

SOFTPRO SELECT

RELEASE NOTES



SEPTEMBER, 2017

Testing Release Date: September 7, 2017

Production Release Date: September 22, 2017



SEPTEMBER RELEASE NOTES

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SEPTEMBER RELEASE NOTES

ALL STATES/SITES

DOCUMENTS

Escrow

Any document containing a "," in the title

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

Removed commas from all document titles to accommodate SmartView publishing to Chrome.

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El - Disbursements

NEW/MOD Mod	REQUESTED BY Western Title	FOOTPRINTS No(s). N/A	TFS No(s). 409355	FILE NAME (NEW ITEMS ONLY)
----------------	-------------------------------	--------------------------	----------------------	----------------------------

BEFORE

- CALL when check is ready for Pick Up, Phone No. _____
- Deposit in Local Bank (attach VOIDED check)
- Mail: Complete Forwarding Mailing address:

In the amount of \$ _____

- OTHER: _____

Wire Transfer Instructions

AFTER

- CALL when check is ready for Pick Up, Phone No. _____
- Deposit in Local Bank (attach VOIDED check)
- Mail: (Complete Forwarding Mailing Address on next page)
- Transfer funds in the amount of \$ _____ to _____
- OTHER: _____

Wire Transfer Instructions

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

Bob L. Buyer	Date
Betty A. Buyer	Date

Forwarding Address:

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El - Disbursements

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Everett	N/A	408952	

Changed Overnight Delivery to read "service may be deducted" rather than "service will be deducted".

NET PROCEEDS DUE THE UNDERSIGNED to be: Wire Transfer (complete instructions below)

Disbursed as indicated: HOLD for Pick Up Overnight Delivery (The actual charge for this service **may** be deducted from the funds)

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File to File Transfer

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Accounting	N/A	404984	

Added a Payor Code for the *Transfer From* order.

The screenshot shows two overlapping windows. The background window is titled "Transfer From" and lists the following details: Escrow Account: (blank), Escrow No.: JM CD Test, Bank: First Test Trust Bank, and Payor Code: From Payor Code. The foreground window is titled "File to File Transfer" and shows "Order JM CD Test". It has a field labeled "Payor Code (Transfer From)" which contains the text "From Payor Code". A red arrow points from the "From Payor Code" text in the foreground window to the "Payor Code" field in the background window.

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Notice of Pending Real Estate Transaction

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Settlement	N/A	406797	SSCORPD5547.doc

New document. Render to view complete document. **CA users will need to have SCA0002825.doc replaced with this version in the tree folders.**



Company Name

100 Main Street
Someplace, CA 92025
Phone: (800)111-2222 / Fax: (800)222-3333

NOTICE OF PENDING REAL ESTATE TRANSACTION

<p>Sam Seller and Sally Seller 1 Seller Current Address Someplace, CA 32810-1111</p>	<p>Date: July 24, 2017 Escrow No.: JM CD Test-MGS Property: 1001 Property Address City, CA 49503</p>
----------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------

Thank you for choosing **Escrow Office Name**. We are delighted to be of service to you. We are in the process of preparing a title commitment for the sale of the property listed above.

Should you have any questions or be unaware of this transaction, please contact the undersigned immediately.

Sincerely,



Melissa G. Smith
Closing Specialist
melissa.smith@email.com

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[Rent Statement - Addendum](#)

[Rent Statement - Blank](#)

[Rent Statement - Pulls](#)

NEW/MOD Mod	REQUESTED BY FT Sacramento	FOOTPRINTS No(s). N/A	TFS No(s). 408086	FILE NAME (NEW ITEMS ONLY)
-----------------------	--------------------------------------	---------------------------------	-----------------------------	-----------------------------------

Revised the "Paid Through Date" label to "Paid to Date".

(ex. from Rent Statement - Pulls)

I make the following statement of rentals of the property I am conveying so that said rents may be adjusted in escrow based on said statement:

House or Unit No.	Rental Amount	Period	Paid to Date	Prorated Rent Amt.	Prepaid Rent Amt.	Security Deposit Amt.
TOTALS				\$ 0.00	\$ 0.00	\$ 0.00

(ex. from Rent Statement - Pulls)

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Wire Account Notification (NCS)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Corporate Legal	N/A	405503	SSCORPD5545.doc

New Document for NCS offices. Render to view complete document.


Inquire before you wire!



Fidelity National Title
Insurance Company

Fidelity National Title Insurance Company
P.O. Box 45023, Jacksonville, FL 32232-5023
Phone: (800)654-7041 Fax: (800)654-7042

WIRE ACCOUNT NOTIFICATION

Property Address: 1001 Property Address, Property City, NM 49503
Project Reference: Project Name

Due to the increased wire fraud activity, the Company has instituted procedures to assist in the protection of parties to the Real Estate Settlement from these illegal activities.

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Wire Information

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT SoCal	N/A	407099	

Added lanugage to the NOTE at the bottom of the document which will help clarify ACH to customers.

BEFORE

PLEASE NOTE: OUR OFFICE DOES NOT ACCEPT ACH TRANSFERS. THESE INSTRUCTIONS ARE FOR THE PURPOSE OF SENDING WIRE TRANSFERS ONLY.

AFTER

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.

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WireSafe Fraud Alert

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Western Title	N/A	408949	

Added Escrow Officer's name in the upper left area, added the file no. with the closer's initials in the footer, provided more space above and below the "PLEASE BE ADVISED" paragraph and added a border box to make it stand out.



Company Name

Escrow Office Name

Melissa G. Smith

100 Main Street, Lockport, OR 92025

Phone: (800)111-2222 Fax: (800)222-3333

WIRE FRAUD ALERT

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

PLEASE BE ADVISED THAT WE ONLY PROVIDE WIRING INSTRUCTIONS THROUGH VERBAL COMMUNICATION. If funds are to be wired to us in conjunction with this transaction, please call us at (800)111-2222. If you receive another email or unsolicited call purporting to provide you with wiring instructions, please immediately call us at (800)111-2222.

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

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.

Wire Fraud Alert

Original Effective Date: 7/5/2017

Current Version Date: 7/20/2017

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JM CD Test-MGS

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REPORTS

180 Days Ledger				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	DSG OR/WA		401077	SSCORP5312.rpt - 180 Days Ledgers
New Report <ul style="list-style-type: none"> • Title - 180 Days Ledger <ul style="list-style-type: none"> ○ Based Dormant Ledgers report (SSCORP0007) • Changes: <ul style="list-style-type: none"> ○ Changed "Dormant Date" to 180 Days Date • Logic Changes: <ul style="list-style-type: none"> ○ Pull only ledgers where the 1st posted transaction date + 180 days is less then the As of date entered, exclude zero ledger balances or the ledger is dormant ○ Exclude non order ledgers 				

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1099 Data Export				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD			407585,365149, 365154	
<ul style="list-style-type: none"> • New field added to PF/P1 for "ForeignPerson" <ul style="list-style-type: none"> ○ For orders created prior to 4.2.3 continue to use the custom field. 				

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1099-S Exceptions by Branch, Escrow Office/Closer				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	FT IN		407585,365149, 365154	
<ul style="list-style-type: none"> • Updated report to pull owning profile information on TCC, Tax ID and export info (not exported exceptions). 				

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Commissions by Sales Rep				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	FT IN		407899	
<ul style="list-style-type: none"> • Added to Parameter screen: IDOI Credit Box - this a numerical value the user can enter • Added to Parameter screen: Threshold Box - this a numerical value the user can enter • If Profile State = IN remove referral revenue column and do not add in to total revenue <ul style="list-style-type: none"> ○ Total Revenue Calculation = ((Title + Escrow + IDOI Credit) - Threshold) ○ Commissions = Total Revenue calc from above * Commissions percent from parameter screen 				

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Fees by Selection				
NEW/MOD MOD	REQUESTED BY Corp Acct	FOOTPRINTS No(s).	TFS No(s). 406286	FILE NAME (NEW ITEMS ONLY)
<p>Added new Report Type: "CRRAR Recon by Trust Acct/AR OP/Order Number"</p> <ul style="list-style-type: none"> • Only show the following columns: <ul style="list-style-type: none"> ○ Order # ○ Order Total (total of all posted revenue during the date range the report was run) ○ AR Total • Note: report should still show the AR and TAC totals at the end of the report • Checkbox for show details will show all the details of the order. • Report heading "- Fee Summary by Order Number" will be added onto the existing name 				

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Ledger Reminders				
NEW/MOD MOD	REQUESTED BY OR	FOOTPRINTS No(s).	TFS No(s). 404170	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Updated parameter screen and report to add additional group options. <ul style="list-style-type: none"> ○ Group 1: <ul style="list-style-type: none"> ▪ options: Branch or Escrow Officer/Closer ▪ Default to Branch ○ Group 2: <ul style="list-style-type: none"> ▪ options: Branch or Escrow Officer/Closer ▪ Default to Escrow Officer/Closer 				

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Multi-Property				
NEW/MOD NEW	REQUESTED BY CORP	FOOTPRINTS No(s).	TFS No(s). 404917	FILE NAME (NEW ITEMS ONLY) SSCORP5316.rpt - Multi-Property
<p>General: Title – Multi-Property Report Tree location – Statutory Reports Folder Format – excel export only Initial Rollout – CP and MW Future</p> <p>Parameters:</p> <ul style="list-style-type: none"> • Closed date from (default to first day of the prior month) • Closed date through (default to last day of prior month) • Underwriter picklist • Property State Picklist • Show report programming notes • Report comments <p>Groups:</p> <ul style="list-style-type: none"> - None 				



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Columns:

- Underwriter Name {{{Order.Title.TitleInsuranceCalculations.Underwriter}}}
- Underwriter Code, {{{Order.Title.TitleInsuranceCalculations.Underwriter.UndCode_FNF#}}}
- Property State {{{Order.Title.Policies.Properties.Address.State}}}
- Order Number
- Policy Number {{{Order.Title.TitleInsuranceCalculations.[Owners/loan]Policy.Number}}}
- Total Policy Premium
 - Total posted for policy with bill code TP
- Total Endorsement Premium
 - Total posted for policy with bill code END (via Endorsement on policy)
- Total Escrow
 - Total posted for policy with bill codes: ESC, DOC2, LTI, ESE, CDF, SUB, AGE (via ATC on policy)
- Total Other
 - Total posted for policy with bill codes:
AGT, RCN, FCL, RPT, COM, TSF, WIR, LCP, INS, RSR, NOT, CPY, MIS, LTR, OTF, DEL, NCE, CTR, PLR, RPF, SVE, TIEFFI, UCC, FCSO, FCSS, FCSF, TERO, TERF, TERS, ABS, SEA, SEA2, SUR, CAN, PLO, NBI, NBE, PLT, RTF, ABE, ABI, FLC, APP, REF, EDF, DOC, NCF, CPL, CUR, OTH, EUW, EUC
(via ATC on policy)
- Property Info (separate row for each property on the policy) {{{Order.Title.Policies.Properties}}}
 - Property Street Address
 - Property City
 - Property County
 - Property State
 - Property Zip Code
 - Purchase Price or Loan amount depending on what policy type is being shown
Owners Policy = Sales Price
Loan Policy = Loan Amount (total associated with the loan policy)
 - Premium Share
 - § Loan policy - 'Total Policy Premium' divided by number of properties on the policy; ie equal division of all properties associated with the policy
 - EX: 1 loan policy with 4 properties and premium of 100,000.00. Each property would show 25,000.
 - § Owners Policy is the same as the above.
 - Endorsement Share - 'Total Endorsement Premium' divided by number of properties on the policy
 - ALTA 23
 - § Yes = ALTA 23 endorsement exists on the policy
 - § No = ALTA 23 is not in the file
 - § Looks for Ends Codes starting with "ALTA 23"

Totals:

- None

Sorting:

- Sort by following in the priority
 - Underwriter
 - Property State
 - Revenue Operation {{{Order.Underwriters.UndCode_FNF#}}}
 - Order Number
 - Policy Number

Logic:

- Formatted for Excel Export Only



SEPTEMBER RELEASE NOTES

- Return orders closed in the entered date range where the policy has more than one property
- Each policy/property will show a separate row

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Order Log

NEW/MOD MOD	REQUESTED BY FT IN	FOOTPRINTS No(s).	TFS No(s). 407529	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Added in "Product Type" column after Oder Type Columns (all format types) • Added new format type "Show marketing source and main contact"; same columns as "Show Marketing Source and Branch" format but show the marketing source main contact instead of branch • On Parameter Screen: added in second group by option "Group by 2" after current group by, <ul style="list-style-type: none"> ○ Options: None (default); same as current group by; plus add an option for Marketing Source, Marketing Source Main Contact • Updated "Group by" to "Group by 1."; remove "Settlement Agent, Escrow Officer/Closer" option 				

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Orders by Selection

NEW/MOD MOD	REQUESTED BY FT OH	FOOTPRINTS No(s).	TFS No(s). 408552,406363	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Added checkbox parameter to opened/closed by selection; Exclude indirect order (default unchecked) <ul style="list-style-type: none"> ○ When checked exclude indirect orders based on set product types. • Added "Title & Escrow Revenue" total to the group and report totals, <ul style="list-style-type: none"> ○ when include canceled is unchecked show between current escrow revenue and other revenue ○ when include canceled is checked show below escrow revenue 				

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ProClear Results

NEW/MOD MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s). 407537	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Corrected "No Exceptions" section not showing when the TAC has only cleared/non error results. 				

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Release Tracking

NEW/MOD MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s). 406854	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Report now includes new key words for exceptions <ul style="list-style-type: none"> ○ satisfaction ○ release • FL Only; <ul style="list-style-type: none"> ○ When the current profile state = "FL" the report will search requirements instead of exceptions. ○ Pull top 30 requirements, no key words 				

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SPAdmin Group Members

NEW/MOD MOD	REQUESTED BY Corp	FOOTPRINTS No(s).	TFS No(s). 408550	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Added new checkbox parameter "Privileged right" and default to unchecked. <ul style="list-style-type: none"> ○ When the checkbox is checked on run on the following permissions: ○ Privileged should be defined as a very specific subset of application permissions, if any individual object (user or group) has these permissions applied (Granted and never denied, implicit or explicit), they should appear on the report output. <ul style="list-style-type: none"> ▪ Bundles\Bundles Manager, Install (execute) ▪ Bundles\Bundles Manager, Uninstall (execute) ▪ Managers\Check Printing (Execute) ▪ Managers\IBA Banks (Execute) ▪ Managers\Reference Numbering (Execute) ▪ Managers\Trust Accounts (Execute) ▪ Permissions (Execute) ▪ Profiles (Add) ▪ Profiles (Edit) ▪ Users/Groups (Add) ▪ Users/Groups (Edit) ▪ Users/Groups (Delete) ▪ Tools\Export Data (Execute) ▪ Tools\Import Data (Execute) • Added to header what permissions this will run on. 				

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Statistical Report

NEW/MOD MOD	REQUESTED BY OR	FOOTPRINTS No(s).	TFS No(s). 404733	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> ▪ Updated report for Report Type 'External Underwriter Revenue'; when Format for Excel export is marked add Property-County on excel report. 				

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SEPTEMBER RELEASE NOTES

ARIZONA

DOCUMENTS

Escrow

LHC Sewer Request (fka Lake Havasu City Payoff Request Form)				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Mohave	N/A	409950	
Changed title from Lake Havasu City Payoff Request Form to LHC Sewer Request				

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SEPTEMBER RELEASE NOTES

CALIFORNIA

DOCUMENTS

Escrow

Assignment of Deed of Trust

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	N/A	411628	

Removed the buyer signature section and replaced the "SELLER(S):" label with "ASSIGNOR(S):".

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Indemnity Agreements - SOCAL ONLY

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Commercial San Diego	N/A	410112	

Affected documents:

- Indemnity Agreement
- Indemnity Agreement - Foreclosure
- Indemnity Agreement - Gap Undertaking
- Indemnity Agreement - Mechanic's Lien
- Indemnity Agreement - Personal Undertaking
- Indemnity Agreement - Security w/Deposit
- Indemnity Agreement - Special/Secured

Revised documents to show the T2 reference number.

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MH Tax Clearance Request Form

NEW/MOD New	REQUESTED BY FT SoCal	FOOTPRINTS No(s). N/A	TFS No(s). 407868	FILE NAME (NEW ITEMS ONLY) SCA0002831.doc
-----------------------	---------------------------------	---------------------------------	-----------------------------	-----------------------------------------------------

New document. Render to view complete document.

MANUFACTURED HOME TAX CLEARANCE REQUEST FORM

HCD TITLE SEARCH ATTACHED

SELLER / CURRENT OWNER'S NAME			NEW OWNE R		
Seller	Sam	E	Buyer	Bob	L
Last Name	First	MI	Last Name	First	MI
Seller	Sally	A	Buyer	Betty	A
Last Name	First	MI	Last Name	First	MI
Seller's Current Mailing Address:			New Owner's Mailing Address Before Sale:		
1 Seller Current Address			1 Buyer Current Address		
San Jose, CA 11222			San Jose, CA 86401		
Seller's Mailing Address After Sale/Change of Title:			New Owner's Mailing Address After Sale/Change of Title:		
1 Seller Fwd Address			1 Buyer Fwd Address		
San Jose, CA 45112			San Jose, CA 86401		

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Preliminary Report

NEW/MOD Mod	REQUESTED BY CT Los Gatos	FOOTPRINTS No(s). N/A	TFS No(s). 408693	FILE NAME (NEW ITEMS ONLY)
-----------------------	-------------------------------------	---------------------------------	-----------------------------	-----------------------------------

Added reference number for the E contact type.

PRELIMINARY REPORT

Title Officer: Joseph D. Kirby Email: joe.kirby@email.com Title No.: JM CD Test-JDK	Escrow Officer: Melissa G. Smith Email: melissa.smith@email.com Escrow No.: JM CD Test -MGS
TO: Escrow Company Name 1 EC Address Places, CA 57805 Attn: Sally Jones	
Ref. No.: EC123	

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SEPTEMBER RELEASE NOTES

LOOKUP TABLES

Escrow Instruction Phrases

NEW/MOD Mod	REQUESTED BY San Francisco	FOOTPRINTS No(s). N/A	TFS No(s). 407090
-----------------------	--------------------------------------	---------------------------------	-----------------------------

Revised hazins01 to say 'Borrower' for a Refinance:

Code	Name
hazins01	HAZARD INSURANCE - BUYER/ BORROWER

HAZARD INSURANCE - BORROWER: Borrower agrees to provide new hazard insurance policy acceptable to lender and to authorize payment of premium through escrow unless a paid receipt is provided to escrow.

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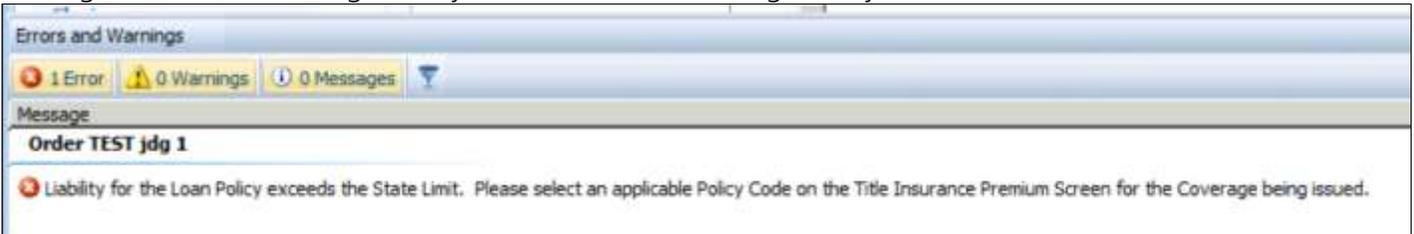
SEPTEMBER RELEASE NOTES

RATES

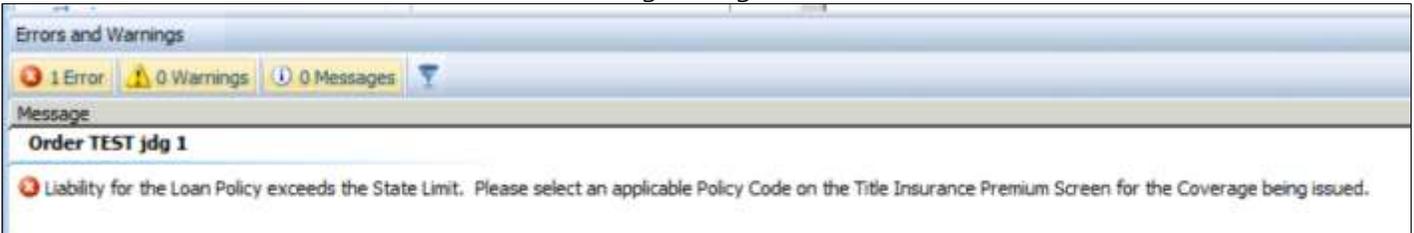
Title Insurance Premiums - New order rule and formula for Centralized Rates -

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

If the coverage amount is changed exceeding the State’s maximum limit of \$3,000,000, the Loan Policy premium is zeroed out and the coverage amount field will turn yellow indicating an issue. The Policy version is replaced with a message that states Warning Liability exceed allowable. Change Policy Code to 02-Res Ext Loan



The order **cannot be saved** without updating the Policy code. If you attempt to save the order, an Error message displays stating: *Liability for the Loan Policy exceeds the State Limit. Please select an applicable Policy Code on the Title Insurance Premiums Screen for the Coverage being issued.*



See link to new job aid [here](#).



SEPTEMBER RELEASE NOTES

FLORIDA

DOCUMENTS

Escrow

Compliance Agreement Between Buyer and Seller

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT Maitland	N/A	407091	

Added the ability to choose checkboxes for items #6 and #7.

Compliance Agreement Between Buyer and Seller
Order JM CD Test

Proration of taxes based on estimated amount

Compliance Agreement Between Buyer and Seller
Order JM CD Test

Undersigned holds the named office harmless if taxes differ from previous years

Compliance Agreement Between Buyer and Seller
Order JM CD Test

Sellers warrant that the homestead exemption has been filed for the current year and will apply

Compliance Agreement Between Buyer and Seller
Order JM CD Test

Association and/or Maintenance Fees

Buyers notified

Paid in full

6. It is agreed by the undersigned that the proration of real estate taxes stated in the Settlement Statement prepared by Settlement Agent is based on the terms of the executed Contract for Sale furnished Settlement Agent and is further based on:

an estimated tax of One Thousand Five Hundred And No/100 Dollars (\$1,500.00) Gross Tax figure for the year 2017 and is considered final by Settlement Agent.

Should the taxes for the current year differ from those of last year, we agree to make further adjustments or prorations between ourselves and we hold Escrow Office Name harmless from any change in the taxes, the proration or payment of the current years taxes.

ESCROW OFFICE NAME DOES NOT GUARANTEE HOMESTEAD EXEMPTION FOR

Buyers Initials _____ Sellers Initials _____

Sellers warrant that the homestead exemption has been filed for the current year and will apply.

7. Association and/or Maintenance Fees:

Sellers acknowledge that all Homeowner Association Fees and/or Special Assessments are paid in full to date.

Buyers have been notified by Settlement Agent that Homeowner Association Fees are in the amount of _____ Dollars (\$ _____) per _____ second association dues of _____ Dollars (\$ _____) per _____, third association dues of _____ Dollars (\$ _____) per _____, and the Initiation Fee is _____ Dollars (\$ _____).

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SEPTEMBER RELEASE NOTES

Customer Authorization

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	LCT - Trident	N/A	404768	

Added Company Name, Loan/Account No., Phone and Fax No.s to the top left of the document.

Customer Authorization
Buyer/Borrower Bob L. Buyer and Betty A. Buyer (B)

Loan/Account No.: 12345

Company Name: Bank of America
Loan/Account No.: 12345
Phone No.: (800)111-1111
Fax No.: (800)111-2222

Date: August 28, 2017
Order No.: JM CD Test
Property: 1001 Property Address
City, FL 49503

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SEPTEMBER RELEASE NOTES

REPORTS

Order Exceptions				
NEW/MOD MOD	REQUESTED BY FL	FOOTPRINTS No(s).	TFS No(s). 409230	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> ▪ For Exception: Closed Order, Missing/Pending Revenue <ul style="list-style-type: none"> ○ Add FL to the group below exclusion below for orders that have "Branch" in the special instructions. <p>Report includes orders <u>opened, closed or had register activity</u> during the date range with the following exceptions:</p> <ul style="list-style-type: none"> ▪ Closed Order, Missing/Pending Revenue includes: <ul style="list-style-type: none"> ○ Closed order with no revenue reported (does not apply to TX TO-No Policy orders; orders with WSOB closed ○ Closed order with pending revenue (orders without any sent invoices and pending revenue in the ledger; or on and at least one pending invoice; orders with WSOB closed status only) ○ MI & OK orders with a branch special instruction = "Branch" are excluded from this exception ○ Orders with owing profile starting with "Default\PMO\CPU\Kansas City " and have "Split - Seller S CF are excluded 				

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SEPTEMBER RELEASE NOTES

HAWAII

DOCUMENTS

Escrow

Exhibit Pages

NEW/MOD New	REQUESTED BY FT HI	FOOTPRINTS No(s). N/A	TFS No(s). 406760	FILE NAME (NEW ITEMS ONLY) See below
<p>New Hawaii specific documents to correct word wrapping issue.</p> <p><u>Document filenames and their titles:</u></p> <p>HID1115.doc - Exhibit Page - Commitment Legal HID1131.doc - Exhibit Page - Commitment Legal (Legal) HID1129.doc - Exhibit Page - Commitment Legal (with Address) HID1114.doc - Exhibit Page - Escrow Legal HID1130.doc - Exhibit Page - Escrow Legal (Legal) HID1122.doc - Exhibit Page - Exceptions HID1123.doc - Exhibit Page - Exceptions (Legal) HID1116.doc - Exhibit Page - Policy Legal HID1132.doc - Exhibit Page - Policy Legal (Legal)</p>				

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SEPTEMBER RELEASE NOTES

REPORTS

Escrow Trial Balance				
NEW/MOD MOD	REQUESTED BY FT HI	FOOTPRINTS No(s).	TFS No(s). 407518	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">• On the parameter screen acheckbox was added before group 1 "Group by trust account:" default checked, when unchecked do not show the TAC grouping• Report Logic: if the box is checked to remove the TAC grouping add the trust acct code (TAC) as a column between Ledger ID and Order Status.				

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SEPTEMBER RELEASE NOTES

IDAHO

DOCUMENTS

Escrow

Reconveyance Cover Sheet

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Centralized Recon Dept.	N/A	406640	SSCORPD5546.doc

New document. Render to view complete document.



RECONVEYANCE COVER SHEET

Escrow No.: 2017040003RN-JDK

PARTIAL RECONVEYANCE

Date of Payoff: September 29, 2017

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SEPTEMBER RELEASE NOTES

ILLINOIS

REPORTS

Title Production				
NEW/MOD MOD	REQUESTED BY CT IL	FOOTPRINTS No(s).	TFS No(s). 406528,406297	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Modified the following to be checklist tasks not requested tasks • Updated Select date for turn - time stop: <ul style="list-style-type: none"> ○ Requested Task contain 'Title Update Completed' ○ Requested Task contains ' Title Update Completed – Escrow' ○ Requested Task contains ' Title Update Completed – Title' ○ Requested Task contains 'Title Update Completed – Underwriting' • Updated Select date for turn - time start: <ul style="list-style-type: none"> ○ Requested Task contains 'Title Update - Requested' • Updated weighted average calc to the following (Overall days): <ul style="list-style-type: none"> ○ (((L_Day_1 * 1) + (Day_1 * 2) + (Day_2 * 3) + (Day_3 * 4) + (Day_4 * 5) + (Day_5 * 6) + (Day_6 * 7)) / Total)-1) 				

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Orders by Selection				
NEW/MOD MOD	REQUESTED BY CT IL	FOOTPRINTS No(s).	TFS No(s). 411474	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Added property Type {{Order.Properties.Type}} as the last column on the Order by {Selection} Il Export 				

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SEPTEMBER RELEASE NOTES

INDIANA

DOCUMENTS

Escrow

Affidavit (Heirship)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Indiana	N/A	406466	

For these Affidavits only, special notary language is needed. The Notary block was revised to be hardcoded onto the document instead of pulling from the Jurat/Acknowledgment fields in the order.

STATE OF _____

COUNTY OF _____

Subscribed and sworn to before me, a Notary Public in and for said county and state, by _____,
 this _____ day of _____, 20____.

Notary Public _____

Resident of _____ County

My Commission expires: _____

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Affidavit (Manufactured Home Trans Checklist)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Indiana	N/A	409903	

Revised to match the updated version. Render to view.

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SEPTEMBER RELEASE NOTES

Affidavit (Survivorship)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Indiana	N/A	406466	

For these Affidavits only, special notary language is needed. The Notary block was revised to be hardcoded onto the document instead of pulling from the Jurat/Acknowledgment fields in the order.

STATE OF _____

COUNTY OF _____

Subscribed and sworn to before me, a Notary Public in and for said county and state, by _____, this _____ day of _____, 20____.

Notary Public _____

Resident of _____ County

My Commission expires: _____

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Agreement (Escrow - Construction)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FTNW Indiana	N/A	408947	

Added a Signature line for the Builder.

BUILDER:
We Build It, Inc.

Signature

Date

By: _____
Print Name

Its: _____
Print Title

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SEPTEMBER RELEASE NOTES

Client Care Checklist

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT and CTNW Indiana	N/A	405419	

Added Commitment Update, Commission lines and option for "stamp".

LISTING AGENT:
 The Listing Agency
 Attn: Lisa T. Lister
 1000 Listing Way
 Anywhere, IN 99999

Phone: (888)777-9999
Fax: (888)777-9090
Email: lisa.lister@email.com
Commission: 3.250%
Special Instructions:

SELLING AGENT:
 The Selling Agency
 Attn: Sammy Selling
 1000 Selling Way
 Anywhere, IN 99999

Phone: (888)777-1213
Fax: (888)777-3121
Email: sammy.selling@email.com
Commission: 2.750%
Special Instructions:

HOME WARRANTY:

POA:

SURVEY:

DEED:

PAYOFF INFO NO. 1:

PAYOFF INFO NO. 2:

PAYOFF INFO NO. 3:

SEWER:

HOA:

Subdivision:

Client Care Checklist

Order JM CD Test

Select to add the "stamp" to the checklist

- Clsg Conf Emailed
- Payoff Info
- 1st Payoff
- 2nd Payoff
- Sewer
- HOA
- Lender Info
- Lender Conf
- Survey
- POA
- Deed
- Clearance
- Title Work
- Update
- Home Warranty
- CPL
- Prior
- Rreal IN

COMMITMENT UPDATE:

NOTES:

Date	Entered by	Note

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SEPTEMBER RELEASE NOTES

Collection of Payment Information

NEW/MOD New	REQUESTED BY CT Indiana	FOOTPRINTS No(s). N/A	TFS No(s). 409903	FILE NAME (NEW ITEMS ONLY) IND1289.doc
-----------------------	-----------------------------------	---------------------------------	-----------------------------	--------------------------------------------------

New document. Render to view complete document.

	<p>COLLECTION OF PAYMENT INFORMATION State Form 56163 (7-17) Approved by State Board of Accounts, 2017 INDIANA BUREAU OF MOTOR VEHICLES</p>	<p>BUREAU OF MOTOR VEHICLES Central Office Finance 100 N. Senate Avenue, Room N440 Indianapolis, IN 46204 (888) 692-6841</p>
<p>INSTRUCTIONS:</p> <ol style="list-style-type: none"> 1. Complete in blue or black ink, or print form. 2. Enter the amount to be charged and the payment type information in Section 2. Payment may be made by Visa, MasterCard, or electronic check. If enclosing a check, money order, cashier's check, or certified check, this form is not required. 3. Mail this form to the address that is specified on the application being submitted and for which you are making payment. 4. This form will be destroyed immediately after payment has been processed. 		
SECTION 1 - ACCOUNT HOLDER INFORMATION		
Name of Account Holder (first, middle, last, or company name)	Driver's License Number (DLN) or Federal Identification Number	Telephone Number
Billing Address (number and street)	City	State ZIP Code

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SEPTEMBER RELEASE NOTES

Deed (Special Warranty - HUD)

NEW/MOD Mod	REQUESTED BY CT Indiana	FOOTPRINTS No(s). N/A	TFS No(s). 409893	FILE NAME (NEW ITEMS ONLY)
----------------	----------------------------	--------------------------	----------------------	----------------------------

Revised so that the FHA Case No. and the Asset Manager are prompts.

Field Prompt

Deed (Special Warranty - HUD)
Special Warranty Deed

Enter the FHA Case No. for the HUD Deed

FHA Case No.: 00011222

SPECIAL WARRANTY DEED

File No.: [JJ IN Test-JDK](#)

THIS INDENTURE WITNESSETH: Secretary of Housing and Urban Development of Washington, D.C., or his successors, party of the first part, and his/her/their heirs and assigns, party(ies) of the second part (hereinafter called "Grantor"), conveys and specially warrants against all persons claiming by, through, or under him to [Buying Org and Billy](#)

Field Prompt

Deed (Special Warranty - HUD)
Special Warranty Deed

Select the Asset Manager for HUD

HomeTelos, LP

Ofori & Associates, PC

PEMCO, Ltd

Sage Acquisitions

Title: Designated Signatory for
HomeTelos, LP, HUD's Asset Management Company

STATE OF _____)
 COUNTY OF _____)SS:

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared _____, a Designated Signatory for HomeTelos, LP and Authorized Agent for the Secretary of Housing & Urban Development of Washington, D.C., and the person who executed the foregoing instrument bearing the date of _____ by virtue of the authority vested in him/her by the



SEPTEMBER RELEASE NOTES

Distribution List

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CTNW Indiana	N/A	409016	

Added the Attorney contact information.

ATTORNEY: Attorney ONE Attn: Alexandra Attorney 1000 Legal Eagle Way, Suite 100, Anywhere, CA 99999 Phone: (555)444-8888	Delivery by: <input type="checkbox"/> Cell: (888)999-7777 <input type="checkbox"/> Fax: (333)222-4444 <input type="checkbox"/> Email: alexandra@attorney.com Special Instructions: Here is where the user will enter special instructions for the Attorney if they are needed
---------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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Letter (HOA Request Form)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Indiana	N/A	409891	

Added line for HOA to enter address for payments.

Closing Date: November 16, 2017 Foreclosure Property: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No From: _____ thru _____ Please provide address where payment is to be sent: _____

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SEPTEMBER RELEASE NOTES

Limited Title Certificate

Limited Title Certificate - New Build

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	TitleWave	N/A	411175	

Added the property parcel number(s) and prompt for the tax year in the TAX INFORMATION section.

Field Prompt

Limited Title Certificate

Property

Property

Tax information for the year

2017

TAX INFORMATION

For tax parcel **11111111APN** in the year **2017**, the real estate taxes were last assessed to **Grantee Name** and the remaining balance of record is Two Hundred Ten And No/100 Dollars (\$210.00).

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SEPTEMBER RELEASE NOTES

Tax Certificate

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Indiana	N/A	406183	

Revised to pull in the Current User's signature and added statement about taxes being paid in arrears.

Estimated Semi-Annual Tax: _____

Monthly Escrow: \$ _____

Last Installment Paid Date: _____

Next Installment due: _____

Delinquent Date: _____

Indiana property taxes are paid in arrears

Brief Legal: [Property Brief Legal](#)

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

[Escrow Office Name](#)



 Signature

By: [Melissa G. Smith](#)

 Print Name

Its: [Closing Specialist](#)

 Print Title

Date

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SEPTEMBER RELEASE NOTES

Title

Conversion Endorsement (2013 Short Owners Policy) - CT ONLY

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Indiana	N/A	407904	

Revised so that the Custom Field prompts for this form differ from the prompts of the 2006 version, enabling templated items to work for each.

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SEPTEMBER RELEASE NOTES

REPORTS

3 Year Trending				
NEW/MOD MOD	REQUESTED BY FT IN	FOOTPRINTS No(s).	TFS No(s). 407933	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Modified report so that when the report is ran by marketing source main contact the marketing source info (pager) field will be added in parenthesis after the contact name 				

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Commissions by Sales Rep				
NEW/MOD MOD	REQUESTED BY FT IN	FOOTPRINTS No(s).	TFS No(s). 407899	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Added to Parameter screen: IDOI Credit Box - this a numerical value the user can enter Added to Parameter screen: Threshold Box - this a numerical value the user can enter Added to Parameter screen: Bonus Box - this a numerical value the user can enter <ul style="list-style-type: none"> If Profile State = IN remove referral revenue column and will not add in to total revenue Total Revenue Calculation = ((Title + Escrow + IDOI Credit) - Threshold) Commissions = (Total Revenue calc from above * Commissions percent from parameter screen) + Bonus 				

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Order Exceptions				
NEW/MOD MOD	REQUESTED BY OK/IN	FOOTPRINTS No(s).	TFS No(s). 406013	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Exclude buyer and seller forwarding address exceptions on closed orders when the order type = Title Only <ul style="list-style-type: none"> - Excluded when profile state/product code is listed below OK - INFO, OTHER, RPR IN - INFO, OTHER, TITLSEA, PLTACC <p>Report includes orders closed during the date range with the following exceptions:</p> <ul style="list-style-type: none"> Missing Buyer Forwarding Address Missing Seller Forwarding Address 				

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Dallas CPF Daily Summary				
NEW/MOD MOD	REQUESTED BY FT IN	FOOTPRINTS No(s).	TFS No(s). 407870	FILE NAME (NEW ITEMS ONLY)
<p>For Profile State = IN the report will do the following:</p> <ul style="list-style-type: none"> Suppress any info regarding fee attorneys Other Columns (RES and COMM) use these to count the indirects, use the same logic as the WSOB Remove indirect from other order counts (TE, TO, EO) columns 				

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SEPTEMBER RELEASE NOTES

Marketing Source Activity				
NEW/MOD MOD	REQUESTED BY FT IN	FOOTPRINTS No(s).	TFS No(s). 407924	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> When the report is group by "Marketing Source Company, contact" need to show each contact on a separate lines and NOT grouped together. 				

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Marketing Source Orders				
NEW/MOD MOD	REQUESTED BY FT IN	FOOTPRINTS No(s).	TFS No(s). 407909	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> After marketing source contact add in Marketing Info column. this will pull in the data on the order contact that is in the pager field. On the Parameter Screen added YTD Orders >= and if the marketing source has opened or closed that amount or more show on report. When YTD option is chosen on the parameter screen please show this date range in the summary header. Currently it only shows the from and through dates. 				

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Monthly Office Summary																																																																																																																																																				
NEW/MOD MOD	REQUESTED BY FT IN	FOOTPRINTS No(s).	TFS No(s). 407150	FILE NAME (NEW ITEMS ONLY)																																																																																																																																																
<ul style="list-style-type: none"> Updated indirect to reference new custom function "cfn_ProductsWithIndirect_FNF". <ul style="list-style-type: none"> If Branch Code = FTIN-5068, then report will breakdown residential and commercial opened and closed between in state and out of state. Group by in state and out of state, then commercial and residential and lastly, opened and closed counts. out of state property address state <> IN. see below screen shot: 																																																																																																																																																				
Monthly Office Business Summary																																																																																																																																																				
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th></th> <th>Title Only Refi</th> <th>Title Only Purchase</th> <th>Escrow Only</th> <th>Refi</th> <th>Resale</th> <th>Other</th> <th>Indirect</th> </tr> </thead> <tbody> <tr> <td colspan="9">BRANCH: FTIN-5068 - Mishawaka/Edwardsburg</td> </tr> <tr> <td colspan="9"><i>Commercial</i></td> </tr> <tr> <td>Opened</td> <td style="border: 1px solid green; padding: 2px;">in-state</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td colspan="9"><i>Residential</i></td> </tr> <tr> <td>Opened</td> <td></td> <td>3</td> <td>1</td> <td>0</td> <td>70</td> <td>120</td> <td>1</td> <td>23</td> </tr> <tr> <td>Closed</td> <td></td> <td>35</td> <td>1</td> <td>1</td> <td>29</td> <td>114</td> <td>0</td> <td>10</td> </tr> <tr> <td colspan="9"><i>Commercial</i></td> </tr> <tr> <td>Opened</td> <td style="border: 1px solid green; padding: 2px;">out of state</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td colspan="9"><i>Residential</i></td> </tr> <tr> <td>Opened</td> <td></td> <td>3</td> <td>1</td> <td>0</td> <td>70</td> <td>120</td> <td>1</td> <td>23</td> </tr> <tr> <td>Closed</td> <td></td> <td>35</td> <td>1</td> <td>1</td> <td>29</td> <td>114</td> <td>0</td> <td>10</td> </tr> <tr> <td colspan="2">BRANCH TOTAL OPENED:</td> <td>3</td> <td>1</td> <td>0</td> <td>70</td> <td>120</td> <td>1</td> <td>23</td> </tr> <tr> <td colspan="2">BRANCH TOTAL CLOSED:</td> <td>35</td> <td>1</td> <td>1</td> <td>29</td> <td>114</td> <td>0</td> <td>10</td> </tr> <tr> <td colspan="2">BRANCH YTD TOTAL OPENED:</td> <td>149</td> <td>14</td> <td>2</td> <td>158</td> <td>521</td> <td>2</td> <td>151</td> </tr> <tr> <td colspan="2">BRANCH YTD TOTAL CLOSED:</td> <td>128</td> <td>10</td> <td>1</td> <td>68</td> <td>321</td> <td>1</td> <td>71</td> </tr> </tbody> </table>							Title Only Refi	Title Only Purchase	Escrow Only	Refi	Resale	Other	Indirect	BRANCH: FTIN-5068 - Mishawaka/Edwardsburg									<i>Commercial</i>									Opened	in-state	0	0	0	0	0	0	0	<i>Residential</i>									Opened		3	1	0	70	120	1	23	Closed		35	1	1	29	114	0	10	<i>Commercial</i>									Opened	out of state	0	0	0	0	0	0	0	<i>Residential</i>									Opened		3	1	0	70	120	1	23	Closed		35	1	1	29	114	0	10	BRANCH TOTAL OPENED:		3	1	0	70	120	1	23	BRANCH TOTAL CLOSED:		35	1	1	29	114	0	10	BRANCH YTD TOTAL OPENED:		149	14	2	158	521	2	151	BRANCH YTD TOTAL CLOSED:		128	10	1	68	321	1	71
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Opened	in-state	0	0	0	0	0	0	0																																																																																																																																												
<i>Residential</i>																																																																																																																																																				
Opened		3	1	0	70	120	1	23																																																																																																																																												
Closed		35	1	1	29	114	0	10																																																																																																																																												
<i>Commercial</i>																																																																																																																																																				
Opened	out of state	0	0	0	0	0	0	0																																																																																																																																												
<i>Residential</i>																																																																																																																																																				
Opened		3	1	0	70	120	1	23																																																																																																																																												
Closed		35	1	1	29	114	0	10																																																																																																																																												
BRANCH TOTAL OPENED:		3	1	0	70	120	1	23																																																																																																																																												
BRANCH TOTAL CLOSED:		35	1	1	29	114	0	10																																																																																																																																												
BRANCH YTD TOTAL OPENED:		149	14	2	158	521	2	151																																																																																																																																												
BRANCH YTD TOTAL CLOSED:		128	10	1	68	321	1	71																																																																																																																																												
<ul style="list-style-type: none"> Split the Escrow Only Column for all transaction types into, Escrow Only Purchase (transaction type = 																																																																																																																																																				



SEPTEMBER RELEASE NOTES

<p>purchase and order type = EO) and Escrow Only Refi (transaction type = refinance or equity and order type = EO)</p> <ul style="list-style-type: none"> ○ Additional Report Totals = Refi Total (exclude the indirects) for Opened and Closed (all order types, EO, TO TE), Purchase Total (exclude the indirects) for Opened and Closed (all order types, EO, TO TE), Title Only Total (all transaction type, minus indirects), Escrow Only (all transaction type, minus indirects). Please the new total between the current report totals and YTD totals <ul style="list-style-type: none"> ● Parameter screen = default check box for "Include Cancelled Orders" to be checked.

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New Orders by Branch				
NEW/MOD MOD	REQUESTED BY FT IN	FOOTPRINTS No(s).	TFS No(s). 407860	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> ● Added Product Type under Trans Type. Only applies to profile state = IN 				

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Order Count/Revenue Summary				
NEW/MOD MOD	REQUESTED BY FT IN	FOOTPRINTS No(s).	TFS No(s). 407930	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> ● Added option to run marketing info field (pager) on the parameters screen for "NOT ENTERED" to explicitly find NULL values. 				

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Order Log				
NEW/MOD MOD	REQUESTED BY FT IN	FOOTPRINTS No(s).	TFS No(s). 407529	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> ● Added in "Product Type" column after Oder Type Columns (all format types) ● Added new format type "Show marketing source and main contact"; same columns as "Show Marketing Source and Branch" format but show the marketing source main contact instead of branch ● IN Only (current profile state = "IN"): separate totals at the end of each group (initial group, plus report totals) to show Total Opened, Closed, Cancelled counts, then total order count with estimated revenue. ● On Parameter Screen: added in second group by option "Group by 2" after current group by, <ul style="list-style-type: none"> ○ Options: None (default); same as current group by; plus add an option for Marketing Source, Marketing Source Main Contact ● Updated "Group by" to "Group by 1:", remove "Settlement Agent, Escrow Officer/Closer" option 				

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Title Production				
NEW/MOD MOD	REQUESTED BY FT IN	FOOTPRINTS No(s).	TFS No(s). 404230	FILE NAME (NEW ITEMS ONLY)



SEPTEMBER RELEASE NOTES

- Add the following start times (IN)
 - Start Task:
 - CHECKLIST TASK – Open Order
 - REQUESTED TASK – Order Received
 - REQUESTED TASK – Invoice Completed

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Weekly Source of Business

NEW/MOD MOD	REQUESTED BY CT IN	FOOTPRINTS No(s).	TFS No(s). 408148,406275	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Added product type Construction Disbursement (CD) to count as indirect: <ul style="list-style-type: none"> ○ Profile "Default\P\CPU\Indiana\CT" and descendants = PLTACC, INFO • Programming Notes should look like the following for IN: <ul style="list-style-type: none"> ○ Profile "Default\P\CPU\Indiana\CT" and descendants = PLTACC, INFO ○ Profile "Default\P\CPU\Indiana\FT\FIDS" and descendants = PLTACC, INFO ○ All Other Profiles = PLTACC, INFO, OTHER, TTLSEA 				

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SEPTEMBER RELEASE NOTES

LANDCASTLE

DOCUMENTS

Escrow

Shellpoint (Cover Sheet - Deed Package FL)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	LCT	N/A	406807	

Revised to remove Shannon's name from coversheet and replace with, "If you have any questions regarding this deed please contact **your assigned Closing Coordinator** immediately."

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SEPTEMBER RELEASE NOTES

MISSOURI

REPORTS

Title Production				
NEW/MOD MOD	REQUESTED BY KS	FOOTPRINTS No(s).	TFS No(s). 404232	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">• Added new start and stop tasks<ul style="list-style-type: none">○ Start Time:<ul style="list-style-type: none">▪ Requested Task name contains "Conv. Commit Update"○ Stop Time:<ul style="list-style-type: none">▪ Requested Task name contains "Commitment Requested"▪ Requested Task name contains "Distribute Conv. Commit"				

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SEPTEMBER RELEASE NOTES

MONTANA

DOCUMENTS

Escrow

Letter (Request for Payoff Statement)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	MT	N/A	407094	

Corrected typo for "Accured" to "Accrued".

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Reconveyance Cover Sheet

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Centralized Recon Dept.	N/A	406640	SSCORPD5546.doc

New document. Render to view complete document.



RECONVEYANCE COVER SHEET

Escrow No.: [2017040003RN-JDK](#)

PARTIAL RECONVEYANCE

Date of Payoff: [September 29, 2017](#)

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SEPTEMBER RELEASE NOTES

NEW MEXICO

DOCUMENTS

Escrow

Letter (Final Documents - Buyer)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT NM	N/A	410006	

Removed the Taos and Rio Arriba branches from the document.

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Vesting Instructions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT NM	N/A	405040	

Added line for "an unmarried woman".

It is my/our request for vesting in this property and title to be held the following way:	
_____	, a husband and wife
_____	, as his/her sole and separate property
_____	, a single man (never married)
_____	, an unmarried man
_____	, a single woman (never married)
_____	, an unmarried woman
_____	, a widow
_____	, a widower

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SEPTEMBER RELEASE NOTES

Wrap Indemnity Agreement

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT NM	N/A	406992	NMD1163.doc

New document. Render to view complete document.

SELLER AND BUYER "WRAPAROUND" REAL ESTATE CONTRACT INSTRUCTIONS, DISCLOSURE AND INDEMNITY AGREEMENT

Date: September 1, 2017
File No.: JM CD Test-MGS
Buyer(s): Bob L. Buyer and Betty A. Buyer
Seller(s): Sam E. Seller and Sally A. Seller
Property: 1001 Property Address, City, NM 49503
Legal: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

We, the undersigned Buyer and Seller, hereby state that Buyer intends to purchase the property on a [New Mexico](#) real estate contract and such real estate contract will "wraparound" the existing mortgage obligation(s) described below, which are not being paid off by Seller at closing by or through the Settlement Agent nor are they being assumed by Buyer, and, therefore, will remain in full force and effect and will, in fact, be superior in priority to Buyer's interest under the real estate contract.

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SEPTEMBER RELEASE NOTES

Title

NM 29 - Environmental Protection Lien (ALTA 8.1-06)

NEW/MOD Mod	REQUESTED BY Underwriting	FOOTPRINTS No(s). n/a	TFS No(s). 410057	FILE NAME (NEW ITEMS ONLY)
-----------------------	-------------------------------------	---------------------------------	-----------------------------	-----------------------------------

The endorsement has been modified to automatically render the New Mexico statutes when the property state is NM. The field on the Endorsements screen does not need to be filled in for the form to render the New Mexico statutes.

ENDORSEMENT - NM 29
ENVIRONMENTAL PROTECTION LIEN

Issued By:



Fidelity National Title
Insurance Company

Attached to Policy Number:

LoanPolNum-456

NM 29 - Environmental Protection Lien (ALTA 8.1-06)	\$25.00
-----------------------------------------------------	---------

Custom Fields

Search

Label	Value
▶ Enter the state statute numbers that provide environmental protection liens	
Effective Date of Prior Policy	

(b) any environmental protection lien provided by any state statute in effect at Date of Policy, except environmental protection liens provided by the following state statutes:

Sections 3-48-7 and 69-25B-8, New Mexico Statutes Annotated 1978

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

Note: If the field is filled in, it will still pull in what is entered by the user.

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SEPTEMBER RELEASE NOTES

NORTH CAROLINA

DOCUMENTS

Title

ALTA Commitment 2016

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Admin	n/a	410634	

When issued for properties in South Carolina, the Commitment Cover Page will now reflect the legal notice language regarding Arbitration for South Carolina.

Chicago Title Insurance Company ALTA Commitment for Title Insurance
 Commitment Number: X13-00035 - CP test NCRA

ALTA COMMITMENT FOR TITLE INSURANCE

Issued by

CHICAGO TITLE INSURANCE COMPANY

NOTICE IS HEREBY GIVEN THAT THIS POLICY IS SUBJECT TO ARBITRATION PURSUANT TO THE PROVISIONS OF CHAPTER 48 OF TITLE 15 (SEC. 15-48-10 ET SEQ.) OF THE SOUTH CAROLINA CODE OF LAWS, 1976, AS AMENDED.

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Insurance Corporation (the "Company") will issue the Policy according to the

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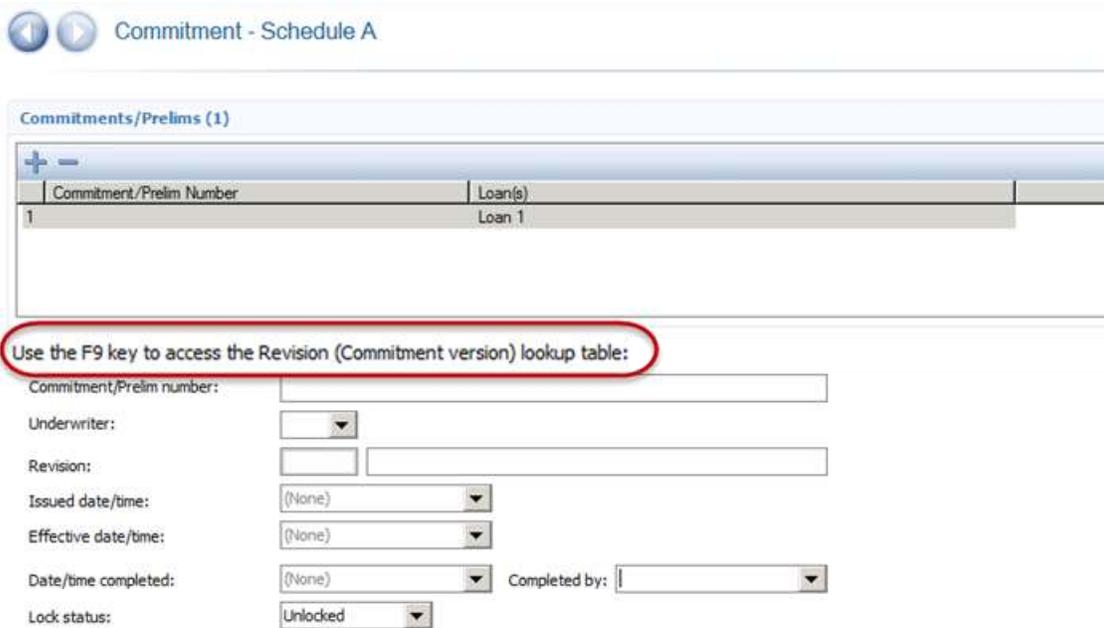
SEPTEMBER RELEASE NOTES

MY SCREENS

All Commitment – Schedule A screens

NEW/MOD MOD	REQUESTED BY Kathy Speight	FOOTPRINTS No(s).	TFS No(s). 412846
-----------------------	--------------------------------------	--------------------------	-----------------------------

There is now a reminder on screen to use the F9 key to access the lookup table and change the Commitment Version on the commitment Schedule A screen



Commitment - Schedule A

Commitments/Prelims (1)

Commitment/Prelim Number	Loan(s)
1	Loan 1

Use the F9 key to access the Revision (Commitment version) lookup table:

Commitment/Prelim number:

Underwriter:

Revision:

Issued date/time:

Effective date/time:

Date/time completed: Completed by:

Lock status:



SEPTEMBER RELEASE NOTES

Master Endorsement - Commitment

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Admin	n/a	410634	101046D0047_3

This document has been added to the CTNC Custom Documents tree to render commitment endorsements in the same format as the existing "Master Endorsement - Loan Policy" and "Master Endorsement - Owner's Policy" docs.

The screenshot shows a 'Document Selection' window with two panes: 'Available ReadyDocs' and 'Selected ReadyDocs'. The search bar contains the text 'endorse'. In the 'Available ReadyDocs' pane, a tree view shows folders for 'CTNC Custom Documents', 'Title Docs', 'Title Products', and 'Endorsements'. Under 'Endorsements', three items are listed: 'Master Endorsement - Loan Policy', 'Master Endorsement - Owner's Policy', and 'Master Endorsement - Commitment', which is highlighted in yellow. In the 'Selected ReadyDocs' pane, the item 'Master Endorsement - Commitment' is listed. Buttons for 'Remove', 'Remove All', and 'Add' are visible in the top right of the 'Selected ReadyDocs' pane.

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SEPTEMBER RELEASE NOTES

SE 55 - (Multiple) Custom Endorsement

NEW/MOD Mod	REQUESTED BY Admin	FOOTPRINTS No(s). n/a	TFS No(s). 410634	FILE NAME (NEW ITEMS ONLY)
-----------------------	------------------------------	---------------------------------	-----------------------------	-----------------------------------

The form is now available to select for Commitments.

Lookup Code	Code	Description
<input type="checkbox"/> EyrS055_00	SE 55	SE 55 - (01) Custom
<input type="checkbox"/> EyrS055_02	SE 55-2	SE 55 - (02) Custom
<input type="checkbox"/> EyrS055_03	SE 55-3	SE 55 - (03) Custom
<input type="checkbox"/> EyrS055_04	SE 55-4	SE 55 - (04) Custom
<input type="checkbox"/> EyrS055_05	SE 55-5	SE 55 - (05) Custom
<input checked="" type="checkbox"/> EyrS055Multiple_00	SE 55-Multiple	SE 55 - (Multiple) Custom

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SEPTEMBER RELEASE NOTES

OHIO

DOCUMENTS

Escrow

Sale Verification - Cuyahoga

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT OH	N/A	406648	

Updated document to match most recent version available.

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SEPTEMBER RELEASE NOTES

REPORTS

Orders by Selection				
NEW/MOD MOD	REQUESTED BY FT OH	FOOTPRINTS No(s).	TFS No(s). 406015	FILE NAME (NEW ITEMS ONLY)
<p>When current profile State = "OH"</p> <ul style="list-style-type: none"> ON Orders by {Selection} report, export format = Excel-OH <ul style="list-style-type: none"> Changed branch column from showing settlement agent flash code to settlement agent name Added in "Producty Category" as a column. this is a custom field {{Order.AdditionalDescription_FNF#}} move branch, Product Category to be 1st two columns On Orders by {selection} report, export format none, change product code to Prod Type/Cat and show the CF "AdditionalDescription" next to the product code 				

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Weekly Source of Business				
NEW/MOD MOD	REQUESTED BY FT OH	FOOTPRINTS No(s).	TFS No(s). 406073	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Added search close Product Type (product code SEACLO) in the indirect category. 				

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WSOB Worksheet				
NEW/MOD NEW	REQUESTED BY FT OH	FOOTPRINTS No(s).	TFS No(s). 408325	FILE NAME (NEW ITEMS ONLY) SSCORP5317.rpt - WSOB Worksheet
<p>General: Title – WSOB Worksheet Tree location – Revenue Reports Folder Report Type – excel format only</p> <p>Parameters:</p> <ul style="list-style-type: none"> Use the monthly date and defaults like the WSOB Show report programming notes Report comments <p>Groups:</p> <ul style="list-style-type: none"> Group by Branch <p>Columns:</p> <p>Open Orders</p> <ul style="list-style-type: none"> Title Only - Refi = Transaction type Refi or Equity and Order type Title Only Title Only - Purchase = Transaction type Purchase and Order type Title Only Title Only – COMM = Commercial checkbox is checked and order type Title only (all transaction types) Refi = Transaction type Refi or Equity and Order type Title & Escrow or Escrow Only Resale = Transaction type Purchase and Order type Title & Escrow or Escrow Only Refi – COMM = Commercial checkbox is checked and Order type Title & Escrow or Escrow Only and Transaction type Refi or Equity Resale– COMM = Commercial checkbox is checked and Order type Title & Escrow or Escrow Only and Transaction type Purchase 				



SEPTEMBER RELEASE NOTES

- o Other = Pull all order counts (any transaction or order type) if the Additional Description {{Order.AdditionalDescription_FNF#}} is = 'Lien Search Only', 'Other', 'Accom Misc Filling', 'Escrow Lien Search', 'Escrow Search Only', 'Escrow Only JV', 'Search Only'
- o Production Indirect = Other – Pull all order counts (any transaction or order type) if the Additional Description {{Order.AdditionalDescription_FNF#}} is = 'Production'

Closed Orders

- o Title Only - Refi = Transaction type Refi or Equity and Order type Title Only
- o Title Only - Purchase = Transaction type Purchase and Order type Title Only
- o Title Only – COMM = Commercial checkbox is checked and order type Title only (all transaction types)
- o Refi = Transaction type Refi or Equity and Order type Title & Escrow or Escrow Only
- o Resale = Transaction type Purchase and Order type Title & Escrow or Escrow Only
- o Refi – COMM = Commercial checkbox is checked and Order type Title & Escrow or Escrow Only and Transaction type Refi or Equity
- o Resale– COMM = Commercial checkbox is checked and Order type Title & Escrow or Escrow Only and Transaction type Purchase
- o Comm Other – MTD = Transaction type is Other, Order type is Title & escrow or escrow only and commercial checkbox is checked.
- o Other = Pull all order counts (any transaction or order type) if the Additional Description {{Order.AdditionalDescription_FNF#}} is = 'Lien Search Only', 'Other', 'Accom Misc Filling', 'Escrow Lien Search', 'Escrow Search Only', 'Escrow Only JV', 'Search Only'
- o Production Indirect = Other – Pull all order counts (any transaction or order type) if the Additional Description {{Order.AdditionalDescription_FNF#}} is = 'Production'

Additional Columns (No header needed like opened and closed)

- o Employees = Blank place holder
- o Allocated Employees = Blank place holder
- o Revenue = use the same revenue rules as the Closed Order by Branch. Show all revenue posted within the date range even if the order is not counted in the opened or closed counts.
 - o *Title Revenue = END+TP; Escrow Revenue = ESC; Other Revenue = Any Bill Code w/ GL starting w/ 4; Referral Revenue = ABI+NBE+NBI+REF*

Totals:

- Total for each column listed

End Report Totals

Open Order: (Column 1)

- Title Only – MTD = all Title only opened orders (exclude commercial)
- Title & Escrow – MTD = all Title and only orders (Include Commercial)
- Escrow Only – MTD = all escrow only opened orders (Include Commercial)
- Comm Title Only – MTD = transaction type is title only and commercial check box is checked
- Total – MTD = sum of the open order column + Indirect Open (see below for Indirect Opened)
- Refinance – MTD = all order with transaction type refi or equity excluding commercial
- Resale – MTD = all order with transaction type purchase excluding commercial
- Other – MTD = Total from Other – MTD Column above
- Comm – refinance = transaction type is refi or equity and commercial checkbox is checked
- Comm – Resale = transaction type is purchase and commercial checkbox is checked
- Comm – Other = Transaction type is Other, Order type is Title & escrow or escrow only and commercial checkbox is checked.
- Total = Sum all opened order column 2 + Indirect Open (see below for Indirect Opened)
 - o total from open order column 1 and 2

Closed Order: (Column 1, show directly under opened orders column 1)

- Title Only – MTD = all Title only opened orders (exclude commercial)
- Title & Escrow – MTD = all Title and only orders (Include Commercial)



SEPTEMBER RELEASE NOTES

Escrow Only – MTD = all escrow only opened orders (Include Commercial)

Comm Title Only – MTD = transaction type is title only and commercial check box is checked

Total – MTD = sum of the closed order column above

- o total from closed order column 1 and 2 be

(Closed Orders continued, column 2, show directly under opened orders column 2)

Refinance – MTD = all order with transaction type refi or equity excluding commercial

Resale – MTD = all order with transaction type purchase excluding commercial

Other – MTD = sum of Other and Production Indirect columns

Comm – refinance = transaction type is refi or equity and commercial checkbox is checked

Comm – Resale = transaction type is purchase and commercial checkbox is checked

Comm – Other = Transaction type is Other, Order type is Title & escrow or escrow only and commercial checkbox is checked.

Total = Sum all opened order column 2

- o total from closed order column 1 and 2

(Column 3 – Various)

Indirect Open:

Indirect – MTD = total of Production Indirect Column

Employees:

Full/Temp Employees = place holder only

Allocated Employees: = place holder only

Revenue:

Revenue – MTD = Total Revenue posted during the date range

Commercial Revenue – MTD = revenue posted during the date range where the commercial checkbox is checked on those orders.

(Column 4)

Date: = the last day of the prior week based on the WSOB week.

Sorting:

- None

Logic:

- Run based on the same week as WSOB. The report will be run as month to date and pull up to the end of the week prior.
- Open order = received date is within the date range
- Closed order = same rules as WSOB

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SEPTEMBER RELEASE NOTES

Invoice Aging				
NEW/MOD MOD	REQUESTED BY OK	FOOTPRINTS No(s).	TFS No(s). 406008	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">• On the invoice aging report, report type = Customer-facing statement (enter dates) added the current date the report is printed under the word statement for each customer the report shows.• On the invoice aging report, report type = Customer-facing statement (enter dates) if the profile state = OH then:<ul style="list-style-type: none">○ Removed Property Address and replace with invoice charges with line items○ Moved Buyer(borrower)/Seller to stack on top of Property Brief Legal○ Removed the verbiage "printed on" and only show the date. This shows up just under the word statement in the top right corner.• Removed the order status from the top of the report.• Increased the size font used on the date under the word statement				

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SEPTEMBER RELEASE NOTES

OKLAHOMA

DOCUMENTS

Escrow

Court Check (Out Of County)

Court Check and Interim Title Report

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT OK	N/A	404866	

Revised the hyperlink for the "USA Patriot Act Search Results Clear" to be <https://specialalerts.stewart.com/Search>

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SEPTEMBER RELEASE NOTES

REPORTS

Invoice Aging				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	OK		406008	
<ul style="list-style-type: none"> On the invoice aging report, report type = Customer-facing statement (enter dates) added the current date the report is printed under the word statement for each customer the report shows. Removed the order status from the top of the report. Increased the size font used on the date under the word statement 				

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Order Exceptions				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	OK/IN		406013	
<ul style="list-style-type: none"> Exclude buyer and seller forwarding address exceptions on closed orders when the order type = Title Only <ul style="list-style-type: none"> - Excluded when profile state/product code is listed below OK - INFO, OTHER, RPR IN - INFO, OTHER, TITLSEA, PLTACC Report includes orders <u>closed</u> during the date range with the following exceptions: <ul style="list-style-type: none"> Missing Buyer Forwarding Address Missing Seller Forwarding Address 				

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SEPTEMBER RELEASE NOTES

OREGON

DOCUMENTS

Escrow

Closing Letter

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Western Title	N/A	406756	

When the recipient is an Organization, revised document to prompt user to select person's name to appear in the top left section of the document.

Closing Letter
Seller Seller Organization (S2)

A reference to some People was encountered. Please choose any of the qualifying People below.

Check -

Jane Doe (S2)

John Doe (S2)



Jane Doe
John Doe

Seller Organization
1 Seller Org Fwd Address
Places, OR 84556

Date: August 28, 2017

Escrow No.: JM CD Test-MGS

Buyer(s): Bob L. Buyer and Betty A. Buyer Buyer LLC

Seller(s): Sam E. Seller and Sally A. Seller Seller Organization

Property: 1001 Property Address City, OR 49503

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SEPTEMBER RELEASE NOTES

Deed (Personal Representative's) Deed (Personal Representative's), Legal

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Western Title	N/A	406156	

Instead of pulling the Deed Grantor field, will prompt to select one or more individuals from a Seller Estate Contact.

A reference to some People was encountered. Please choose any of the qualifying People below.

Check ▾
 Jean PersonalRep (S2)
 Paul PersonalRep (S2)

↓

PERSONAL REPRESENTATIVE'S DEED

Jean A. PersonalRep and Paul P. PersonalRep, the duly appointed, qualified and acting personal representative of the estate of **John Doe**, deceased, pursuant to proceedings filed in Circuit Court for **Portland County, Oregon**,

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

Estate of Seller

By: _____
Jean A. PersonalRep

By: _____
Paul P. PersonalRep

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SEPTEMBER RELEASE NOTES

DHS Notice of Transfer				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Western Title	N/A	409907	ORD1454.doc

New document. Render to view complete document.



Company Name

**RESPONSE TO REQUEST FOR NOTICE
OF TRANSFER OR ENCUMBRANCE**

DATE:
September 8, 2017

TO:
State of Oregon DHS
Estate Administration Unit
P.O. Box 14021
Salem, OR 97309-5024

FROM:
Escrow Office Name

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SEPTEMBER RELEASE NOTES

EI - Disbursements

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Western Title	N/A	409355	

If 'Show local bank option?' is checked, verbiage revised to include "AND complete instructions below" and "or Deposit Instructions"

CALL when check is ready for Pick Up, Phone No. _____

Deposit in Local Bank (attach VOIDED check **AND complete instructions below**)

Mail: (Complete Forwarding Mailing Address on next page)

Transfer funds in the amount of \$_____ to _____

OTHER: _____

Wire Transfer or Deposit Instructions ←

Show local bank option?

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Full Satisfaction (Termination of Judgment)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	State Counsel	N/A	409649	

Deactivated document per State Counsel as it is a duplicate of "Full Satisfaction (Judgment)".

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General Provisions, documents containing

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Portland and Western Title	N/A	410944	

Removed the "INITIAL HERE:" sections from paragraphs 1 and 3.

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SEPTEMBER RELEASE NOTES

Information Sheet (Buyer)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Western Title	N/A	407848 / 409660	

Updated to include 'Date of Birth' to match the Seller and Refi versions.

Customer Name:	Bob L. Buyer and Betty A. Buyer		
Property Address:	1001 Property Address, City, OR 49503		
Daytime Phone No(s):	(777)777-7777	(222)222-2222	
Social Security No(s):			
Date of Birth:			
Email Address(es):			

Revised document to look to the Settlement Agent County when rendering the US Armed Forces question.

Information Sheet (Buyer)
Buyer/Borrower Brian T. Buyer and Brenda T. Buyer (B)

BEFORE

Escrow No.: MS Test OR 1-JDK

4. JUDGMENT (if applicable)
 Creditor Name: _____ Case No.: _____
 Contact Name: _____ Phone No.: _____
 Mailing Address for payment: _____

Is the subject property your primary residence? Yes No
 Are you or were you a member of the U.S. Armed Forces? Yes No

By signing below I agree to receive communications and documents relating to the above mentioned transaction via email transmission at this email address: buyer1@email.com

Information Sheet (Buyer)
Buyer/Borrower Brian T. Buyer and Brenda T. Buyer (B)

AFTER

EO Name contains "Western" or
SA County CF contains "Coos"

Escrow No.: MS Test OR 1-JDK

4. JUDGMENT (if applicable)
 Creditor Name: _____ Case No.: _____
 Contact Name: _____ Phone No.: _____
 Mailing Address for payment: _____

Is the subject property your primary residence? Yes No
 By signing below I agree to receive communications and documents relating to the above mentioned transaction via email transmission at this email address: buyer1@email.com

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SEPTEMBER RELEASE NOTES

Information Sheet (Refinance)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Western Title	N/A	409660	

Revised document to look to the Settlement Agent County when rendering the US Armed Forces question.

Information Sheet (Refinance)
Buyer/Borrower Brian T. Buyer and Brenda T. Buyer (B)

BEFORE	<p>6. HOMEOWNER'S ASSOCIATION</p> <p>Association Name: _____</p> <p>Contact Name: _____</p> <p>Phone No.: _____</p> <p>Are you the owner occupant of this residence? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Any improvements or remodeling within the last six (6) months? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, describe the work done and provide name of builder, if any: _____</p> <p style="background-color: yellow;">Are you or were you a member of the U.S. Armed Forces? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>By signing below I agree to receive communications and documents relating to the above mentioned transaction via email transmission at this email address: _____</p>
--------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Information Sheet (Refinance)
Buyer/Borrower Brian T. Buyer and Brenda T. Buyer (B)

AFTER EO Name contains "Western" or SA County CF contains "Coos"	<p>6. HOMEOWNER'S ASSOCIATION</p> <p>Association Name: _____</p> <p>Contact Name: _____</p> <p>Phone No.: _____</p> <p>Are you the owner occupant of this residence? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Any improvements or remodeling within the last six (6) months? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, describe the work done and provide name of builder, if any: _____</p> <p>By signing below I agree to receive communications and documents relating to the above mentioned transaction via email transmission at this email address: _____</p>
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SEPTEMBER RELEASE NOTES

Information Sheet (Seller)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Western Title	N/A	409660	

Revised document to look to the Settlement Agent County when rendering the US Armed Forces question.

Documents x

Information Sheet (Seller)

Seller Stephen T. Seller and Stephanie T. Seller (3)

BEFORE	<p>5. JUDGMENT (if applicable)</p> <p>Creditor Name: _____ Case No.: _____</p> <p>Contact Name: _____ Phone No.: _____</p> <p>Mailing Address for payment: _____</p> <p>Is the subject property your primary residence? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Any improvements or remodeling within the last six (6) months? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, describe the work done and provide the name of builder, if any: _____</p> <p style="background-color: yellow;">Are you or were you a member of the U.S. Armed Forces? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>By signing below I agree to receive communications and documents relating to the above mentioned transaction via email transmission at this email address: seller1@email.com</p>
---------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Information Sheet (Seller)

Seller Stephen T. Seller and Stephanie T. Seller (3)

AFTER EO Name contains "Western" or SA County CF contains "Coods"	<p>5. JUDGMENT (if applicable)</p> <p>Creditor Name: _____ Case No.: _____</p> <p>Contact Name: _____ Phone No.: _____</p> <p>Mailing Address for payment: _____</p> <p>Is the subject property your primary residence? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Any improvements or remodeling within the last six (6) months? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, describe the work done and provide the name of builder, if any: _____</p> <p>By signing below I agree to receive communications and documents relating to the above mentioned transaction via email transmission at this email address: seller1@email.com</p>
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SEPTEMBER RELEASE NOTES

Instructions (Recording - Title Only)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Western Title	N/A	409911	ORD1455.doc

New document. Render to view complete document.

 Company Name		TITLE ONLY RECORDING INSTRUCTIONS	
TO: Attn: Recording Department Title Office Name 1 Title Office Street City, OR 70808	Dated: September 12, 2017 Customer No.: EC5477 Title No.: TO123 Title Officer: Joseph D. Kirby Property: 1001 Property Address City, OR 49503	FROM: Escrow Company Name 1 EC Address Places, OR 57805	
WE DELIVER HERewith THE FOLLOWING DOCUMENTS TO BE RECORDED IN THE FOLLOWING ORDER:			
<hr/> <hr/> <hr/>			
<input type="checkbox"/> Record upon receipt <input type="checkbox"/> Record on _____ <input type="checkbox"/> Review and Hold - release to follow by email			
1. Record the enclosed instruments if there has been no change since your report of _____.			

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SEPTEMBER RELEASE NOTES

Instructions (Scrivener)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Western Title	N/A	407096	

Removed all acknowledgments.

Additionally, added functionality to keep the capitalized bolded paragraph which starts "IT IS UNDERSTOOD BY THE PARTIES..." together with the signature lines so that paragraph and their signatures are on the same page.

Removed "Acknowledged and Approved by:" in all areas and instead document now provides (at the bottom/last) :

RECEIVED this ____ day of _____, 20__ by (Settlement Agent Name)

By: _____

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Letter (Demand - HOA)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Western Title	N/A	405046	

Added the APN/Parcel ID and Tax Map ID to the upper right of the document.

<p>Melissa G. Smith, Closing Specialist Escrow Office Name 100 Main Street Someplace, WA 92025 Phone: (800)111-2222 Fax: (800)222-3333</p>	<p>Date: August 17, 2017 Escrow No.: JM CD Test-MGS HOA Name: HOA Company Property: 1001 Property Address City, WA 49503 APN/Parcel ID: 11-123 Tax/Map ID: 22-123</p>
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SEPTEMBER RELEASE NOTES

Letter (HOA Closing)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Western Title	N/A	405048	

Updated to provide the enclosure prompt if there is no disbursement.

Please be advised that the above referenced property has been sold. The new owners of the property are:

Bob L. Buyer, Betty A. Buyer and Buyer LLC
1 Buyer Fwd Address
Portland, OR 86401

In the event there are additional funds due or a refund check to be issued, the Buyer's forwarding address is as follows:

1 Buyer Fwd Address, Portland, OR 86401

For your records we have enclosed the following:

- Copy of Deed

Letter (HOA Closing) HOA HOA Company (HOA)
Enter items enclosed with the closing letter
Copy of Deed

If checks are included in this package, please negotiate as soon as possible. Should you have any questions or need further assistance, please contact the undersigned at (111)222-3333 or melissa.smith@email.com.

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SEPTEMBER RELEASE NOTES

Letter (Opening - Custom)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Western Title	N/A	406572	

When the recipient is an Organization, revised document to prompt user to select person's name to appear in the top left section of the document.

Letter (Opening - Custom)
Seller Seller Organization (S2)

A reference to some People was encountered. Please choose any of the qualifying People below.

Check -
 Jane Doe (S2)
 John Doe (S2)

Jane Doe
John Doe

Seller Organization
1 Seller Current Address
Somewhere, OR 82125

Date: August 28, 2017
Escrow No.: JM CD Test-MGS
Property: 1001 Property Address
City, OR 49503

Thank you for selecting **Escrow Office Name** as your closing agent. We look forward to providing you with quality title and escrow services in connection with the above referenced property.

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SEPTEMBER RELEASE NOTES

Note (Installment - Interest Included)
Note (Installment - Interest Included)
Note (Installment - Interest Included)

NEW/MOD Mod	REQUESTED BY Western Title	FOOTPRINTS No(s). N/A	TFS No(s). 409917	FILE NAME (NEW ITEMS ONLY)
-----------------------	--------------------------------------	---------------------------------	-----------------------------	-----------------------------------

Various revisions.

When this field is checked, there will be a prompt for 'Prepayment penalty language'

Loan Terms

Annual interest rate: %

Payment frequency: ▼

Loan term years:

Loan balance

Prepayment penalty →

Prepayment penalty language

This is the prepayment penalty text.

↓

This is the prepayment penalty text.

Anything contained in this note or deed of trust securing this note to the contrary notwithstanding, any part of this note may be prepaid with or without prior written consent of the holder.

When these 2 fields are empty, will now prompt to 'Include late charge language'.
This paragraph will only show if the prompt is checked.

Payments

First payment date: ▼ Final payment date: ▼

Principal and interest:

First payment amount: Final payment amount: Payment Information...

Late charge after: days at % Late fee:

Interest rate after default: %

Include late charge language

↓

If any installment is not paid within _____ (____) days of the date set for payment, the holder may assess a late charge of _____ Dollars (\$_____). The late charge shall be paid on demand, and the holder reserves the right to refuse any late payment unless accompanied by such late charge, or to add such late charge to the principal balance of the note.

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SEPTEMBER RELEASE NOTES

Preliminary Report

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	State Counsel	N/A	406583 / 411856	

Updated document to make CUSTOMER REF, LENDER REF and OTHER optional with the new prompt.

If prompt checked:

PRELIMINARY REPORT

<p>ESCROW OFFICER: Melissa G. Smith melissa.smith@email.com (111)222-3333</p> <p>TITLE OFFICER: Joseph D. Kirby Ccookson@WesternTitle.Com (541)322-9280</p>	<p>ORDER NO.: JM CD Test CUSTOMER NO.: LAB123 LENDER REF.: LN123 OTHER: 123456</p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------

Preliminary Report
Commitment

Show Reference Info - DO NOT SHOW FOR LOC or REVERSE MTG - DO NOT SHOW UNLESS REQUESTED

If prompt not checked:

PRELIMINARY REPORT

<p>ESCROW OFFICER: Melissa G. Smith melissa.smith@email.com (111)222-3333</p> <p>TITLE OFFICER: Joseph D. Kirby Ccookson@WesternTitle.Com (541)322-9280</p>	<p>ORDER NO.: JM CD Test</p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------

Preliminary Report
Commitment

Show Reference Info - DO NOT SHOW FOR LOC or REVERSE MTG - DO NOT SHOW UNLESS REQUESTED

And per a user request, revised formatting on document for the coverage amount to include 9 numerical characters before the decimal.

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SEPTEMBER RELEASE NOTES

Reconveyance Cover Sheet				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Centralized Recon Dept.	N/A	406640	SSCORPD5546.doc
New document. Render to view complete document.				
<div style="display: flex; justify-content: space-between; align-items: center;">  <div style="text-align: right;"> <h2 style="margin: 0;">RECONVEYANCE COVER SHEET</h2> </div> </div> <div style="margin-top: 20px;"> <p>Escrow No.: 2017040003RN-JDK</p> <p>PARTIAL RECONVEYANCE</p> <p>Date of Payoff: September 29, 2017</p> </div>				

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Release (Abstract of Judgment) Release (Certain Property from Judgment)				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Western Title	N/A	409936	
Revised the signature section to prompt so this could also work for Entities.				
<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: 0 auto;"> <p style="text-align: right; margin: 0;">Dated: September 8, 2017</p> <div style="display: flex; align-items: center; margin-top: 10px;"> <div style="border: 1px solid gray; padding: 5px; margin-right: 10px;"> <input type="checkbox"/> Is the signer an individual? </div> <div style="border: 2px solid red; padding: 5px; flex-grow: 1;"> <p style="color: #4F81BD; margin: 0;">Name for Signature</p> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <p style="text-align: center; margin: 0;">Signature</p> <p>By: </p> <p style="text-align: center; margin: 0;">Print Name</p> <p>Its: </p> <p style="text-align: center; margin: 0;">Print Title</p> </div> </div> </div>				

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SEPTEMBER RELEASE NOTES

Request (Water)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Western Title	N/A	405050	

Added the closer's initials to the order number in the upper right of the document.

<p>City Tax Office 2000 Civic Center Anywhere, OR 99999</p>	<p>Date: August 17, 2017 Ref. No.: GovRefNum22222 Order No.: JJ OR Test Multi-JDK Seller(s): Stephen T. Seller and Stephanie T. Seller Seller Company, Inc. Property: 100 Property Street Eugene, OR 97401</p>
<p>We are handling the above referenced escrow for the sale of the property described as:</p>	

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SEPTEMBER RELEASE NOTES

[Satisfaction \(Construction Lien\)](#)

[Satisfaction \(Lien\)](#)

[Satisfaction \(Mortgage\)](#)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	State Counsel	N/A	409359	

Revised the signature section to prompt so this could also work for Entities.

Dated: September 6, 2017

Is the signer an individual?

SunTrust Bank

Signature

By:

Print Name

Its:

Print Title

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SEPTEMBER RELEASE NOTES

SERVICELINK

DOCUMENTS

Escrow

WireSafe Fraud Alert

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	ServiceLink	N/A	408949	

If the property state is TX

BANK NAME: CitiBank
 ADDRESS: 100 CitiBank Drive, Austin, TX 78245
 ABA NO.: 113193532 ACCOUNT NO.: 9787544039
 ACCOUNT HOLDER: ServiceLink
 REFERENCE: JM CD Test-MGS

If the Escrow Office is "Sub-Escrow" then the Account No. will be 9792254068

If the property state is not TX

BANK NAME: CitiBank N.A. Branch: 485
 ADDRESS: 378 Route 3W, Clifton, NJ 07014
 ABA NO.: 021-272-655 ACCOUNT NO.: 759697931
 ACCOUNT HOLDER: ServiceLink
 REFERENCE: JM CD Test-MGS

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SEPTEMBER RELEASE NOTES

TEXAS

DOCUMENTS

Escrow

Certification of Durable Power of Attorney

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	TX Escrow Admin and State Counsel	N/A	406791	SSTXD00245.doc

New document. Render to view complete document.

CERTIFICATION OF DURABLE POWER OF ATTORNEY

GF #: 1232017040003RN

Escrow Agent/Title Company: Chicago Title Insurance Company

Durable Power of Attorney ("DPOA"):

Date: September 20, 2017

Principal: Brian Buyer

Agent: _____

Property: 100 Property Street, Olympia, TX 98501

I, _____ (Agent), certify under penalty of perjury that:

1. I am the agent named in the DPOA validly executed by the Principal on September 20, 2017 (date), and the DPOA is now in full force and effect.
2. The Principal is not deceased and is presently domiciled in Buyer Current City (city and state/territory or foreign country).
3. To the best of my knowledge after diligent search and inquiry:
 - A. The DPOA has not been revoked by the Principal or suspended or terminated by the occurrence of any event, whether or not referenced in the DPOA;
 - B. At the time the DPOA was executed, the Principal was mentally competent to transact legal matters and was not under the undue influence of any other person;
 - C. A permanent guardian of the estate of the Principal has not qualified to serve in that capacity;
 - D. My powers under the DPOA have not been suspended by a court in a temporary guardianship or other proceeding;

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SEPTEMBER RELEASE NOTES

Closer's Worksheet

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	TX	N/A	406784	

Added "Bring to Date", "Rate Calculator", "Policy Instructions" and "Fee Ticket" to the bottom of the document.

SURVEY	Ord By: _____	Date: _____	From: _____	\$ _____
PH/FAX	_____	Encroachments: _____	Letter Done: _____	
Home Warranty	Ord From: _____	Date: _____		
TAXES				
Tax Certs	Ord: _____	Rec: _____	Update: _____	Rec: _____
HOA				
HOA	Ord: _____	Rec: _____	Update: _____	Rec: _____

Bring to Date: _____

Rate Calculator: _____

Policy Instructions: _____

Fee Ticket: _____

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Request For Legal Papers

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Amarillo	N/A	406525	

Revised to add the Lender's name and prompting for the Lender's Trustee if the transaction is a simultaneous issue or when the prompt for 3rd party vender's lien is checked.

OTHER: _____

Lender: Bank of America

Lender's Trustee: Lender's Trustee goes here

SPECIAL INSTRUCTIONS:

Request For Legal Papers

Order JM CD Test

Enter the Lender's Trustee

Lender's Trustee goes here

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SEPTEMBER RELEASE NOTES

Settlement Statements																	
NEW/MOD MOD	REQUESTED BY TX Fee	FOOTPRINTS No(s).	TFS No(s). 406504	FILE NAME (NEW ITEMS ONLY)													
<ul style="list-style-type: none"> Suppressed the SFA bill code for the approved fee atty on all statements. The charge is a plus and negative so that it cancels itself out for CRRAR to be flagged that this is an approved fee attorney. For profiles below Default\P\TX\AMA CPF\CT\FEE\1638 Flow Fee AND these below. 																	
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="padding: 2px;">\\Default\P\TX\South Texas CPF\HOU\STARTEX\ESC\0300 Admin</td></tr> <tr><td style="padding: 2px;">\\Default\P\TX\South Texas CPF\HOU\STARTEX\ESC\0302 Richmond</td></tr> <tr><td style="padding: 2px;">\\Default\P\TX\South Texas CPF\HOU\STARTEX\ESC\0303 Memorial</td></tr> <tr><td style="padding: 2px;">\\Default\P\TX\South Texas CPF\HOU\STARTEX\ESC\0305 Cypress</td></tr> <tr><td style="padding: 2px;">\\Default\P\TX\South Texas CPF\HOU\STARTEX\ESC\0309 Corporate Commercial</td></tr> <tr><td style="padding: 2px;">\\Default\P\TX\South Texas CPF\HOU\STARTEX\ESC\0311 Katy</td></tr> <tr><td style="padding: 2px;">\\Default\P\TX\South Texas CPF\HOU\STARTEX\ESC\0315 Clear Lake</td></tr> <tr><td style="padding: 2px;">\\Default\P\TX\South Texas CPF\HOU\STARTEX\ESC\0318 Pearland</td></tr> <tr><td style="padding: 2px;">\\Default\P\TX\South Texas CPF\HOU\STARTEX\ESC\0319 Downtown Commercial</td></tr> <tr><td style="padding: 2px;">\\Default\P\TX\South Texas CPF\HOU\STARTEX\ESC\0321 Garden Oaks/Heights</td></tr> <tr><td style="padding: 2px;">\\Default\P\TX\South Texas CPF\HOU\STARTEX\ESC\0322 River Oaks</td></tr> <tr><td style="padding: 2px;">\\Default\P\TX\South Texas CPF\HOU\STARTEX\ESC\0341 Bissonnet</td></tr> <tr><td style="padding: 2px;">\\Default\P\TX\South Texas CPF\HOU\STARTEX\ESC\0372 Galleria Builder</td></tr> </table>					\\Default\P\TX\South Texas CPF\HOU\STARTEX\ESC\0300 Admin	\\Default\P\TX\South Texas CPF\HOU\STARTEX\ESC\0302 Richmond	\\Default\P\TX\South Texas CPF\HOU\STARTEX\ESC\0303 Memorial	\\Default\P\TX\South Texas CPF\HOU\STARTEX\ESC\0305 Cypress	\\Default\P\TX\South Texas CPF\HOU\STARTEX\ESC\0309 Corporate Commercial	\\Default\P\TX\South Texas CPF\HOU\STARTEX\ESC\0311 Katy	\\Default\P\TX\South Texas CPF\HOU\STARTEX\ESC\0315 Clear Lake	\\Default\P\TX\South Texas CPF\HOU\STARTEX\ESC\0318 Pearland	\\Default\P\TX\South Texas CPF\HOU\STARTEX\ESC\0319 Downtown Commercial	\\Default\P\TX\South Texas CPF\HOU\STARTEX\ESC\0321 Garden Oaks/Heights	\\Default\P\TX\South Texas CPF\HOU\STARTEX\ESC\0322 River Oaks	\\Default\P\TX\South Texas CPF\HOU\STARTEX\ESC\0341 Bissonnet	\\Default\P\TX\South Texas CPF\HOU\STARTEX\ESC\0372 Galleria Builder
\\Default\P\TX\South Texas CPF\HOU\STARTEX\ESC\0300 Admin																	
\\Default\P\TX\South Texas CPF\HOU\STARTEX\ESC\0302 Richmond																	
\\Default\P\TX\South Texas CPF\HOU\STARTEX\ESC\0303 Memorial																	
\\Default\P\TX\South Texas CPF\HOU\STARTEX\ESC\0305 Cypress																	
\\Default\P\TX\South Texas CPF\HOU\STARTEX\ESC\0309 Corporate Commercial																	
\\Default\P\TX\South Texas CPF\HOU\STARTEX\ESC\0311 Katy																	
\\Default\P\TX\South Texas CPF\HOU\STARTEX\ESC\0315 Clear Lake																	
\\Default\P\TX\South Texas CPF\HOU\STARTEX\ESC\0318 Pearland																	
\\Default\P\TX\South Texas CPF\HOU\STARTEX\ESC\0319 Downtown Commercial																	
\\Default\P\TX\South Texas CPF\HOU\STARTEX\ESC\0321 Garden Oaks/Heights																	
\\Default\P\TX\South Texas CPF\HOU\STARTEX\ESC\0322 River Oaks																	
\\Default\P\TX\South Texas CPF\HOU\STARTEX\ESC\0341 Bissonnet																	
\\Default\P\TX\South Texas CPF\HOU\STARTEX\ESC\0372 Galleria Builder																	

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SEPTEMBER RELEASE NOTES

REPORTS

Orders by Settlement Date				
NEW/MOD MOD	REQUESTED BY TX	FOOTPRINTS No(s).	TFS No(s). 404338	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">When selecting "default" from drop down "Column display" replace the "Contract Expires" column with the "Commit. Iss Date" (see screenshot), and remove the "Status Date" & "Sales Rep" columns.				

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SEPTEMBER RELEASE NOTES

WASHINGTON

DOCUMENTS

Escrow

Lummi Tribal Water and Sewer District Req

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Bellingham	N/A	407843	

Updated to pull Geo No., Sub. Div., Lot and Block if present in the file.

Property Description:

Service Address: 1001 Property Address, City, WA 49503

Geo No.: 11-123	Sub Div Spring Isle	Lot 15	Block 150
-----------------	---------------------	--------	-----------

Property (property owners) located in the northwest area of the Lummi Tribal Sewer & Water District will have the financial responsibility for repayment of Sandy Pt. sewer extension and system improvement charges. The financial responsibility of the property owner will be required to be met; under the current District Collection Procedures a property lien will be filed should this financial obligation *not be met*.

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Mobile Home Park Information

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT/FT Vancouver	N/A	406354	

First sentence updated to "Please complete and return via fax to <prompt> or <email prompt>."

MOBILE HOME PARK INFORMATION

Please complete and return via fax to (800)222-3333 or EO Email.

Select the fax number that should be used to submit the completed items

Select the email address that should be used to submit the completed items

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SEPTEMBER RELEASE NOTES

Payoff Request for Lien - WA

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT/FT Vancouver	N/A	406637	

Various revisions.

Added '- WA' to title, to not be confused with the Corporate Version

- 2-FNF Washington Documents
 - All
 - Payoff Request for Lien - WA
- FNF Corporate ReadyDoc Tree
 - National Documents
 - Miscellaneous
 - Payoff Request for Lien

An escrow has been opened with us concerning the following person(s):

Bob L. Buyer and Betty A. Buyer

Text revised

Demand for payment due date

We have been advised that you hold a lien or judgment which is to be paid in full through this escrow. Please forward your demand for payment calculated with any interest due through September 15, 2017 and include your release(s) of lien or satisfaction(s) of judgment for recordation or filing through our escrow regarding the below described matter:

Court: Civil
 Case No.: A-487645
 Creditor: Chase
 Debtor: Bob L. Buyer and Betty A. Buyer
 Recorded: August 3, 2017, EL Place Recorded
 Attorney: Lien Attorney name

Section revised to use the same coding as the Corporate version

Note: This is a request for a demand in connection with a transaction being handled by Escrow Office Name. It is not an offer to pay, nor is it an offer to enter into a contract. You are not entitled to rely upon this request in any way as an indication that payment will in fact be made by Escrow Office Name, nor should this request be construed as an acknowledgment that the obligation referred to herein is valid.

Your prompt attention to this matter is appreciated. Text added Please return the original release document to the address above. To help expedite our closing please return a copy along with your payoff demand instructions to us by fax to (800)222-3333 or email at EO Email.

Select the fax number that should be used to submit the completed items

Select the email address that should be used to submit the completed items

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SEPTEMBER RELEASE NOTES

Real Estate Contract-Short Form (LPB 44) Real Estate Contract-Short Form (LPB 44) Letter

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	WA	N/A	409334	

Revised logic for item c to pull from the First payment date rather than Final payment date.

c. PAYMENT OF AMOUNT FINANCED BY SELLER.

Purchaser agrees to pay the sum of \$_____ as follows:

\$729.47 or more at purchaser's option on or before the 1st day of November, 2017

including plus interest from September 22, 2017 at the rate of 5.750% per annum on the declining balance thereof; and a like amount or more on or before the 1st day of each and every month thereafter until paid in full.

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Reconveyance Cover Sheet

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Centralized Recon Dept.	N/A	406640	SSCORPD5546.doc

New document. Render to view complete document.



CHICAGO TITLE COMPANY

RECONVEYANCE COVER SHEET

Escrow No.: 2017040003RN-JDK

PARTIAL RECONVEYANCE

Date of Payoff: September 29, 2017

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SEPTEMBER RELEASE NOTES

Questionnaires (6)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT/FT Vancouver	N/A	406159	

Affected documents:

Questionnaire
 Questionnaire, Letter
 Questionnaire (Buyer-Borrower)
 Questionnaire (Buyer-Borrower), Letter
 Questionnaire (Seller)
 Questionnaire (Seller), Letter

Updated the marital status to add the word 'legal' and included a space to indicate where it was recorded.

Please provide your marital status:

- Married. Spouse's name: _____
- Separated
- Unmarried, not a member of a legal domestic partnership
- Unmarried, member of a legal domestic partnership. Domestic partner's name: _____
 Our legal agreement has been recorded in the County of _____, State of _____
- Widowed, my spouse _____ (name of deceased spouse) is now deceased
 If Widowed, was spouse receiving any assistance from the State of Washington at the time of their death?
 Yes No

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SEPTEMBER RELEASE NOTES

REPORTS

Loan and Loan Policy Comparison				
NEW/MOD NEW	REQUESTED BY TT WA	FOOTPRINTS No(s).	TFS No(s). 407683	FILE NAME (NEW ITEMS ONLY)
<p>General: Title – Loan and Loan Policy Comparison Tree location – Order Reports (WA only – TT Kenewick)</p> <ul style="list-style-type: none"> • Parameters: <ul style="list-style-type: none"> ○ 'Run by Date' drop down <ul style="list-style-type: none"> <u>Options:</u> <ul style="list-style-type: none"> • Disbursement Date • Escrow Opened Date • Opened Date (default) • Order Due Date • Settlement Date ○ date from ○ date through ○ 'Order Status' drop down <ul style="list-style-type: none"> <u>Options:</u> <ul style="list-style-type: none"> • All (default) • Closed • Cancelled • Open ○ 'Group by' drop down <ul style="list-style-type: none"> • No Grouping (default) • Branch • Escrow Officer/Closer • Property County • Sales Rep • Settlement Agent • Settlement Agent, Escrow Officer/Closer ○ 'Mtg Broker code or name contains' free type text box ○ 'Lender code or name contains' free type text box ○ Show report programming notes ○ Report comments • Groups: <ul style="list-style-type: none"> ○ Based on group by option on parameter screen • Columns: <ul style="list-style-type: none"> ○ Order # (Order Number) ○ Branch Lookup Code ○ Escrow Officer/Closer ○ Order Status ○ Order Received Date ○ Closed Date (if, applicable) ○ Lender Name(s) ○ Loan Amount(s) 				



SEPTEMBER RELEASE NOTES

- LP Coverage Amount(s)
- **Totals:**
 - None
- **Sorting:**
 - Order Number first
 - Branch (unless grouped by branch)
- **Logic:**
 - Report will return orders where the loan amount does not have a corresponding loan policy coverage amount.
 - Note: the order of the loans and loan polices do not have to be the same.
 - § Ex: loan 1 =50,000 & Loan 2 = 25,000, but loan policy 1 coverage – 25,000 & loan policy 2 coverage – 50,000 each one has a corresponding LP coverage amount.

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SEPTEMBER RELEASE NOTES

WISCONSIN

DOCUMENTS

Escrow

eTransfer Return Form Worksheet

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT WI	N/A	407679	

- Relationship will now prompt
- Parcel: will now pull the Property City
- The Property Legal Description has been removed
- The prompt for 'Predominant Use' has been revised to replace 1-4 Family with Multi Family
- Agent for Grantor/Agent for Grantee revised to provide blank lines

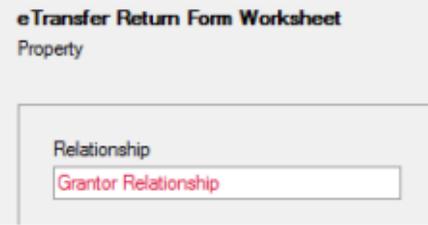
Grantor Type: [Grantor Type](#)

Grantor Name: [Sam E. Seller and Sally A. Seller, husband and wife](#)

Grantor SS No.: _____

Grantor Address: [Grantor Address, City, NM 45112](#)

Grantor Phone: (111)111-1111

Relationship: **Grantor Relationship** → 

Parcel: **Property City**

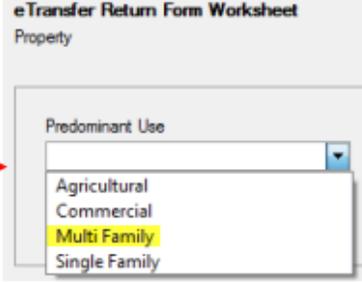
Parcel No.: 11-123

Primary Residence: Yes No

Physical Address: [1001 Property Address, Property City, NM 49503](#)

Predominant Use:

Single Family

Multi Family No. of Units: 2 → 

Agricultural

Commercial; explain: _____

Agent for Grantor:

Name: _____

Address: _____

Phone No.: _____

Agent for Grantee:

Name: _____

Address: _____

Phone No.: _____

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SEPTEMBER RELEASE NOTES

REPORTS

Weekly Source of Business				
NEW/MOD MOD	REQUESTED BY WI	FOOTPRINTS No(s).	TFS No(s). 404509	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">Added Product Code 'UCC' as indirect order for the below profile plus child profiles:<ul style="list-style-type: none">Default\P\WI\FDLC				

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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.

Notice of Pending Real Estate Transaction

NEW/MOD New	ACTION REQUIRED Remove/Replace	APPLICABLE STATES/SITES CA	FILE NAME (NEW ITEMS ONLY) SSCORPD5547.doc
SCA0002825.doc - Notice of Pending Real Estate Transaction has been inactivated; Recreated this document in the corporate package (see TFS 406795). The CA version needs to be removed from trees and the new corporate version should be put in its place: SSCORPD5547.doc - Notice of Pending Real Estate Transaction			

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