owner's Policy 2006 (ID)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	N/A		554233	IDD1145.doc IDD1146.doc

New state-specific documents to offer faster versions of the ALTA 2006 Policies.

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SEPTEMBER RELEASE NOTES

Master Policy documents

NEW/MOD Mod	REQUESTED BY FT Boise	INCIDENT NO.	TFS No(s). 565140	FILE NAME (NEW ITEMS ONLY)
-----------------------	---------------------------------	---------------------	-----------------------------	-----------------------------------

For PROFORMA policies, added prompt to enter desired language for "Date of Policy". If left unanswered, "PROFORMA" text will show as before.

SCHEDULE A

Name and Address of Title Insurance Company: **Melissa G Smith**
 Title Office Name
 1000 Title Avenue, Suite 500
 Greenville, ID 99999

Address Reference: 1111 Property Avenue, Prop City, ID 55555

Date of Policy	Amount of Insurance	Premium
text for Date of Policy	PROFORMA	PROFORMA

Enter text for PROFORMA Date of Policy

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SEPTEMBER RELEASE NOTES

ILLINOIS

DOCUMENTS

Escrow

Addendum to Agreement for Title Insurance (Delayed Document Procedure)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	IL State Counsel		563387	

Language for item 2 has been revised per State Counsel.

2. At the time of each subsequent construction draw, Owner/Borrower shall furnish or cause to be furnished to **Chicago Title Insurance Company** a sworn statement to Owner by the General Contractor/Construction Manager (delete one), as aforesaid, the partial waiver of the General Contractor/Construction Manager in the amount of the current draw, and such waivers of liens, affidavits, supporting waivers and/or release of liens from subcontractors and material suppliers sufficient to include the company to issue its mechanic's lien endorsement.

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Disclosure Statement

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod			560675	

Disabled document in favor of a new reports version.

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SEPTEMBER RELEASE NOTES

Remote Recording Request Sheet

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT Metro		569616	ILD0537.doc

New document. Render to view complete document.



CHICAGO TITLE & TRUST.

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

PLEASE SEND THIS SHEET WITH YOUR DOCUMENTS FOR RECORDING

County of Docs to be Recorded: [Cook](#)

Order No.: [08251982-IL](#)

Closer: [Joseph D Kirby](#)

Closing Office: [Chicago Title Insurance Company](#)
[1000 Settlement Way, Suite 100](#)
[Anywhere, IL 99999](#)

Docs Sent for Recording Listed Below:

Deed

*MyDec	rec'd _____	need _____	NA _____
*Water Cert	rec'd _____	need _____	NA _____
*Zoning Cert	rec'd _____	need _____	NA _____
*Transfer Stamps	rec'd _____	need _____	NA _____

Mortgage

AOM

AOR

Release

Subordination

Power of Attorney

Certificate of Release

Other: _____

Waived title uploaded to SmartView? Yes No

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Wire Information

Wire Information (International)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Metro		564666	

Added logic to pull certain trust accounts for certain banks.

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SEPTEMBER RELEASE NOTES

Title

ALTA Commitment 2016 (IL)
ALTA Commitment 2016 with Privacy Notice (IL)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Form Filing		562567	

Removed Underwriter seals

		Underwriter Name	
Countersigned By:		By:	
			
_____ Authorized Officer or Agent		_____ President	
		Attest:	
			
		_____ Secretary	

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LETTER REPORT

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT IL		567455	

Added ability to hyperlink.

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SEPTEMBER RELEASE NOTES

INDIANA

DOCUMENTS

Escrow

Letter (HOA Request Form)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	MW CT IN		568481	

Added HOA Transaction Prep Fee line for the following profiles:

- 021 Emerson Ave
- 023 Masters Rd
- 027 Avon
- 028 Smith Valley
- 029 Mooresville
- 355 Castleton
- 396 Noblesville
- 420 Carmel

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Search Request - Commercial

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT IN		567458	

- Added "Multiple Parcels Y/N checkboxes.
- Added "Prior Attached" Y/N checkboxes.
- Removed the first paragraph "Please update the attached title policy from the policy effective date forward..."
- Added "Search Request" section.

Common Address: [1111 Property Avenue, Suite 100, Philadelphia, CA 55555](#)

Tax ID No.: Multiple Parcels Yes No
[1111APN, 2222APN, 121212TM and 2222TMID](#)

Legal Description attached to order? Yes No

GIS Map or Property Card attached to order? Yes No

Prior Attached: Yes No ←

Owner Name: [Selling Corporation, Stanley Seller and Sonya Seller](#)

Search Request:

1. Please update the attached title policy from the policy effective date forward and provide current tax information and copies of any new documents recorded. Yes No
2. Please update the attached title policy from the effective date forward and provide current tax information and full copies of documents listed on Schedule B, vesting deed and any new documents recorded. Yes No

Please provide copy of tax bill and/or treasurer's tax print out.

If pending complaints are found, please provide CCS sheets.

If entered judgments are found, please provide a copy of the judgment.

SPECIAL NOTES TO SEARCHER:

Field Prompt

Search Request - Commercial

Property 1

Property 1

(Prior Attached)

Skip remaining prompts

OK

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SEPTEMBER RELEASE NOTES

Title

ALTA Commitment 2016 (IN)
ALTA Commitment 2016 with Privacy Notice (IN)

NEW/MOD Mod	REQUESTED BY Form Filing	INCIDENT No.	TFS No(s). 562576	FILE NAME (NEW ITEMS ONLY)
----------------	-----------------------------	--------------	----------------------	----------------------------

Removed Underwriter seals

		Underwriter Name	
		By:	
			
		_____ President	
Countersigned By:		Attest:	
			
_____ Authorized Officer or Agent		_____ Secretary	

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SEPTEMBER RELEASE NOTES

IOWA

DOCUMENTS

Title

ALTA Commitment 2016 (IA)

NEW/MOD Mod	REQUESTED BY Form Filing	INCIDENT No.	TFS No(s). 564263	FILE NAME (NEW ITEMS ONLY)
----------------	-----------------------------	--------------	----------------------	----------------------------

Removed Underwriter seals

		Underwriter Name	
Countersigned By:		By:	
		_____ President	
_____ Authorized Officer or Agent		Attest:	
		_____ Secretary	

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SEPTEMBER RELEASE NOTES

KENTUCKY

DOCUMENTS

Title

ALTA Commitment 2016 (KY)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Form Filing		562650	

Removed Underwriter seals

		Underwriter Name	
Countersigned By:		By:	
			_____ President
_____ Authorized Officer or Agent		Attest:	
			_____ Secretary

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SEPTEMBER RELEASE NOTES

LOUISIANA

DOCUMENTS

Title

ALTA Commitment 2016 (LA)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Form Filing		562726	

Removed Underwriter seals

<p>Countersigned By:</p>  <hr/> <p>Authorized Officer or Agent</p>			<p>Underwriter Name</p> <p>By:</p>  <hr/> <p>President</p> <p>Attest:</p>  <hr/> <p>Secretary</p>
--	--	--	--

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ALTA Loan Policy 2006 (LA)

ALTA Owner's Policy 2006 (LA)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	N/A		551932	LAD1144.doc LAD1145.doc

New state-specific documents to offer faster versions of the ALTA 2006 Policies.

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SEPTEMBER RELEASE NOTES

MICHIGAN

DOCUMENTS

Title

ALTA Commitment 2016 (MI)
ALTA Commitment 2016 with Privacy Notice (MI)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Form Filing		564265	

Removed Underwriter seals

		Underwriter Name	
Countersigned By:		By:	
		_____ President	
_____ Authorized Officer or Agent		Attest:	
		_____ Secretary	

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SEPTEMBER RELEASE NOTES

MINNESOTA

DOCUMENTS

Title

ALTA Commitment 2016 (MN)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Form Filing		564269	

Removed Underwriter seals

		Underwriter Name	
		By:	
			
		_____ President	
Countersigned By:		Attest:	
_____ Authorized Officer or Agent		_____ Secretary	

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- [ALTA Commitment 2016 \(MN\)](#)
- [ALTA Loan Policy 2006 \(MN\)](#)
- [ALTA Owner's Policy 2006 \(MN\)](#)
- [Master Commitment](#)
- [Master Loan Policy](#)
- [Master Owner's Policy](#)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT MN		565289, 565301	

Updated to remove Property Address reference from Schedule A if Order is Commercial.

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SEPTEMBER RELEASE NOTES

MISSISSIPPI

DOCUMENTS

Title

ALTA Commitment 2016 (MS)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Form Filing		562750	

Removed Underwriter seals

		Underwriter Name	
		By:	
			
		_____ President	
Countersigned By:		Attest:	
			
_____ Authorized Officer or Agent		_____ Secretary	

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SEPTEMBER RELEASE NOTES

MISSOURI

DOCUMENTS

Title

ALTA Commitment 2016 (KS, MO, NE)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Form Filing		564271	

Removed Underwriter seals

<p>Countersigned By:</p> <div style="text-align: center;">  <hr style="width: 80%; margin: 0 auto;"/> <p>Authorized Officer or Agent</p> </div>		<p style="color: blue;">Underwriter Name</p> <p>By:</p> <div style="text-align: center;">  <hr style="width: 80%; margin: 0 auto;"/> <p>President</p> </div> <p>Attest:</p> <div style="text-align: center;">  <hr style="width: 80%; margin: 0 auto;"/> <p>Secretary</p> </div>
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Policy Date Down - Title Information

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod			560161	

Hyperlinking functionality was added to this form.

The examiner has completed a full search including the public records of [Orange County](#), State of [Missouri](#). Said search/exam reveals the following since the policy or last date down endorsement:

1. [Boundary line conflict with the adjoining tract along the line of the land. Hyperlink here Bing](#)
2. [Lack of a right of access to and from the land.](#)

www.bing.com
 Ctrl+Click to follow link

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SEPTEMBER RELEASE NOTES

MONTANA

DOCUMENTS

Title

ALTA Commitment 2016 (MT)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Form Filing		564278	

Removed Underwriter seals

		Underwriter Name	
Countersigned By:		By:	
			
_____ Authorized Officer or Agent		_____ President	
		Attest:	
			
		_____ Secretary	

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ALTA Loan Policy 2006 (MT)

ALTA Owner's Policy 2006 (MT)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	N/A		554269	MTD0198.doc MTD0197.doc

New state-specific documents to offer faster versions of the ALTA 2006 Policies.

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SEPTEMBER RELEASE NOTES

NCS - BOSTON

MY SCREENS

Order Entry screen

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

The **Property type** section has been moved above the **Property address** section on the **Order Entry** screen. This change can be seen when one of the following My Screens > BOS NCS is selected.

The screenshot shows the 'Order Entry' screen with the following details:

- Order Status:** InProcess
- Buyer:** (empty)
- Transaction Type:** Refinance
- Rush order
- Transaction type:** (empty)
- Commercial
- Order type:** (empty)
- Properties (1)** table:

Property Address	City/State/Zip	Lot(s)	Subdivision	Brief Legal
1				
- Property type:** Commercial (dropdown)
- Property use:** Residential (dropdown)
- Land is zoned as:** (empty)
- Occupied by:** Owner (dropdown)
- Primary residence
- Years continuously resided:** (empty)
- Property address:** (empty)
- City:** (empty)
- State:** (dropdown)
- Zip Code:** - (empty)
- Foreign

SEPTEMBER RELEASE NOTES

Express Order Entry screen

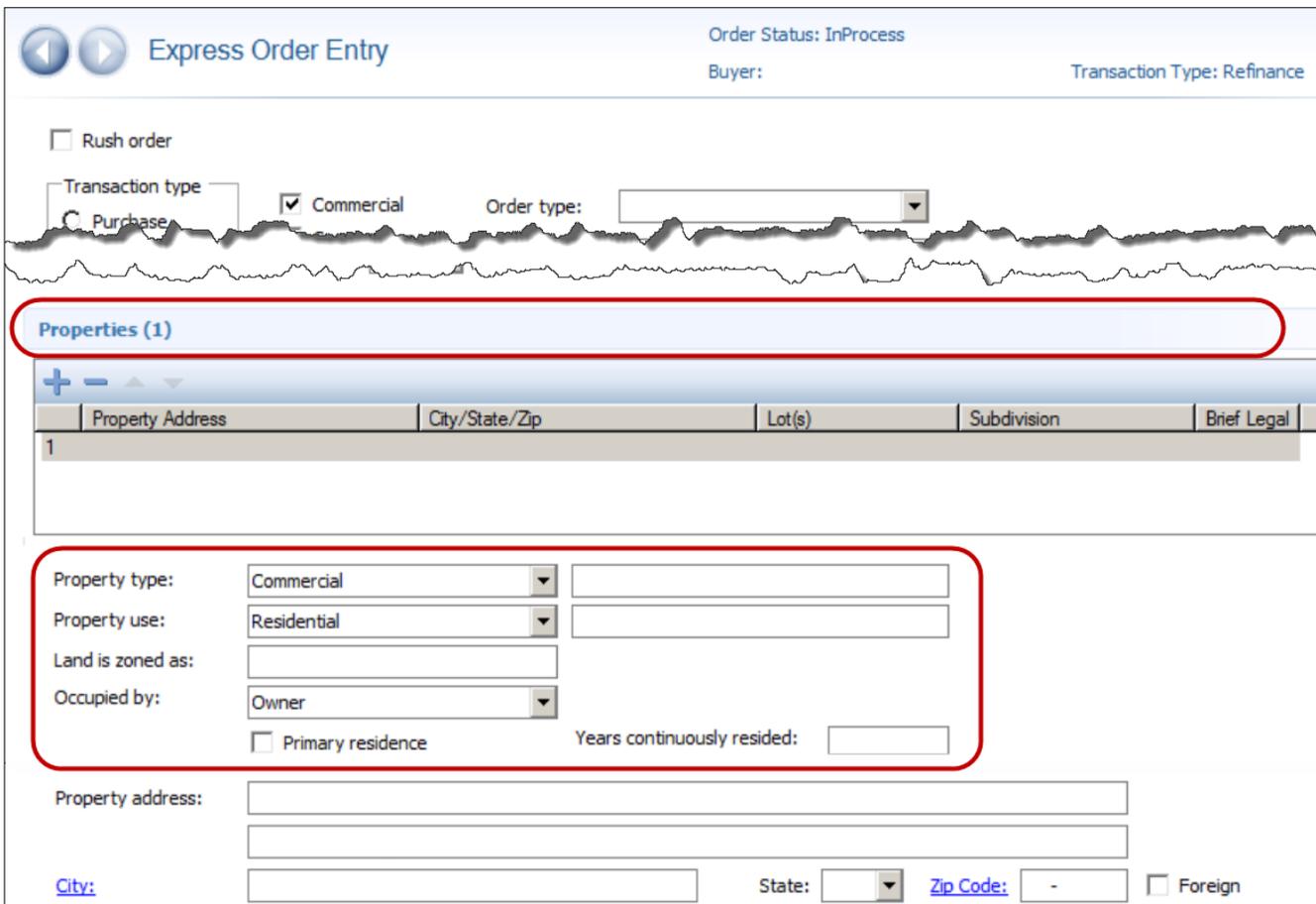
NEW/MOD Mod	REQUESTED BY Nancy Hesse	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
-----------------------	------------------------------------	--------------------------	-------------------	-----------------------------------

The **Express Order Entry** screen has been modified,

- > includes a **Properties** more/less bar
- > **Property type** section has been moved above the **Property address** section

This change can be seen when one of the following My Screens is selected.

- > **BOS – NCS**
- > **NCS**
- > **Residential**



Order Status: InProcess
Buyer: Transaction Type: Refinance

Rush order

Transaction type: Purchase Commercial Order type:

Properties (1)

Property Address	City/State/Zip	Lot(s)	Subdivision	Brief Legal
1				

Property type:

Property use:

Land is zoned as:

Occupied by:

Primary residence Years continuously resided:

Property address:

City: State: Zip Code: Foreign

SEPTEMBER RELEASE NOTES

Property screen

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

The **Property type** section has been moved above the **Property address** section on the **Property** screen.

This change can be seen when one of the following My Screens is selected.

- > **BOS – NCS**
- > **NCS**
- > **Residential**

Property

Order Status: InProcess
Buyer: _____ Transaction Type: Refinance

Project name:

Properties (1)

Property: 1

Property Address	City/State/Zip	Lot(s)	Subdivision	Brief Legal
1				

Site Name: Site Number:

Property type: Commercial

Property use: Residential

Land is zoned as:

Occupied by: Owner

Primary residence Years continuously resided:

Property address:

[City:](#) State: - [Zip Code:](#) Foreign

SEPTEMBER RELEASE NOTES

NCS - CALIFORNIA

MY SCREENS

Express Order Entry screen

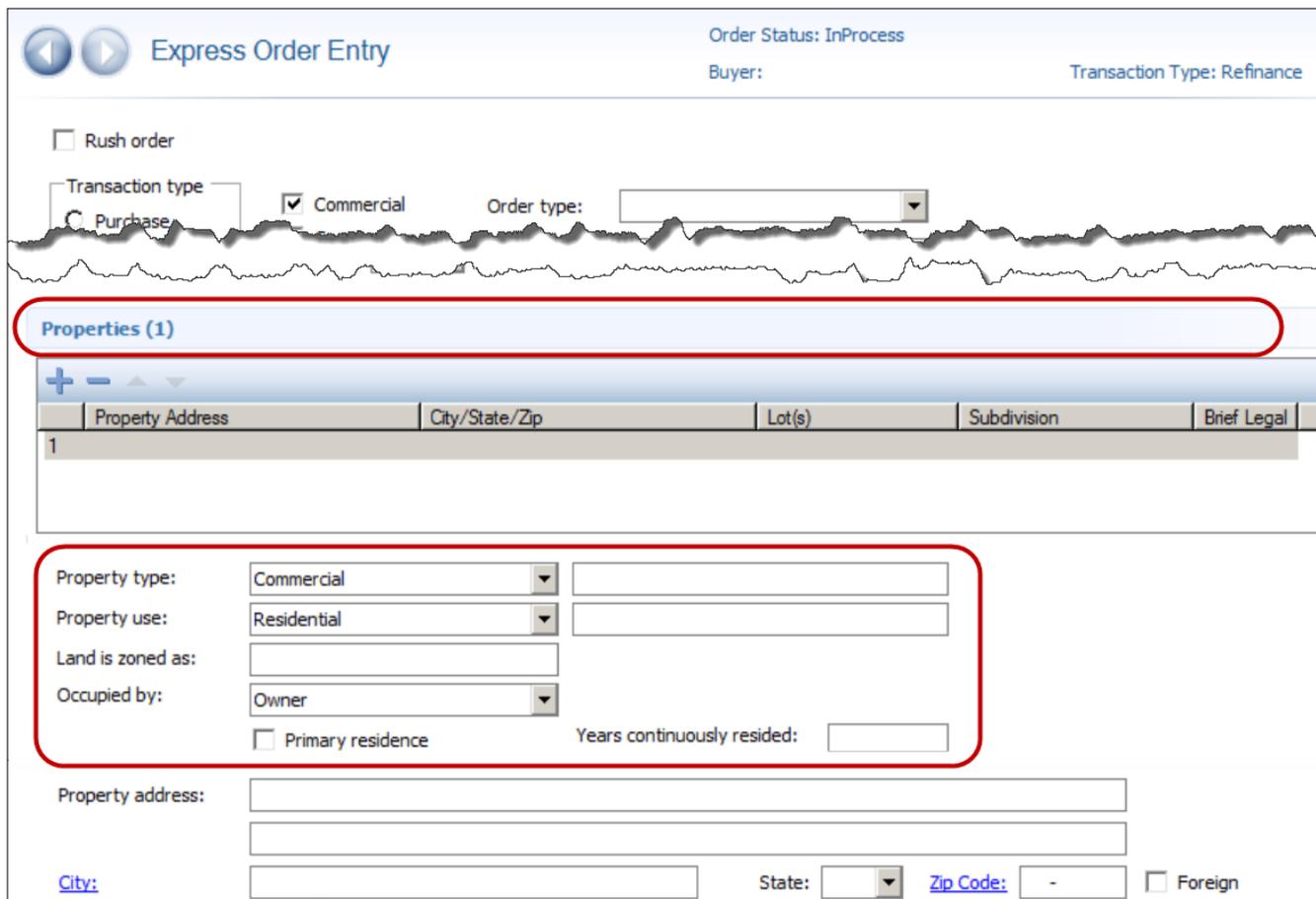
NEW/MOD Mod	REQUESTED BY Nancy Hesse	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
-----------------------	------------------------------------	--------------------------	-------------------	-----------------------------------

The **Express Order Entry** screen has been modified,

- > includes a **Properties** more/less bar
- > **Property type** section has been moved above the **Property address** section

This change can be seen when one of the following My Screens is selected.

- > **CA NCS Screens**
- > **NCS**
- > **Residential**



The screenshot shows the 'Express Order Entry' screen with the following details:

- Order Status:** InProcess
- Buyer:** (empty)
- Transaction Type:** Refinance
- Rush order
- Transaction type:** Purchase (selected), Commercial (checked)
- Order type:** (dropdown menu)
- Properties (1)** (highlighted with a red circle)
- Property type:** Commercial (dropdown)
- Property use:** Residential (dropdown)
- Land is zoned as:** (text input)
- Occupied by:** Owner (dropdown)
- Primary residence
- Years continuously resided:** (text input)
- Property address:** (text input)
- City:** (text input)
- State:** (dropdown)
- Zip Code:** (text input)
- Foreign

SEPTEMBER RELEASE NOTES

Property screen

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

The **Property type** section has been moved above the **Property address** section on the **Property** screen. This change can be seen when one of the following My Screens is selected.

- > **CA NCS Screens**
- > **NCS**
- > **Residential**

Property

Order Status: InProcess
Buyer: _____

Transaction Type: Refinance

Project name:

Properties (1)

Property: 1

Property Address	City/State/Zip	Lot(s)	Subdivision	Brief Legal
1				

Site Name: Site Number:

Property type: Commercial

Property use: Residential

Land is zoned as:

Occupied by: Owner

Primary residence Years continuously resided:

Property address:

City: State: - Zip Code: Foreign



SEPTEMBER RELEASE NOTES

NCS - GEORGIA

MY SCREENS

Order Entry screen

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

The **Property type** section has been moved above the **Property address** section on the **Order Entry** screen. This change can be seen when the My Screens > GA Commercial CSS is selected.

The screenshot shows the 'Order Entry' screen with the following details:

- Order Status: InProcess
- Buyer: [Empty]
- Transaction Type: Refinance
- Rush order
- Transaction type: [Empty]
- Commercial
- Order type: [Empty]
- Properties (1):

Property Address	City/State/Zip	Lot(s)	Subdivision	Brief Legal
1				
- Property type section (highlighted with a red box):**
 - Property type: Commercial
 - Property use: Residential
 - Land is zoned as: [Empty]
 - Occupied by: Owner
 - Primary residence
 - Years continuously resided: [Empty]
- Property address: [Empty]
- City: [Empty]
- State: [Empty]
- Zip Code: [Empty]
- Foreign

SEPTEMBER RELEASE NOTES

Property screen

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

The **Property type** section has been moved above the **Property address** section on the **Property** screen. This change can be seen when the My Screens > GA Commercial CSS is selected.



Property

Order Status: InProcess
Buyer: Transaction Type: Refinance

Project name:

Properties (1)

Property: 1

+	-	▲	▼	Property Address	City/State/Zip	Lot(s)	Subdivision	Brief Legal
1								

Site Name: Site Number:

Property type: Commercial

Property use: Residential

Land is zoned as:

Occupied by: Owner

Primary residence Years continuously resided:

Property address:

[City:](#) State: ▼ [Zip Code:](#) - Foreign



SEPTEMBER RELEASE NOTES

NCS – GREAT LAKES

MY SCREENS

Express Order Entry screen

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

The **Express Order Entry** screen has been modified,

- > includes a **Properties** more/less bar
- > **Property type** section has been moved above the **Property address** section

This change can be seen when one of the following My Screens is selected.

- > **GL Commercial CSS**
- > **NCS**
- > **Residential**

The screenshot shows the 'Express Order Entry' interface. At the top, it displays 'Order Status: InProcess' and 'Transaction Type: Refinance'. Below this, there are checkboxes for 'Rush order' and 'Purchase', and a 'Transaction type' dropdown menu with 'Commercial' selected. An 'Order type' dropdown is also present. A red circle highlights the 'Properties (1)' section, which contains a table with one row and five columns: 'Property Address', 'City/State/Zip', 'Lot(s)', 'Subdivision', and 'Brief Legal'. Below the table, another red circle highlights the 'Property type' section, which includes dropdown menus for 'Property type' (set to 'Commercial'), 'Property use' (set to 'Residential'), and 'Occupied by' (set to 'Owner'). There are also input fields for 'Land is zoned as:', 'Years continuously resided:', and 'Property address:'. At the bottom, there are fields for 'City:', 'State:', 'Zip Code:', and a 'Foreign' checkbox.

SEPTEMBER RELEASE NOTES

Property screen

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

The **Property type** section has been moved above the **Property address** section on the **Property** screen.

This change can be seen when one of the following My Screens is selected.

- > **GL Commercial CSS**
- > **NCS**
- > **Residential**

Property

Order Status: InProcess
Buyer:

Transaction Type: Refinance

Project name:

Properties (1)

Property: 1

	Property Address	City/State/Zip	Lot(s)	Subdivision	Brief Legal
1					

Site Name: Site Number:

Property type: Commercial

Property use: Residential

Land is zoned as:

Occupied by: Owner

Primary residence Years continuously resided:

Property address:

City:

State: -

Zip Code:

Foreign



SEPTEMBER RELEASE NOTES

NCS - ILLINOIS

MY SCREENS

Order Entry screen

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

The **Property type** section has been moved above the **Property address** section on the **Order Entry** screen. This change can be seen when My Screens > IL – NCS is selected.

The screenshot shows the Order Entry screen with the following details:

- Order Status: InProcess
- Buyer: [blank]
- Transaction Type: Refinance
- Rush order
- Transaction type: [blank]
- Commercial
- Order type: [dropdown menu]

Properties (1)

Property Address	City/State/Zip	Lot(s)	Subdivision	Brief Legal
1				

Property type: Commercial [dropdown] [input]
Property use: Residential [dropdown] [input]
Land is zoned as: [input]
Occupied by: Owner [dropdown]
 Primary residence Years continuously resided: [input]

Property address: [input]
[input]
[input]

City: [input] **State:** [dropdown] **Zip Code:** [input] Foreign

SEPTEMBER RELEASE NOTES

Property

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

The **Property type** section has been moved above the **Property address** section on the **Property** screen. This change affects **My Screens > IL - NCS**.


Property

Order Status: InProcess
Buyer: Transaction Type: Refinance

Properties (1)

	Property Address	City/State/Zip	Lot(s)	Subdivision	Brief Legal
1					

Property type: Commercial ▼

Property use: Residential ▼

Land is zoned as:

Occupied by: Owner ▼

Primary residence Years continuously resided:

Property address:

[City:](#) State: ▼ [Zip Code:](#) Foreign

SEPTEMBER RELEASE NOTES

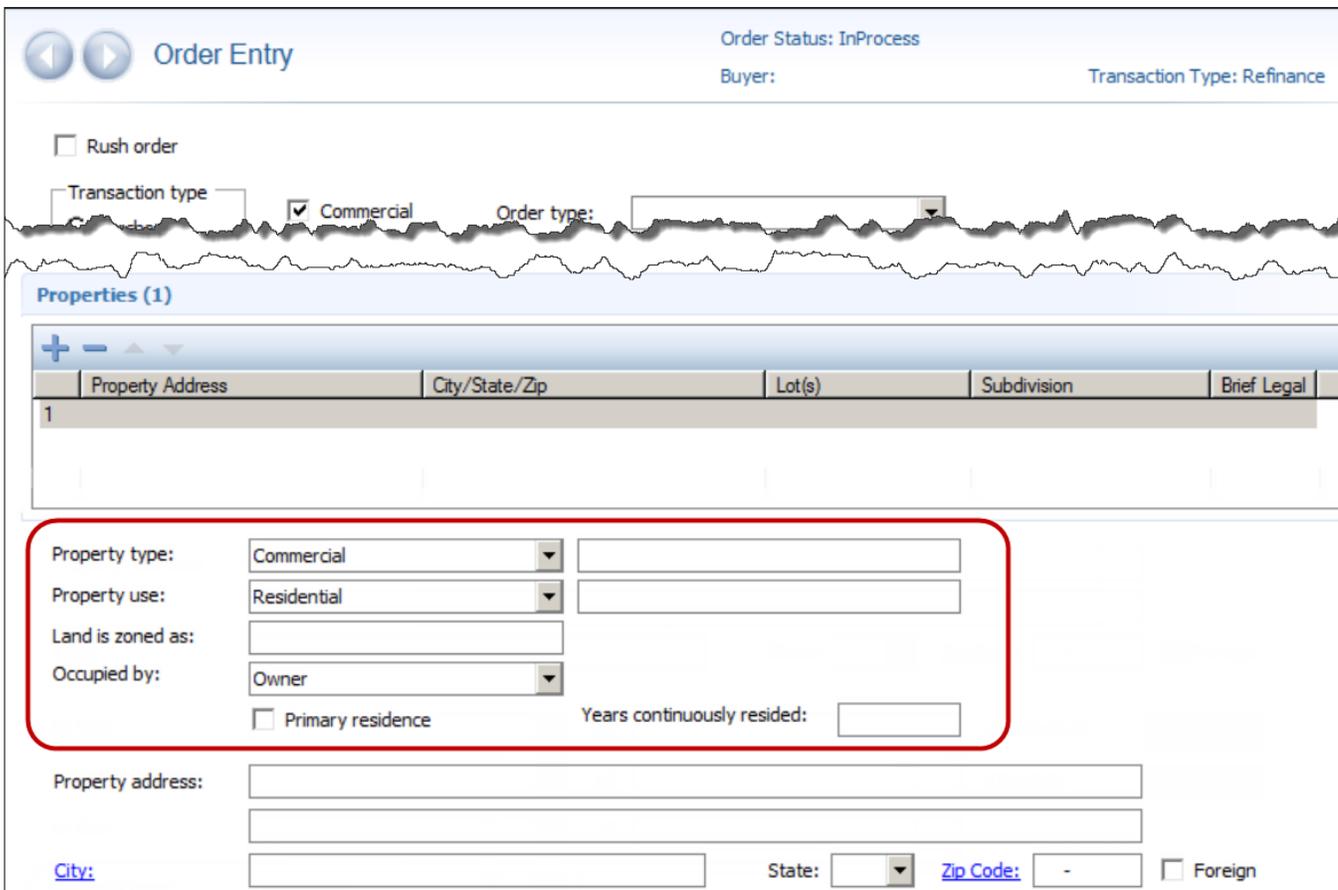
NCS – STRATEGIC MARKET SERVICES (SMS)

MY SCREENS

Order Entry screen

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

The **Property type** section has been moved above the **Property address** section on the **Order Entry** screen. This change affects **My Screens > SMS All Screens**.



The screenshot shows the Order Entry screen with the following details:

- Order Entry** header with navigation arrows.
- Order Status:** InProcess
- Buyer:** (empty field)
- Transaction Type:** Refinance
- Rush order
- Transaction type:** (dropdown menu)
- Commercial
- Order type:** (dropdown menu)
- Properties (1)** section with a table:

Property Address	City/State/Zip	Lot(s)	Subdivision	Brief Legal
1				
- Property type:** Commercial (dropdown)
- Property use:** Residential (dropdown)
- Land is zoned as:** (text input)
- Occupied by:** Owner (dropdown)
- Primary residence
- Years continuously resided:** (text input)
- Property address:** (text input)
- City:** (text input)
- State:** (dropdown)
- Zip Code:** (text input)
- Foreign

SEPTEMBER RELEASE NOTES

Property screen

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

The **Property type** section has been moved above the **Property address** section on the **Property** screen. This change affects **My Screens > SMS All Screens**.


Property

Order Status: InProcess
Buyer: Transaction Type: Refinance

Properties (1)

	Property Address	City/State/Zip	Lot(s)	Subdivision	Brief Legal
1					

Property type: Commercial

Property use: Residential

Land is zoned as:

Occupied by: Owner

Primary residence Years continuously resided:

Property address:

[City:](#) State: - [Zip Code:](#) Foreign

SEPTEMBER RELEASE NOTES

NCS - TEXAS

MY SCREENS

Express Order Entry screen

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

The **Express Order Entry** screen has been modified,

- > includes a **Properties** more/less bar
- > **Property type** section has been moved above the **Property address** section

This change can be seen when one of the following My Screens is selected.

- > **TX NCS Screens**
- > **NCS**
- > **Residential**

The screenshot shows the 'Express Order Entry' screen with the following details:

- Order Status:** InProcess
- Buyer:** (empty)
- Transaction Type:** Refinance
- Rush order
- Transaction type:** Purchase (selected), Commercial (checked)
- Order type:** (dropdown menu)
- Properties (1)** (highlighted with a red circle)
- Property type:** Commercial (dropdown)
- Property use:** Residential (dropdown)
- Land is zoned as:** (text input)
- Occupied by:** Owner (dropdown)
- Primary residence
- Years continuously resided:** (text input)
- Property address:** (text input)
- City:** (text input)
- State:** (dropdown)
- Zip Code:** (text input)
- Foreign

SEPTEMBER RELEASE NOTES

Property screen

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

The **Property type** section has been moved above the **Property address** section on the **Property** screen.

This change can be seen when one of the following My Screens is selected.

- > **TX NCS Screens**
- > **NCS**
- > **Residential**

Property

Order Status: InProcess
Buyer: _____

Transaction Type: Refinance

Project name:

Properties (1)

Property: 1

Property Address	City/State/Zip	Lot(s)	Subdivision	Brief Legal
1				

Site Name: Site Number:

Property type: Commercial

Property use: Residential

Land is zoned as:

Occupied by: Owner

Primary residence Years continuously resided:

Property address:

City: State: - Zip Code: Foreign

SEPTEMBER RELEASE NOTES

NCS - WASHINGTON

MY SCREENS

Order Entry screen

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

The **Property type** section has been moved above the **Property address** section on the **Order Entry** screen. This change affects **My Screens**,

- > **Washington Commercial CSS**
- > **Washington Title Screens**


Order Entry

Order Status: InProcess
Buyer: _____ Transaction Type: Refinance

Rush order
 Commercial Order type:

Properties (1)

Property Address	City/State/Zip	Lot(s)	Subdivision	Brief Legal
1				

Property type:

Property use:

Land is zoned as:

Occupied by:

Primary residence Years continuously resided:

Property address:

City: State: Zip Code: Foreign

SEPTEMBER RELEASE NOTES

Property screen

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

The **Property type** section has been moved above the **Property address** section on the **Property** screen.

This change affects **My Screens**,

- > **Washington Commercial CSS**
- > **Washington Title Screens**
- > **NCS Screens**
- > **Residential**



Property

Order Status: InProcess
Buyer: Transaction Type: Refinance

Project name:

Properties (1)

Property: 1

	Property Address	City/State/Zip	Lot(s)	Subdivision	Brief Legal
1					

Site Name: Site Number:

Property type: Commercial

Property use: Residential

Land is zoned as:

Occupied by: Owner

Primary residence Years continuously resided:

Property address:

City: State: - Zip Code: Foreign



SEPTEMBER RELEASE NOTES

NEVADA

DOCUMENTS

Title

ALTA Commitment 2016 (NV)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Form Filing		564280	

Removed Underwriter seals

		Underwriter Name	
Countersigned By:		By:	
			
_____ Authorized Officer or Agent		_____ President	
		Attest:	
			
		_____ Secretary	

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ALTA Loan Policy 2006 (NV)

ALTA Owner's Policy 2006 (NV)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	N/A		554269	NVD1026.doc NVD1027.doc

New state-specific documents to offer faster versions of the ALTA 2006 Policies.

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SEPTEMBER RELEASE NOTES

NEW JERSEY

DOCUMENTS

Title

ALTA Commitment 2016 (NJ)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Form Filing		568657	

Removed Underwriter seals

		Underwriter Name	
Countersigned By:		By:	
			
_____ Authorized Officer or Agent		_____ President	
		Attest:	
			
		_____ Secretary	

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Master Commitment (NJ)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CTI NJ		567450	

Applied coding update to Item 4 - Current Owner field to allow for more than 20,000 characters.

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SEPTEMBER RELEASE NOTES

NEW MEXICO

DOCUMENTS

Title

Commitment for Title Insurance 2016 (NM 6)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Form Filing		564282	

Removed Underwriter seals

		Underwriter Name	
Countersigned By:		By:	
		_____	President
Authorized Officer or Agent		Attest:	
		_____	Secretary

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SEPTEMBER RELEASE NOTES

NEW YORK

DOCUMENTS

Escrow

TP-584-NYC

NEW/MOD NEW	REQUESTED BY NY	INCIDENT NO.	TFS No(s). 562753	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • There are two versions of the TP-584 form, one called TP-584 and the other TP-584-NYC. The two forms are not identical and will need to be used depending on where the property is located. • New version has been created (TP-584-NYC) using the original document as the source. Updated current form to only print when new NYC version is used. • Original version was updated with the new July 2019 version. 				

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SEPTEMBER RELEASE NOTES

Title

ALTA Loan Policy 2006 (NY)
ALTA Loan Policy 2006 (NY) (Schedule A)

NEW/MOD D Mod	REQUESTED BY FNT Garden City	INCIDENT No.	TFS No(s). 560666	FILE NAME (NEW ITEMS ONLY)
----------------------------	--	---------------------	-----------------------------	-----------------------------------

GARDEN CITY op only: Updated Policy Schedule A Item 5 to read "See Schedule A (Continued), following"

Loan Policy

UNDERWRITER NAME

POLICY NO. JM CD Test

SCHEDULE A

Date of Policy	Amount of Insurance
August 16, 2019	\$450,000.00

- Name of Insured:
[Proposed Insured here](#)
- The estate or interest in the Land which is encumbered by the Insured Mortgage is:
[Fee Simple](#)
- Title is vested in:
[Title Vesting here](#)
- The Insured Mortgage and assignments thereof, if any, are described as follows:
[Insured Mtg here](#)
- The Land referred to in this Policy is described as follows:
[See Schedule A \(Continued\), following.](#)

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SEPTEMBER RELEASE NOTES

ALTA Owner's Policy 2006 (NY)
ALTA Owner's Policy 2006 (NY) (Schedule A)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Garden City		560666	

GARDEN CITY op only: Updated Policy Schedule A Item 4 to read "See Schedule A (Continued), following"

Owner's Policy

UNDERWRITER NAME **POLICY NO. JM CD Test**

SCHEDULE A

Date of Policy	Amount of Insurance
August 16, 2019	\$550,000.00

1. Name of Insured:
Bryan B. Buyer and Brenda B. Buyer

2. The estate or interest in the Land that is insured by this Policy is:
Fee Simple

3. Title is vested in:
Title Vesting here

4. The Land referred to in this Policy is described as follows:

See Schedule A (Continued), following.

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Rundown and Record Request 2

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT NY		567383	

Added reference to the seller's name(s) and removed the checks in the boxes for the discharge and check.

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SEPTEMBER RELEASE NOTES

NORTH CAROLINA

DOCUMENTS

Title

ALTA Commitment 2016 (NC)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Form Filing		564240	

Removed Underwriter seals

		Underwriter Name	
Countersigned By:		By:	
			
_____ Authorized Officer or Agent		_____ President	
		Attest:	
			
		_____ Secretary	

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ALTA 28

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT/CLT NC		562841	

Updated Exception number custom field for ALTA 28 endorsement to 255 characters instead of 50.

Custom Fields	
Label	Value
Enter exception number in Sched B referencing easement.	
NC office only: The coverage afforded by this Endorsement applies to	LOAN POLICY
▶ NC office only: Enter exception no(s). in Sched B referencing easement(s)	3, 4, 7, 8, 9, 10, 11, 12, 14, 15, 17, 19, 20, 21
OH ONLY: Enter number of encroachments	

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SEPTEMBER RELEASE NOTES

NORTH DAKOTA

DOCUMENTS

Title

ALTA Commitment 2016 (ND)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Form Filing		564285	

Removed Underwriter seals

		Underwriter Name	
		By:	
			
		_____ President	
Countersigned By:		Attest:	
			
_____ Authorized Officer or Agent		_____ Secretary	

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SEPTEMBER RELEASE NOTES

OHIO

DOCUMENTS

Escrow

Affidavit (Survivorship)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT OH		567350	

Updated to include the address of the surviving tenant(s) as required under ORC Section 5302.17.

AFFIDAVIT OF SURVIVORSHIP

STATE OF _____ Order No.: JM CD Test-JDK

COUNTY OF _____ Name of Decedent: Decedent Name

Now comes Bryan B. Buyer, who having first been duly cautioned and sworn, states as follows:

1. I am the surviving spouse of Decedent Name who held title with Affiant, jointly with right of survivorship, to certain real estate more particularly described in attached Exhibit "A" attached hereto, per a Deed recorded in Instrument No 12345 of the Prop County County, Ohio Official Records.
2. That Decedent Name, the above named decedent, is the person named in the certified copy of Certificate of Death attached hereto and made a part hereof.
3. This Affidavit is given pursuant to ORC Section 5302.17 for the purpose of transferring title into the name of Bryan B. Buyer, whose address is 555 Buyer Current Street, Byr Current City, OH 27609, as the sole survivor(s).

FURTHER AFFIANT SAYETH NAUGHT.

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File Cover (Sheffield-Sandusky)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Sheffield/Sandusky		564681	

Changed "ALTA SS/HUD to Agent" to "Intro Sent"

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SEPTEMBER RELEASE NOTES

[Letter \(Loan Policy\)](#)

[Letter \(Owner's Policy\)](#)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT South / Central Ohio		562606	

Indented Addressee portion for Prime Title orders.



1616 Gateway Circle, Suite B
Grove City, OH 43123
Phone: (614)559-1100 / Fax: 248-594-9096

Larry Lender
First Ever Savings and Loan
4800 Dream Home Place
Raleigh, NC 27609

Date: August 29, 2019
Ref. No.: LenderRefNo
Order No.: X12170129-JLJ-TEST-OH-CD
Borrower(s): Beaufort Buyer and Bonnie Buyer
Seller(s): Sam S. Sellers
Property: 12345 Property Avenue
Sheffield Lake, OH 44054

Dear Larry Lender:

Enclosed, please find your Mortgage and Loan Title Insurance Policy. I would like to take this opportunity to thank you for using [Prime Title Agency, LLC](#) for your title insurance needs.

All of us at [Prime Title Agency, LLC](#) are committed to providing you with the best possible service. I would be interested in hearing from you if you have any suggestions on how we could have better served you. We take our clients' suggestions seriously and find this type of feedback an invaluable tool for continuous

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SEPTEMBER RELEASE NOTES

Title

ALTA 3.3-06 - Zoning - Completed Improvement - Non-Conforming Use
ALTA 3.4-06 - Zoning - No Zoning Classification
ALTA 18.3-06 - Single Tax Parcel and ID

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Form Filing		570140	Various E18A

These new ALTA endorsements are now available.

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ALTA 2006 vs. ALTA Homeowners (Rev. 09-01-14)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT OH		569618	

Added a checkbox for Encroachment for ALTA Homeowner's column.

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ALTA Commitment 2016 (OH)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Form Filing		564287	

Removed Underwriter seals

		Underwriter Name	
Countersigned By:		By:	
		_____	President
Authorized Officer or Agent		Attest:	
		_____	Secretary

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SEPTEMBER RELEASE NOTES

OKLAHOMA

DOCUMENTS

Escrow

Document Mailing Address Form

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CCA		563524	

Removed prompt pertaining to selecting a person for the Attn: section.

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Funding and Shipping Directions

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CCA		563518	

Removed the Return To prompt.

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SEPTEMBER RELEASE NOTES

Title

ALTA Commitment 2016 (OK)				
NEW/MOD Mod	REQUESTED BY Form Filing	INCIDENT No.	TFS No(s). 564289	FILE NAME (NEW ITEMS ONLY)
<p>Removed Underwriter seals</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Countersigned By:</p> <p style="text-align: center;"><i>[Signature]</i></p> <p style="text-align: center;">_____ Authorized Officer or Agent</p> </div> <div style="width: 10%; text-align: center;"> </div> <div style="width: 40%;"> <p style="text-align: right;">Underwriter Name</p> <p>By:</p> <p style="text-align: center;"><i>[Signature]</i></p> <p style="text-align: center;">_____ President</p> <p>Attest:</p> <p style="text-align: center;"><i>[Signature]</i></p> <p style="text-align: center;">_____ Secretary</p> </div> </div> </div>				

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ALTA Loan Policy 2006 (OK)				
ALTA Owner's Policy 2006 (OK)				
NEW/MOD New	REQUESTED BY N/A	INCIDENT No.	TFS No(s). 554269	FILE NAME (NEW ITEMS ONLY) OKD1195.doc OKD1196.doc
<p>New state-specific documents to offer faster versions of the ALTA 2006 Policies.</p>				

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SEPTEMBER RELEASE NOTES

ALTA Commitment 2016 (OK)
ALTA Loan Policy 2006 (OK)
ALTA Owner's Policy 2006 (OK)

NEW/MOD Mod	REQUESTED BY CT OK	INCIDENT NO.	TFS No(s). 563936	FILE NAME (NEW ITEMS ONLY)
-----------------------	------------------------------	---------------------	-----------------------------	-----------------------------------

The Oklahoma state specific 2016 Commitment and 2006 Policy documents have been modified to add an optional Exhibit when there is more than one property on the order.

Field Prompt X

ALTA Loan Policy 2006 (OK)
Loan Policy (\$400,000.00)

Property 1

Select if printing separate exhibit for Property Address reference:

Skip remaining prompts OK

LOAN POLICY NO. LoanPolNum-456

SCHEDULE A

Amount of Insurance
\$400,000.00

Any Name
250 Quarry Road, Suite 202
Anywhere, OK 99999

Policy No.: LoanPolNum-456
Loan No.: LoanNo-456789
Address Reference: See Property Address Reference Exhibit attached

1. Name of Insured:

CHICAGO TITLE INSURANCE COMPANY **LOAN POLICY NO. LoanPolNum-456**

EXHIBIT
Property Address Reference

Address Reference: 12345 Property Street, Anywhere, OK 99999
4567 Property Way, Anywhere, OK 99999
789 Property Lane, Anywhere, OK 99999

If the prompt is not checked the addresses will print on Schedule A, as usual.

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SEPTEMBER RELEASE NOTES

OREGON

DOCUMENTS

Escrow

Affidavit (Outstanding Monetary Encumbrances)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	WT-Bend / State Counsel		560678	ORD1502.doc

New document. Render to view complete document.

**AFFIDAVIT
(OUTSTANDING MONETARY
ENCUMBRANCES)**

STATE OF _____ Order No.: [JMoe CD TestJJF](#)

COUNTY OF _____

I, [Bryan B. Buyer](#) and [Buying Limited Partnership](#), being duly sworn, hereby depose and state:

1. I understand that [Chicago Title Insurance Company](#) ("the Insurer") is relying on this affidavit for purposes of issuing title insurance in connection with [Title Company One](#) ("the Issuer"), whose order number is [JMoe CD Test](#), and who has issued a preliminary title report ("the Report") dated [July 30, 2019](#), covering the property ("the Property") described in the Report.
2. I am the record title holder of the Property, identified as in the Report as [Bryan B. Buyer](#):
3. I represent and warrant to the Insurer and Issuer that I have disclosed any and all liens not shown on the Report but personally known by me to affect the Property, including without limitation any construction lien.
4. I understand that this affidavit is made for the purpose of inducing the Insurer and Issuer to insure the title of

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Letter (Policy Cover)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Portland CPF		565171	

Updated coding so that a Person from an Organization addressee is not required to be selected.

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SEPTEMBER RELEASE NOTES

Personal Property Search				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Portland CPF / OR State Counsel		563398	

Item C has been updated.

<p>C. SERIAL OR OTHER IDENTIFICATION NO.:</p> <p>Property Type: Floating Home Type of ID No.: Serial Numbers ID No.: IDNo0001</p>	<p>Field Prompt</p> <p>Personal Property Search Commitment</p> <p>Commitment</p> <p>Property Type Floating Home Floating Home Manufactured Dwelling</p> <p><input type="checkbox"/> Skip remaining prompts</p>
	<p>Field Prompt</p> <p>Personal Property Search Commitment</p> <p>Commitment</p> <p>Enter type of identification no. Serial Numbers</p> <p><input type="checkbox"/> Skip remaining prompts</p>
<p>C. SERIAL OR OTHER IDENTIFICATION NO.:</p> <p>Property Type: Manufactured Dwelling Type of ID No.: ID Type ID No.: IDNo0001</p>	<p>Field Prompt</p> <p>Personal Property Search Commitment</p> <p>Commitment</p> <p>Property Type Manufactured Dwelling Manufactured Dwelling</p> <p><input type="checkbox"/> Skip remaining prompts</p>
	<p>Field Prompt</p> <p>Personal Property Search Commitment</p> <p>Commitment</p> <p>Enter type of identification no. ID Type</p>

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SEPTEMBER RELEASE NOTES

Title

ALTA Commitment 2016 (OR)				
NEW/MOD Mod	REQUESTED BY Form Filing	INCIDENT No.	TFS No(s). 564290	FILE NAME (NEW ITEMS ONLY)
<p>Removed Underwriter seals</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Countersigned By:</p> <p style="text-align: center;"><i>[Signature]</i></p> <p style="text-align: center;">_____ Authorized Officer or Agent</p> </div> <div style="width: 10%; text-align: center;"> </div> <div style="width: 40%;"> <p style="text-align: right; color: blue;">Underwriter Name</p> <p>By:</p> <p style="text-align: center;"><i>[Signature]</i></p> <p style="text-align: center;">_____ President</p> <p>Attest:</p> <p style="text-align: center;"><i>[Signature]</i></p> <p style="text-align: center;">_____ Secretary</p> </div> </div> </div>				

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ALTA Loan Policy 2006 (OR)				
ALTA Owner's Policy 2006 (OR)				
NEW/MOD New	REQUESTED BY N/A	INCIDENT No.	TFS No(s). 548850	FILE NAME (NEW ITEMS ONLY) ORD1499.doc ORD1500.doc
<p>New state-specific documents to offer faster versions of the ALTA 2006 Policies.</p>				

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SEPTEMBER RELEASE NOTES

PHRASES

Escrow Instructions				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod			569736	
Revised the typo in phrase blb02 in the bold heading from 'SENTIOR' to 'SENIOR'				

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SEPTEMBER RELEASE NOTES

PENNSYLVANIA

DOCUMENTS

Title

ALTA Commitment 2016 (PA)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Form Filing		564296	

Removed Underwriter seals

		Underwriter Name	
		By:	
			
		_____ President	
Countersigned By:		Attest:	
			
_____ Authorized Officer or Agent		_____ Secretary	

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SEPTEMBER RELEASE NOTES

SOUTH CAROLINA

DOCUMENTS

Escrow

Wire Information

Wire Information (International)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT SC Agency		563641	

CT South Carolina only: Updated per site requests and instructions from Corporate Compliance.

WIRING INFORMATION

NOTE: Please contact our office at (803) 790-5620 prior to wiring any funds in order to obtain a file reference number. The file number must be referenced when the funds are wired.

FRAUD ALERT! PLEASE READ

THESE WIRE INSTRUCTIONS WILL NOT CHANGE

If you receive ANY communications attempting to change these instructions, please immediately call Chicago Title Insurance Company at (803)790-5620.

Verbally verify these wire instructions with us prior to forwarding to other parties.

Funds should be wired as follows:

To: Settlement Agent Ultra Escrow

Bank: First Test Trust Bank
101 Banking Ave.
Suite 2
New York, New York 00000

ABA/Routing No.: 123456789

Account Name: Settlement Agent Ultra Escrow Payee Name Field

Account No.: 098765411

Reference: **File Number Assigned by Chicago Title Insurance Company**

Please take this form with you to your bank.

PLEASE NOTE: OUR OFFICE DOES NOT ACCEPT ACH (Automated Clearing House) TRANSFERS SUCH AS DIRECT DEPOSITS. THESE INSTRUCTIONS ARE FOR THE PURPOSE OF SENDING WIRE TRANSFERS ONLY.

Project name:	<input type="text" value="Project Name Here"/>
Email subject line:	<input type="text" value="Order JMoe CD Test Buyer/Buying Limited Partnership/Selling Corporation/Seller"/>
Ownership profile:	<input type="text" value="Default\SC\CT South Carolina"/> ▼

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SEPTEMBER RELEASE NOTES

Title

ALTA Commitment 2016 (SC)

NEW/MOD Mod	REQUESTED BY Form Filing	INCIDENT No.	TFS No(s). 562762	FILE NAME (NEW ITEMS ONLY)
-----------------------	------------------------------------	---------------------	-----------------------------	-----------------------------------

Removed Underwriter seals

Underwriter Name	
By:	 _____ President
Attest:	 _____ Secretary
Countersigned By:	 _____ Authorized Officer or Agent

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Master Policy documents - CT SC ONLY

NEW/MOD Mod	REQUESTED BY CT SC	INCIDENT No.	TFS No(s). 565140	FILE NAME (NEW ITEMS ONLY)
-----------------------	------------------------------	---------------------	-----------------------------	-----------------------------------

For PROFORMA policies, added prompt to enter desired language for "Date of Policy". If left unanswered, "PROFORMA" text will show as before.

SCHEDULE A

Name and Address of Title Insurance Company: **Melissa G Smith**
Title Office Name
1000 Title Avenue, Suite 500
Greenville, ID 99999

Address Reference: 1111 Property Avenue, Prop City, ID 55555

Date of Policy	Amount of Insurance	Premium
text for Date of Policy	PROFORMA	PROFORMA

↓

Enter text for PROFORMA Date of Policy

text for Date of Policy

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SEPTEMBER RELEASE NOTES

SOUTH DAKOTA

DOCUMENTS

Title

ALTA Commitment 2016 (SD)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Form Filing		564298	

Removed Underwriter seals

		Underwriter Name	
Countersigned By:		By:	
			
_____ Authorized Officer or Agent		_____ President	
		Attest:	
			
		_____ Secretary	

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SEPTEMBER RELEASE NOTES

TENNESSEE

DOCUMENTS

Title

ALTA Commitment 2016 (TN)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Form Filing		562828	

Removed Underwriter seals

		Underwriter Name	
		By:	
			
		_____ President	
Countersigned By:		Attest:	
			
_____ Authorized Officer or Agent		_____ Secretary	

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SEPTEMBER RELEASE NOTES

TEXAS

DOCUMENTS

Escrow

Affiliated Business Arrangement Disclosure Statement

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Escrow Admin / West Texas Abstract		569292	

Updated \$27.00 to \$44.64 under Range of Charges for West Texas Abstract.

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Entity Affidavit of Authority to Transfer

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	TX		569611	SSTXD00289.doc

New document. Render to view complete document.

ENTITY AFFIDAVIT OF AUTHORITY TO TRANSFER
(Pursuant to §12.019, Texas Property Code)

NOTICE TO THE COUNTY CLERK: PLEASE INDEX THIS INSTRUMENT UNDER THE NAME OF THE ENTITY IDENTIFIED BELOW.

Date: September 16, 2019
Entity: [Seller Corp](#)
Entity Street Address: [100 Property Lane, City1, MT 99999](#)
Authorized Person:
 Name: [Mickey Mouse](#)
 Title: [CEO](#)
Affiant: [Affiant Name Here](#)
Real Property ("Property"):
 SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
Affiant on oath swears that the following statements are true and within the personal knowledge of Affiant:

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SEPTEMBER RELEASE NOTES

Title

Form T-00 (Verification of Services Rendered) Title Only - No Issue
Form T-00 (Verification of Services Rendered) Title Only - No Issue (Legal)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Dallas CPF / Title Wave		567389	

Added T2 Order/File/GF# to Section 2, item 4.

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Loan Policy of Title Insurance (T-2) - 2014
Owner's Policy of Title Insurance (T-1) - 2014

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNTG Houston		564663	

Updated new policy T-1 and T-2 forms to include optional Cover Letter and Notice documents.

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Schedule D - Commitment for Title Insurance (T-7) - 2014

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Compliance		567488	

At the direction of Compliance, the word NONE has been added at the end of item 2(d) of Commitment Schedule D.

- (d) The name of any person who is not a full-time employee of the Title Insurance Agent and who receives any portion of the title insurance premium for services performed on behalf of the Title Insurance Agent in connection with the issuance of a title insurance form; and, the amount of premium that any such person shall receive. NONE .

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SEPTEMBER RELEASE NOTES

REPORTS

Dallas CPF Exceptions				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	TX		559089	SSCORP5401.rpt
<p>General:</p> <p>Title – Dallas CPF Exceptions Tree location – Dallas CPF Report</p> <p>Parameters:</p> <ul style="list-style-type: none"> • received date from <ul style="list-style-type: none"> ○ default to prior business day • received date through <ul style="list-style-type: none"> ○ default to prior business day • Include Cancelled orders Checkbox, default to unchecked • Excel Export checked box, default to unchecked • Group by dropdown <ul style="list-style-type: none"> ○ Brand – {{Order.Brand_FNF#}} (Default) ○ Branch ○ Escrow Officer ○ Title Officer ○ Received By • Branch picklist • Escrow officer picklist • Title Officer picklist • Show report programming notes • Report comments <p>Groups:</p> <ul style="list-style-type: none"> • based on drop down <p>Columns:</p> <ul style="list-style-type: none"> • Order Number • Transaction Type • Order Type • Product Type • Property Address <ul style="list-style-type: none"> ○ full property address for each property in the order stacked • Property County <ul style="list-style-type: none"> ○ County of each property stacked beside the property address • Exception <ul style="list-style-type: none"> ○ List each exception message stacked, see logic below for exceptions <p>Totals:</p> <ul style="list-style-type: none"> • Total Order count per group and report 				



SEPTEMBER RELEASE NOTES

Sorting:

- Alphabetically by group
- Order Number

Logic:

- Return all orders received in the date range AND Where one or more of the following exceptions are present where
- Order has at least one property in the following counties in TX Dallas, Denton, Collin, Tarrant, Kaufman, Rockwall, Ellis, Parker, Johnson, Wise, Henderson, Grayson
 - has been submitted to the workflow AND outsourced checkbox {{Order.Outsourced_FNF#}} is NOT checked, display message as “Missing Outsourced” **OR**
 - has NOT been submitted to the workflow AND outsourced checkbox {{Order.Outsourced_FNF#}} is checked, display message as “Order Not Submitted” **OR**
- Order does NOT have at least one property in the following counties in TX Dallas, Denton, Collin, Tarrant, Kaufman, Rockwall, Ellis, Parker, Johnson, Wise, Henderson, Grayson
 - has been submitted to the workflow, display message as “Out of County Order Submitted” **OR**
 - Outsourced checkbox {{Order.Outsourced_FNF#}} is checked, display message as “Out of County Order Marked In County” **OR**
- Branch missing from order display message “Missing Branch” **OR**
- Missing Product Type (Not Entered) display message as “Missing Product Type” **OR**
- Missing Brand (Not Enter) {{Order.Brand_FNF#}} display message as “Missing Brand”
- Exclude orders with owning profile 'Default\PTX\DAL CPF\Alamo Title of NTX-Title Only’

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SEPTEMBER RELEASE NOTES

UTAH

DOCUMENTS

Title

ALTA Commitment 2016 (UT)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Form Filing		564300	

Removed Underwriter seals

		Underwriter Name	
Countersigned By:		By:	
			
_____ Authorized Officer or Agent		_____ President	
		Attest:	
			
		_____ Secretary	

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ALTA Loan Policy 2006 (UT)

ALTA Owner's Policy 2006 (UT)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	N/A		548850	UTD1003.doc UTD1004.doc

New state-specific documents to offer faster versions of the ALTA 2006 Policies.

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SEPTEMBER RELEASE NOTES

WASHINGTON

DOCUMENTS

Escrow

King County Sewage Treatment Charge Request

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	WA State		564293	

Updated to most current version.

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MH Real Estate Excise Tax Affidavit

MH Real Estate Excise Tax Affidavit - Blank

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	WA State		564669	

Updated to match most recent version.

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Real Estate Excise Tax Supplemental Statement

Real Estate Excise Tax Supplemental Statement - Blank

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	WA State		563392	

Updated to match most recent version.

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SEPTEMBER RELEASE NOTES

Title

ALTA Commitment 2016 (WA)

NEW/MOD Mod	REQUESTED BY Form Filing	INCIDENT No.	TFS No(s). 564302	FILE NAME (NEW ITEMS ONLY)
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Removed Underwriter seals

		Underwriter Name	
Countersigned By:		By:	
			
_____ Authorized Officer or Agent		_____ President	
		Attest:	
			
		_____ Secretary	

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SEPTEMBER RELEASE NOTES

PHRASES

Escrow Instructions								
NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)				
New	WA		567219					
<table border="1"> <thead> <tr> <th>Code</th> <th>Name</th> </tr> </thead> <tbody> <tr> <td>excs01</td> <td>GRADUATED EXCISE TAX RATE</td> </tr> </tbody> </table> <p>CAUTION: The undersigned Buyer and Seller are aware, or are hereby made aware, Washington has a graduated excise tax rate for sales occurring on or after 1/1/2020 for most properties, although a flat rate applies to properties formally classified and specially valued as timberland or agricultural land on the day of closing. Any conveyance document must be accompanied by the official Washington State Excise Tax Affidavit. The applicable excise tax must be paid and the affidavit approved at the time of the recording of the conveyance documents. Buyer and Seller agree to hold Escrow Holder harmless from liability, responsibility and risk of loss whatsoever (including but not limited to court costs and attorney fees) for any matters that may arise regarding the change to excise tax rates effective 1/1/2020.</p>					Code	Name	excs01	GRADUATED EXCISE TAX RATE
Code	Name							
excs01	GRADUATED EXCISE TAX RATE							

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SEPTEMBER RELEASE NOTES

WISCONSIN

DOCUMENTS

Escrow

Commercial Construction Draw Checklist

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	WI FTMS		562818	

- Moved Draw No. to same line as File No.
- Revised the "File Name" label to "Buyer/Borrower"
- Revised to look to the Builder in the order rather than the General Contractor

COMMERCIAL CONSTRUCTION DRAW CHECKLIST	
File No.:	<u>CJ CD Comm Purchase-JDK</u> Draw No.: _____
Buyer/Borrower:	<u>Brian T. Buyer and Brenda T. Buyer</u>
Property:	<u>100 Property Street, Detroit, WI 48201 and 200 Property Street, Detroit, RI 99999</u>
General Contractor:	<u>Grayco Construction</u>
Contact:	<u>Conner C Contractor</u> Phone No.: <u>(505)555-4444</u>
Email:	<u>CCC@notreal.com</u>
Inspection Required:	<input type="checkbox"/> Yes <input type="checkbox"/> No Inspector: _____
Date Ordered:	_____ Received: _____

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SEPTEMBER RELEASE NOTES

Escrow Disbursement Agreement (Loan, Commercial, Priority Lender, with Inspections)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	WI FTMS		563229	

- Revised to pull the Builder from the order as the "General Contractor" at the end of the 1st paragraph
- Revised to pull additional information in signature section from the order (if available)
- Revised Escrowee signature section to have blank lines
- Revised the General Contractor signature section to pull from the Builder contact in the order



CHICAGO TITLE

COMMERCIAL CONSTRUCTION LOAN ESCROW DISBURSEMENT AGREEMENT

Escrow No.: [CJ CD Comm Purchase-JDK](#)

This agreement sets forth the instructions from Lender and Owner to Escrowee for the disbursement of construction loan and owner equity funds for the construction of improvements on the property described in the above referenced title insurance commitment or policy (the Project). The Lender will, from time to time, deposit a total of Fifty Thousand And No/100 Dollars (\$50,000.00) (the Loan Funds) with [Chicago Title Insurance Company](#) (Escrowee). Owner or Lender may deliver to Escrowee funds of the Owner which represent the Owner's equity contribution to the improvements, including the cost of additions to the Project or cost overruns. The General Contractor is to be [Grayco Construction](#), and the Inspections will be directed by [Chicago Title Insurance Company](#).

1. Prior to First Disbursement. Prior to the first disbursement of Loan Funds, Escrowee shall be furnished a sworn Contractor's statement setting forth in detail all contractors and material suppliers with whom he has contracted, their address, work or materials to be furnished, amounts of the contracts, amount paid to date, amounts of current payments and balances due (the Cost Breakdown Schedule).

Escrowee shall issue the title insurance policy to Lender, removing Standard Exception 4 regarding construction liens and adding coverage against construction liens by an endorsement in the form attached as Exhibit "A" (the Pending Disbursement Endorsement). Owner acknowledges that this Agreement is not a promise by Escrowee to protect the Owner against construction lien claims on any title insurance policy issued to Owner by Escrowee. The

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SEPTEMBER RELEASE NOTES

Escrow Disbursement Agreement (Residential - Cash, OP)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	WI FTMS		562818	

- Revised the label in RE section from Borrower(s) to Owner(s)
- Revised to pull the Builder from the order as the "General Contractor" at the end of the 1st paragraph
- Revised to pull additional information in signature section from the order (if available)
- Revised Escrowee signature section to have blank lines
- Revised the General Contractor signature section to pull from the Builder contact in the order



CHICAGO TITLE

RESIDENTIAL CONSTRUCTION ESCROW DISBURSEMENT AGREEMENT

Escrow No.: CJ CD Comm Purchase-JDK
Owner(s): Brian T. Buyer and Brenda T. Buyer

This agreement sets forth the instructions from Owner(s) to Escrowee for the disbursement of construction funds for the construction of improvements on the property described in the above referenced title insurance commitment or policy (the Project). The Owner(s) will deposit a total of Ten Thousand And No/100 Dollars (\$10,000.00) (the Funds) with [Chicago Title Insurance Company](#) (Escrowee). Owner(s) have paid or will pay the General Contractor the sum of Two Hundred Fifty And No/100 Dollars (\$250.00). Total funds available for the construction will be Fifty Thousand And No/100 Dollars (\$50,000.00). Owner(s) may deliver to Escrowee funds, which represent the cost of additions to the Project or cost overruns. The General Contractor is to be [Stand In General Contracting](#).

1. Prior to First Disbursement. Prior to the first disbursement of the Funds, Escrowee shall be furnished a Contractor's statement setting forth in detail all contractors and material suppliers with whom he has contracted, their address, work or materials to be furnished, amounts of the contracts, amount paid to date, amounts of current payments and balances due (the Cost Breakdown Schedule).

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SEPTEMBER RELEASE NOTES

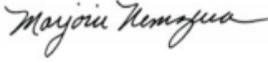
Title

ALTA Commitment 2016 (WI)

ALTA Commitment 2016 with Privacy Notice (WI)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Form Filing		564305	

Removed Underwriter seals

<p>Countersigned By:</p>  <hr/> <p>Authorized Officer or Agent</p>			<p>Underwriter Name</p> <p>By:</p>  <hr/> <p>President</p> <p>Attest:</p>  <hr/> <p>Secretary</p>
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ALTA Loan Policy 2006 (WI)

ALTA Owner's Policy 2006 (WI)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	N/A		548850	WID0281.doc WID0282.doc

New state-specific documents to offer faster versions of the ALTA 2006 Policies.

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SEPTEMBER RELEASE NOTES

WEST VIRGINIA

DOCUMENTS

Title

ALTA Commitment 2016 (WV)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Form Filing		564304	

Removed Underwriter seals

		Underwriter Name	
		By:	
			
		_____ President	
Countersigned By:		Attest:	
			
_____ Authorized Officer or Agent		_____ Secretary	

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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.