

SOFTPRO SELECT

October 2020
RELEASE NOTES



Testing Release Date: October 1, 2020
Production Release Date: October 12, 2020

TABLE OF CONTENTS

ALL STATES/SITES	7
DOCUMENTS	7
Escrow	7
Corporate Invoice / Consolidated Invoice	7
REPORTS	8
1099-S Details by Orders	8
Batch Privacy Notice	8
Closed Orders with Pending Transactions	8
Escrow Trial Balance	8
In Process/Pipeline Orders	8
In Process/Pipeline Orders	9
Opened/Closed Orders	9
Opened/Closed Orders by {Selection}	9
Opened/Closed Orders with Contact Search	9
Order Mix Summary / Expanded	9
Order Tasks	10
Orders by Contact	10
Orders by Status	10
Top Customer List	10
ValueCheck Checklist Tasks	10
ALABAMA	11
REPORTS	11
Order Exceptions	11
CALIFORNIA	12
DOCUMENTS	12
Escrow	12
Affidavit (Change of Trustee) w/ PCOR	12
Closing Protection Letter (CPL)	12
Demand - Institutionals (2)	12
HCD Forms Updated	12
Title	13
ALTA Short Form Residential Loan Policy 2012 (CA)	13
CLTA Preliminary Report Form 2006 (CA)	13
Master Preliminary Report (3)	13
PHRASE(S)	14
New EI Phrase	14
Revised EI Phrase	15



COLORADO..... 16

 CHECKS..... 16

 HTC CO Check..... 16

 DOCUMENTS 17

 Posted Checks, Wires & Receipts for SmartVIEW..... 17

FLORIDA..... 18

 DOCUMENTS 18

 Title 18

 ALTA Short Form Residential Loan Policy (6-17-06) (w-FL Mods) - 2015 version 18

 Survey Endorsement..... 18

GEORGIA..... 19

 DOCUMENTS 19

 Title 19

 ALTA Homeowner's Policy of Title Insurance 2013 (GA) 19

HAWAII..... 20

 REPORTS 20

 Bill Code Function Update 20

IDAHO 21

 DOCUMENTS 21

 Escrow 21

 HOA Request 21

ILLINOIS..... 22

 REPORTS 22

 Closed Orders by Sales Rep 22

INDIANA..... 23

 DOCUMENTS 23

 Escrow 23

 Payoff HOA-HELOC Authorization..... 23

 Title 24

 ALTA Homeowner's Policy of Title Insurance 2013 (IN)..... 24

 REPORTS 25

 24/7 Order Status Summary 25

KANSAS..... 26

 DOCUMENTS 26

 Title 26

 ALTA Homeowner's Policy of Title Insurance 2013 (KS MO NE)..... 26

LOUISIANA..... 27

 DOCUMENTS 27



Title 27

 LATISSO 100 - Collateral Mortgage (For use with the 2006 Policy) 27

 LATISSO 101 - Multiple Indebtedness Mortgage 27

MAINE 28

 DOCUMENTS 28

 Escrow 28

 Real Estate Withholding Forms..... 28

MICHIGAN 29

 DOCUMENTS 29

 Escrow 29

 ABAs 29

 Request to Rescind Homeowner's Principal Residence Exemption..... 29

MISSOURI..... 30

 DOCUMENTS 30

 Title 30

 ALTA Homeowner's Policy of Title Insurance 2013 (KS MO NE)..... 30

MONTANA 31

 DOCUMENTS 31

 Escrow 31

 EIs - Letter versions created 31

NEBRASKA..... 32

 DOCUMENTS 32

 Title 32

 ALTA Homeowner's Policy of Title Insurance 2013 (KS MO NE)..... 32

NEW MEXICO..... 33

 DOCUMENTS 33

 Escrow 33

 EI Disbursements (2)..... 33

OHIO 34

 DOCUMENTS 34

 Escrow 34

 Required Information Sheets (2)..... 34

 Title 35

 ALTA Homeowner's Policy of Title Insurance 2013 (OH) 35

OREGON 36

 PHRASE(S)..... 36

 New EI Phrase 36

 Revised EI phrase 36



TENNESSEE 37

DOCUMENTS 37

 Title 37

 ALTA Homeowner's Policy of Title Insurance 2013 (TN)..... 37

WEST VIRGINIA 38

DOCUMENTS 38

 Title 38

 ALTA Homeowner's Policy of Title Insurance 2013 (WV)..... 38

WISCONSIN 39

DOCUMENTS 39

 Escrow 39

 Request for Payoff Statement..... 39

FIRST TITLE OF GEORGIA 40

DOCUMENTS 40

 Title 40

 LA Title Opinion Letter..... 40

LIBERTY TITLE 41

DOCUMENTS 41

 Escrow 41

 Affidavit (Debts and Liens) 41

 Closing Confirmation (IL) 42

 Letter (Survey Purchase) (MD) 42

 Order Summary (AR) 43

REPORTS 44

 Opened/Closed Pipeline (LIB) 44

NOVARE NATIONAL SETTLEMENT SERVICES 45

DOCUMENTS 45

 Escrow 45

 Addition of Forbearance language 45

REPORTS 46

 IL Agent Fees..... 46

STRATEGIC MARKETING SERVICES 47

DOCUMENTS 47

 Escrow 47

 Checks to Print (SMS)..... 47

NCS 48

DOCUMENTS 48

 Escrow 48



Wire Account Notification (NCS - Commercial) 48
TECHNICAL NOTES (FOR LOCAL IT/SUPPORT)..... 49



ALL STATES/SITES

DOCUMENTS

Escrow

Corporate Invoice / Consolidated Invoice			
New/Mod Change	Requested By TX Escrow Admin	Incident No.	TFS No. 635054
<p>1. TX Only - Suppress showing Title Office Name and Show Escrow Officer Name</p> <p>2. Adding new option that would sort the charges with policies listed first with each policies endorsements shown under the associated policy with an indication of the policy type (OP or LP) and endorsements.</p> <p>3. Adding new option to suppress the order number in the main section/document body details. (Note: scanning order number in top right will continue to show)</p> <p>4. Adding new option to alter the title of the Escrow Officer</p> <p>Affected item(s): Consolidated Invoice Corporate Invoice SPAdmin HTML Programming Notes</p>			

[Back to Table of Contents](#)

REPORTS

1099-S Details by Orders			
New/Mod	Requested By	Incident No.	TFS No.
Change	FNF Reports\Liberty Title		615959
Updating report to add in ability to limit the data returned based on the escrow officer, escrow assistance or title officer.			
Affected item(s): 1099-S Details by Order			

[Back to Table of Contents](#)

Batch Privacy Notice			
New/Mod	Requested By	Incident No.	TFS No.
Fix	WA		639705
Updating programming note to detail how the date range functions.			
Affected item(s): Batch Privacy Notice Letter			

[Back to Table of Contents](#)

Closed Orders with Pending Transactions			
New/Mod	Requested By	Incident No.	TFS No.
Change	FNF Reports\Liberty Title		632216
Updating report to add in ability to limit the data returned based on the escrow officer, escrow assistance or title officer.			
Affected item(s): Closed Orders with Pending Transactions			

[Back to Table of Contents](#)

Escrow Trial Balance			
New/Mod	Requested By	Incident No.	TFS No.
Change	FNF Reports\Liberty Title		632205
Updating report to add in ability to limit the data returned based on the escrow officer, escrow assistance or title officer.			
Affected item(s): Escrow Trial Balance Escrow Trial Balance (with IBA Balances)			

[Back to Table of Contents](#)

In Process/Pipeline Orders			
New/Mod	Requested By	Incident No.	TFS No.
Change	FNF Reports Team\Liberty Title\CT OH		627869
Adding option for inactive sales reps to the inactive user drop down			
Affected item(s): In Process/Pipeline Orders			

[Back to Table of Contents](#)

In Process/Pipeline Orders			
New/Mod	Requested By	Incident No.	TFS No.
Change	FNF Reports\Liberty Title		632221
Updating report to add in ability to limit the data returned based on the escrow officer, escrow assistance or title officer.			
Affected item(s): In Process/Pipeline Orders			

[Back to Table of Contents](#)

Opened/Closed Orders			
New/Mod	Requested By	Incident No.	TFS No.
Fix	WA		639699
Updated release notes to show better explanation of the Prelist Conversion column.			
Affected item(s): Opened/Closed Orders			

[Back to Table of Contents](#)

Opened/Closed Orders by {Selection}			
New/Mod	Requested By	Incident No.	TFS No.
Change	FNF Support		635056
Adding a column for received time when the report is group by received by.			
Affected item(s): Opened/Closed Orders by {Selection}			

[Back to Table of Contents](#)

Opened/Closed Orders with Contact Search			
New/Mod	Requested By	Incident No.	TFS No.
Change	FNF Reports\Liberty Title		632218
Updating report to add in ability to limit the data returned based on the escrow officer, escrow assistance or title officer.			
Affected item(s): Opened/Closed Orders with Contact Search			

[Back to Table of Contents](#)

Order Mix Summary / Expanded			
New/Mod	Requested By	Incident No.	TFS No.
Change	LT of NV		628392
Adding a final report summary at the end of the report.			
<ol style="list-style-type: none"> Order Mix Summary - Opened, closed and canceled counts for Daily, MTD and YTD Order Mix Summary Expanded Opened, closed and canceled counts as well as liabilities and revenue for Daily, MTD and YTD 			
Affected item(s): Order Mix Expanded Summary Order Mix Summary			

[Back to Table of Contents](#)



Order Tasks			
New/Mod Change	Requested By FNF Reports\Liberty Title	Incident No.	TFS No. 632208
Updating report to add in ability to limit the data returned based on the escrow officer, escrow assistance or title officer.			
Affected item(s): Order Tasks			

[Back to Table of Contents](#)

Orders by Contact			
New/Mod Change	Requested By FNF Reports\Liberty Title	Incident No.	TFS No. 632217
Updating report to add in ability to limit the data returned based on the escrow officer, escrow assistance or title officer.			
Affected item(s): Orders By Contact			

[Back to Table of Contents](#)

Orders by Status			
New/Mod Change	Requested By FNF Reports\Liberty Title	Incident No.	TFS No. 632210
Updating report to add in ability to limit the data returned based on the escrow officer, escrow assistance or title officer.			
Affected item(s): Orders by Status			

[Back to Table of Contents](#)

Top Customer List			
New/Mod Change	Requested By Liberty Title Ops	Incident No.	TFS No. 638982
Adding in the option to limit the results returned on the report by the Sales Rep.			
Affected item(s): Top Customer List			

[Back to Table of Contents](#)

ValueCheck Checklist Tasks			
New/Mod New	Requested By FNF Support	Incident No.	TFS No. 633024
New report for ValueCheck checklist tasks that will function in the same manner as the NextACE Checklist Tasks report, but will look to tasks containing ValueCheck in the name.			
Affected item(s): SSCORP5451.rpt - ValueCheck Checklist Tasks (New)			

[Back to Table of Contents](#)

ALABAMA

REPORTS

Order Exceptions			
New/Mod Change	Requested By FNF IMP MGR	Incident No.	TFS No. 640354
Adding basic exceptions for ALMA agency ops.			
<u>Affected item(s):</u> Order Exceptions			

[Back to Table of Contents](#)

CALIFORNIA

DOCUMENTS

Escrow

<i>Affidavit (Change of Trustee) w/ PCOR</i>			
New/Mod	Requested By	Incident No.	TFS No.
New	FNT San Francisco		638221
New combo document.			
Affected item(s): Affidavit (Change of Trustee) w/ PCOR			

[Back to Table of Contents](#)

<i>Closing Protection Letter (CPL)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Escrow Admin		640897
Added the ability to choose to address this to the lender.			
Affected item(s): Closing Protection Letter (CPL)			

[Back to Table of Contents](#)

<i>Demand - Institutionals (2)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	FNF Corporate / FT Santa Clara		638216
Updated so both documents function the same for the contact information in the last paragraph and to include forbearance language.			
Affected item(s): Demand - Institutional Demand - Institutional w/ Authorization			

[Back to Table of Contents](#)

<i>HCD Forms Updated</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	CA		638477
Updated to reflect most recent version.			
Affected item(s): MH Application for Replacement Insignia (HCD 416) MH Assignment of Cash Bond (HCD 482.6) MH Bond Requirements (HCD 480.0) MH Certification of Retail Value and Purchase Price (HCD 476.4) MH Change Mailing Address (HCD 476.9) MH Designation of Co-Owner Term (HCD 483.1) MH Info Title Search Request (HCD 491.1) MH Instructions to Satisfy Judgments (HCD 496.6) MH Jr. Lienhold Consent to Move (HCD 481.4) MH Legal Owner Consent to Move (HCD 480.8) MH Multipurpose Transfer (HCD 476.6G) MH Notice of Escrow Cancellation (HCD 481.8c) MH Notice of Escrow Closing (HCD 481.8b) MH Notice of Escrow Opening (HCD 481.8a) MH Notice of Intent to Move (HCD 481.5) MH Notice Situs Change (HCD 480.9) MH Notice Situs Change Commercial Coach (HCD 481.1) MH Request for Confidentiality (HCD 485.7) MH Statement Error Erasure (HCD 475.6) MH Statement of Abandonment Sale (HCD 481.3) MH Statement of Foreclosure/Abandonment (HCD 476.1) MH Statement of Lien (HCD 480.7)			

[Back to Table of Contents](#)



Title

<i>ALTA Short Form Residential Loan Policy 2012 (CA)</i>			
New/Mod New	Requested By FNF Documents	Incident No.	TFS No. 635275
New document to offer a faster, state-specific version of the ALTA Short Form Residential Loan Policy 2012.			
Affected item(s): SCA0002911.doc - ALTA Short Form Residential Loan Policy 2012 (CA) (New)			

[Back to Table of Contents](#)

<i>CLTA Preliminary Report Form 2006 (CA)</i>			
New/Mod New	Requested By FNF Documents	Incident No.	TFS No. 576862
New document to offer a faster, state-specific version of the CLTA Preliminary Report Form (2006) for California.			
Affected item(s): Master Preliminary Report (CTIE) Master Preliminary Report (CTLA) SCA0002892.doc - CLTA Preliminary Report Form 2006 (CA) (New) SCA0002892_NOCAL.doc - CLTA Preliminary Report Form 2006 (CA - NOCAL) (New)			

[Back to Table of Contents](#)

<i>Master Preliminary Report (3)</i>			
New/Mod Change	Requested By	Incident No.	TFS No. 640129
To distinguish the various Master Preliminary Reports in the California document package, the following titles were revised:			
SCA0002482.doc - Master Preliminary Report renamed Master Preliminary Report (NOCAL)			
SCA0002565_CTIE.doc - Master Preliminary Report renamed Master Preliminary Report (CTIE)			
SCA0002565_CTLA.doc - Master Preliminary Report renamed Master Preliminary Report (CTLA)			
Affected item(s): Master Preliminary Report (CTIE) Master Preliminary Report (CTLA) Master Preliminary Report (NOCAL)			

[Back to Table of Contents](#)

PHRASE(S)

<i>New EI Phrase</i>							
New/Mod New	Requested By Settlement	Incident No. INC200516428	TFS No. 639497				
New phrase: NoCal:							
<table border="1"> <thead> <tr> <th>Code</th> <th>Name</th> </tr> </thead> <tbody> <tr> <td>hazins02</td> <td>HAZARD INSURANCE (INCLUDING, BUT NOT LIMITED TO FIRE INSURANCE)</td> </tr> </tbody> </table> <p>HAZARD INSURANCE (including, but not limited to fire insurance): Buyer/Borrower hereby understands and acknowledges Escrow Holder will pay the hazard insurance premium to the insurance company named on the closing statement in the amount shown on the invoice or declaration provided to Escrow Holder. Buyer/Borrower further understands Escrow Holder does not, and will not verify whether any existing insurance binder or new insurance binder being issued is current and in place. Buyer/Borrower understands it is buyer's/borrower's obligation to confirm the insurance binder and coverages are in effect directly and outside of escrow with their insurance agent/company. Buyer/Borrower agrees to hold Title Office Name as title insurer and Escrow Holder harmless from liability, responsibility and risk of loss whatsoever (including but not limited to court costs and attorney fees) for any matters that may arise regarding hazard insurance company unpaid premiums and any denial of coverage or unpaid claim with respect to the subject property of this transaction.</p>				Code	Name	hazins02	HAZARD INSURANCE (INCLUDING, BUT NOT LIMITED TO FIRE INSURANCE)
Code	Name						
hazins02	HAZARD INSURANCE (INCLUDING, BUT NOT LIMITED TO FIRE INSURANCE)						
SoCal:							
<table border="1"> <thead> <tr> <th>Code</th> <th>Name</th> </tr> </thead> <tbody> <tr> <td>hazins01</td> <td>HAZARD INSURANCE (INCLUDING, BUT NOT LIMITED TO FIRE INSURANCE)</td> </tr> </tbody> </table> <p>HAZARD INSURANCE (including, but not limited to fire insurance): Buyer/Borrower hereby understands and acknowledges Escrow Holder will pay the hazard insurance premium to the insurance company named on the closing statement in the amount shown on the invoice or declaration provided to Escrow Holder. Buyer/Borrower further understands Escrow Holder does not, and will not verify whether any existing insurance binder or new insurance binder being issued is current and in place. Buyer/Borrower understands it is buyer's/borrower's obligation to confirm the insurance binder and coverages are in effect directly and outside of escrow with their insurance agent/company. Buyer/Borrower agrees to hold Title Office Name as title insurer and Escrow Holder harmless from liability, responsibility and risk of loss whatsoever (including but not limited to court costs and attorney fees) for any matters that may arise regarding hazard insurance company unpaid premiums and any denial of coverage or unpaid claim with respect to the subject property of this transaction.</p>				Code	Name	hazins01	HAZARD INSURANCE (INCLUDING, BUT NOT LIMITED TO FIRE INSURANCE)
Code	Name						
hazins01	HAZARD INSURANCE (INCLUDING, BUT NOT LIMITED TO FIRE INSURANCE)						

[Back to Table of Contents](#)

Revised EI Phrase

New/Mod Change	Requested By Settlement	Incident No.	TFS No. 641128
-----------------------	--------------------------------	---------------------	--------------------------

Phrase updated with the highlighted changes:

Code	Name
accom01	ACCOMMODATION DEED - NO TITLE INSURANCE

DEED - NO TITLE INSURANCE: Escrow Holder is requested, as a requirement of the loan borrower has applied for, to prepare Grant Deed in order that title on subject property shall be vested as follows:

Vesting goes here

Escrow Holder is instructed not to affix any documentary transfer tax to said Grant Deed. Said deed is to be recorded concurrently with the documents in this escrow. Borrowers herein have satisfied themselves as to any consequences of this transfer of title as the same related to possible reassessment and increase of real property taxes, and escrow holder is released and relieved from any responsibility and/or liability in connection with the same. Borrower herein acknowledges that escrow holder is preparing the Grant Deed to satisfy the requirement specified in their lender's closing instructions only and that no title insurance is being issued in connection therewith. The undersigned specifically instruct escrow holder to cause the following recital to be included in said Grant Deed:

Recital goes here

[Back to Table of Contents](#)



COLORADO

CHECKS

HTC CO Check			
New/Mod New	Requested By HTC CO Ops	Incident No.	TFS No. 635071
New check template for HTC CO			
<u>Affected item(s):</u> HTC CO Check Template			

[Back to Table of Contents](#)



DOCUMENTS

Posted Checks, Wires & Receipts for SmartVIEW			
New/Mod Change	Requested By HTC CO Ops	Incident No.	TFS No. 635091
Updating check stub for HTC CO to match how the check prints today			
Affected item(s): Posted Checks, Wires & Receipts for SmartVIEW			

[Back to Table of Contents](#)



FLORIDA

DOCUMENTS

Title

<i>ALTA Short Form Residential Loan Policy (6-17-06) (w-FL Mods) - 2015 version</i>			
New/Mod New	Requested By FL State UW Counsel	Incident No.	TFS No. 640937
At the direction of Florida state counsel, the ALTA Short Form Residential Loan Policy (with w-FL Mods) has been updated to the 2015 version.			

[Back to Table of Contents](#)

<i>Survey Endorsement</i>			
New/Mod Change	Requested By Great Lakes	Incident No.	TFS No. 640805
Logic has been corrected to allow the job number to print whether or not the last revised date is filled in.			

[Back to Table of Contents](#)



GEORGIA

DOCUMENTS

Title

ALTA Homeowner's Policy of Title Insurance 2013 (GA)			
New/Mod New	Requested By FNF Documents	Incident No.	TFS No. 632336
New document to offer a faster, state-specific version of the ALTA Homeowner's Policy of Title Insurance 2013.			
Affected item(s): COMD1154.doc - ALTA Homeowner's Policy of Title Insurance 2013 (GA) (New)			

[Back to Table of Contents](#)



HAWAII

REPORTS

Bill Code Function Update			
New/Mod Change	Requested By NW IT	Incident No.	TFS No. 640564
Updating alternate bill codes for HI to include EAW in escrow revenue and EUW in title revenue.			

[Back to Table of Contents](#)

IDAHO

DOCUMENTS

Escrow

[HOA Request](#)

New/Mod New	Requested By FT Boise	Incident No.	TFS No. 640771
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New document. Render to view complete document.

 Company Name		HOA REQUEST	
		<p>Sandy L Moore Escrow Office Name 100 Escrow Office Street EO City, ID 54545</p> <p>Date: October 5, 2020 Escrow No.: JM CD Test-SLM</p>	
Owner(s): Samuel S. Seller and Samantha S. Seller	Property: 1 Property Avenue, Prop City, ID 55555		
Buyer(s): Bryan B. Buyer and Brenda B. Buyer	Brief Legal: EBL		
Estimated Closing Date: October 30, 2020	Lot: 3333 Block: V		
	Phase: III		
	Subdivision: Green Acres		
<p>1. Amount of Maintenance Fee: \$ _____</p>			

Affected item(s):

IDD1150.doc - HOA Request (New)

[Back to Table of Contents](#)



ILLINOIS

REPORTS

Closed Orders by Sales Rep			
New/Mod Change	Requested By CT Chicago Ops	Incident No.	TFS No. 640344
Adding in the closed date as a column between the order number and customer name when the report is grouped by sales rep.			
<u>Affected item(s):</u> Closed Orders by Sales Rep			

[Back to Table of Contents](#)



INDIANA

DOCUMENTS

Escrow

<i>Payoff HOA-HELOC Authorization</i>			
New/Mod Change	Requested By FNF Corporate	Incident No. INC200511054	TFS No. 638820
Added forbearance language.			
Affected item(s): Payoff HOA-HELOC Authorization			

[Back to Table of Contents](#)



Title

ALTA Homeowner's Policy of Title Insurance 2013 (IN)			
New/Mod New	Requested By FNF Documents	Incident No.	TFS No. 631592
New document to offer a faster, state-specific version of the ALTA Homeowner's Policy of Title Insurance 2013.			
Affected item(s): IND1296.doc - ALTA Homeowner's Policy of Title Insurance 2013 (IN) (New)			

[Back to Table of Contents](#)



REPORTS

24/7 Order Status Summary			
New/Mod Change	Requested By FT NW IN Ops	Incident No.	TFS No. 639394
Updating report to no longer remove orders where the settlement date is marked as estimated.			
Affected item(s): 24/7 Order Status Summary			

[Back to Table of Contents](#)



KANSAS

DOCUMENTS

Title

ALTA Homeowner's Policy of Title Insurance 2013 (KS MO NE)			
New/Mod New	Requested By FNF Documents	Incident No.	TFS No. 630909
New document to offer a faster, state-specific version of the ALTA Homeowner's Policy of Title Insurance 2013.			
Affected item(s): MOD1193.doc - ALTA Homeowner's Policy of Title Insurance 2013 (KS MO NE) (New)			

[Back to Table of Contents](#)



LOUISIANA

DOCUMENTS

Title

<i>LATISSO 100 - Collateral Mortgage (For use with the 2006 Policy)</i>			
<i>LATISSO 101 - Multiple Indebtedness Mortgage</i>			
New/Mod New	Requested By LATISSO Filing	Incident No.	TFS No. 640578
The LATISSO 100 and 101 endorsements have been Revised to new filed versions effective 10/01/2020.			
Note: ALTA 3.2-06 and ALTA 20-06 now also reflect the Louisiana revised date 10/01/2020.			

[Back to Table of Contents](#)



MAINE

DOCUMENTS

Escrow

Real Estate Withholding Forms			
New/Mod Change	Requested By Liberty Title	Incident No.	TFS No. 639816
Updated to match most recent versions.			
Affected item(s): Form REW-1-1040 Form REW-1-1040 (Instructions) Form REW-1-1041 Form REW-1-1041 (Instructions) Form REW-1-1120 Form REW-1-1120 (Instructions) Form REW-2 Form REW-3 Form REW-4 Form REW-5 REW Notification to Sellers			

[Back to Table of Contents](#)



MICHIGAN

DOCUMENTS

Escrow

ABAs			
New/Mod Change	Requested By	Incident No.	TFS No.
	CT MI		640763
<p>New and revised ABAs.</p> <p>AHOG510 CITG718 EXPH434 EXPW2675 FIVR108 PRS3399 REMG4362 REMW5651</p> <p>Affected item(s): Master ABA Disclosure</p>			

[Back to Table of Contents](#)

Request to Rescind Homeowner's Principal Residence Exemption			
New/Mod Change	Requested By	Incident No.	TFS No.
	CT MI		639922
<p>Updated to match most recent version.</p> <p>Affected item(s): Request to Rescind Homeowner's Principal Residence Exemption Request to Rescind Homeowner's Principal Residence Exemption (Instructions)</p>			

[Back to Table of Contents](#)



MISSOURI

DOCUMENTS

Title

ALTA Homeowner's Policy of Title Insurance 2013 (KS MO NE)			
New/Mod New	Requested By FNF Documents	Incident No.	TFS No. 630909
New document to offer a faster, state-specific version of the ALTA Homeowner's Policy of Title Insurance 2013.			
Affected item(s): MOD1193.doc - ALTA Homeowner's Policy of Title Insurance 2013 (KS MO NE) (New)			

[Back to Table of Contents](#)



MONTANA

DOCUMENTS

Escrow

<i>EIs - Letter versions created</i>			
New/Mod	Requested By	Incident No.	TFS No.
New	CT Billings		641192
New letter sized versions and title revisions to add 'Legal' to the tree titles for legal sized forms.			
Affected item(s): MTD0047.doc - EI - Borrowers (EIS - Legal) (New) MTD0048.doc - EI - Lender's Private Loan (EIS - Legal) (New) MTD0057.doc - EI - Sale (EIS - Legal) (New) MTD0172.doc - EI - Collection (EIS - Legal) (New) MTD0204.doc - EI - Borrowers (EIS) (New) MTD0205.doc - EI - Lender's Private Loan (EIS) (New) MTD0206.doc - EI - Sale (EIS) (New) MTD0207.doc - EI - Collection (EIS) (New)			

[Back to Table of Contents](#)



NEBRASKA

DOCUMENTS

Title

ALTA Homeowner's Policy of Title Insurance 2013 (KS MO NE)			
New/Mod New	Requested By FNF Documents	Incident No.	TFS No. 630909
New document to offer a faster, state-specific version of the ALTA Homeowner's Policy of Title Insurance 2013.			
Affected item(s): MOD1193.doc - ALTA Homeowner's Policy of Title Insurance 2013 (KS MO NE) (New)			

[Back to Table of Contents](#)



NEW MEXICO

DOCUMENTS

Escrow

<i>El Disbursements (2)</i>			
New/Mod Change	Requested By FT NM	Incident No.	TFS No. 638803
Removed hardcoded BUYER label so phone label will now be PHONE NO.: for all contacts.			
Affected item(s): El - Disbursement El - Disbursement (Legal)			

[Back to Table of Contents](#)



OHIO

DOCUMENTS

Escrow

Required Information Sheets (2)			
New/Mod	Requested By	Incident No.	TFS No.
New	CT OH		638992
<p>Reference to the Account number has been added with the Phone number for the Water/Sewer information for CT OH only. Also, a letter version has been created and the legal version will now be referenced as (Legal) in the tree.</p> <p>Affected item(s): Required Information Sheet Required Information Sheet (Legal)</p>			

[Back to Table of Contents](#)



Title

ALTA Homeowner's Policy of Title Insurance 2013 (OH)			
New/Mod New	Requested By FNF Documents	Incident No.	TFS No. 631608
New document to offer a faster, state-specific version of the ALTA Homeowner's Policy of Title Insurance 2013.			
Affected item(s): OHD1387.doc - ALTA Homeowner's Policy of Title Insurance 2013 (OH) (New)			

[Back to Table of Contents](#)

OREGON

PHRASE(S)

<i>New EI Phrase</i>							
New/Mod New	Requested By Settlement	Incident No.	TFS No. 639498				
New phrase:							
<table border="1"> <thead> <tr> <th>Code</th> <th>Name</th> </tr> </thead> <tbody> <tr> <td>hazins03</td> <td>HAZARD INSURANCE (INCLUDING, BUT NOT LIMITED TO FIRE INSURANCE)</td> </tr> </tbody> </table> <p>HAZARD INSURANCE (including, but not limited to fire insurance): Buyer/Borrower hereby understands and acknowledges Escrow Holder will pay the hazard insurance premium to the insurance company named on the closing statement in the amount shown on the invoice or declaration provided to Escrow Holder. Buyer/Borrower further understands Escrow Holder does not, and will not verify whether any existing insurance binder or new insurance binder being issued is current and in place. Buyer/Borrower understands it is buyer's/borrower's obligation to confirm the insurance binder and coverages are in effect directly and outside of escrow with their insurance agent/company. Buyer/Borrower agrees to hold Title Office Name as title insurer and Escrow Holder harmless from liability, responsibility and risk of loss whatsoever (including but not limited to court costs and attorney fees) for any matters that may arise regarding hazard insurance company unpaid premiums and any denial of coverage or unpaid claim with respect to the subject property of this transaction.</p>				Code	Name	hazins03	HAZARD INSURANCE (INCLUDING, BUT NOT LIMITED TO FIRE INSURANCE)
Code	Name						
hazins03	HAZARD INSURANCE (INCLUDING, BUT NOT LIMITED TO FIRE INSURANCE)						

[Back to Table of Contents](#)

<i>Revised EI phrase</i>									
New/Mod Change	Requested By Western Title & Escrow	Incident No.	TFS No. 640695						
Bold heading "PROPERTY TAXES - HOLDBACK:" added.									
<table border="1"> <thead> <tr> <th>Code</th> <th>Name</th> </tr> </thead> <tbody> <tr> <td>bxhldt01</td> <td>TAX HELD TRANSFER</td> </tr> <tr> <td>bxhldt02</td> <td>TAX HELD TRANSFER TO CONCURRENT FILE</td> </tr> </tbody> </table> <p>PROPERTY TAXES - HOLDBACK: EO Name is hereby directed to transfer the sum of Four Thousand And No/100 Dollars (\$4,000.00) from funds accruing to the undersigned buyer/borrower at the close of Escrow No. JM Phrase Test to pay Las Vegas County real property taxes for the tax year 2019-2020 and Seventy-Five And No/100 Dollars (\$75.00) for EO Name's holdback and processing fee. The parties to this escrow understand that funds will not be deposited to said escrow until the documents in this escrow have been recorded.</p>				Code	Name	bxhldt01	TAX HELD TRANSFER	bxhldt02	TAX HELD TRANSFER TO CONCURRENT FILE
Code	Name								
bxhldt01	TAX HELD TRANSFER								
bxhldt02	TAX HELD TRANSFER TO CONCURRENT FILE								

[Back to Table of Contents](#)



TENNESSEE

DOCUMENTS

Title

ALTA Homeowner's Policy of Title Insurance 2013 (TN)			
New/Mod New	Requested By FNF Documents	Incident No.	TFS No. 633501
New document to offer a faster, state-specific version of the ALTA Homeowner's Policy of Title Insurance 2013.			
Affected item(s): TND1006.doc - ALTA Homeowner's Policy of Title Insurance 2013 (TN) (New)			

[Back to Table of Contents](#)



WEST VIRGINIA

DOCUMENTS

Title

ALTA Homeowner's Policy of Title Insurance 2013 (WV)			
New/Mod New	Requested By FNF Documents	Incident No.	TFS No. 632602
New document to offer a faster, state-specific version of the ALTA Homeowner's Policy of Title Insurance 2013.			
Affected item(s): WVD1007.doc - ALTA Homeowner's Policy of Title Insurance 2013 (WV) (New)			

[Back to Table of Contents](#)

WISCONSIN

DOCUMENTS

Escrow

[Request for Payoff Statement](#)

New/Mod Change	Requested By CT Waukesha	Incident No.	TFS No. 640147
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Added forbearance language to document and replace signature lines.



236 Quarry Road
Greenville, WI 99999
Phone: (800)777-4444 / Fax: (800)444-7777

REQUEST FOR PAYOFF STATEMENT

Date of Request: September 28, 2020
Name of Borrower/Landowner: Buy R Land, Stephen S. Seller, Jr., Sandy S. Seller and Seller Corporation No Individual
Secured Creditor: Wells Fargo
Fax No.: (800)213-9654
Loan No.: PayRefNum111
Property Address: 100 Property Street, Appleton, WI 55555
Mortgage Recording Information: 5623542-96
Order No.: CJ CD Comm Purchase

As the authorized agent for the borrower, we are requesting a payoff statement for the loan referenced above, as secured by the Mortgage identified above. **Please furnish to us a statement of the amount necessary to pay in full including any amounts deferred due to a forbearance or modification agreement said Note and Mortgage. If the borrower entered into a forbearance agreement and you are not entity servicing any deferred amounts, please provide the contact information for the entity who is.** Please Fax/Email the payoff statement to (800)444-7777 / JKirby@notreal.com.

The loan is to be paid in full by October 1, 2020. Please include any applicable per diem amounts in your payoff statement.

In the event this loan is secured by a Mortgage allowing for advances on a credit line, you are directed by your borrower to freeze the credit line upon issuance of your payoff letter. If there are any increases to the line or any advances are made subsequent to the issuance of your payoff letter, please contact us immediately.

Pursuant to Wisconsin Statutes Section 708.15, we will rely on your payoff statement to pay the loan in full. If the property is residential and you do not submit a Satisfaction of the Mortgage identified above to the Office of the Register of Deeds within thirty (30) days after the date on which you receive our payment, we will record an Affidavit of Satisfaction. Said Affidavit will satisfy the Mortgage on the property.

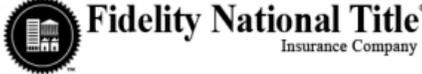
Affected item(s):
Request for Payoff Statement

[Back to Table of Contents](#)

FIRST TITLE OF GEORGIA

DOCUMENTS

Title

LA Title Opinion Letter			
New/Mod New	Requested By First Title of Georgia	Incident No.	TFS No. 639798
New document. Render to view complete document.			
 <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: left;"> <p>Sandy L Moore Cleveland Insurance Brokers 1001 Title Way, Suite 100 Anywhere, LA 99999</p> </div> <div style="text-align: right;"> <p>1001 Title Way, Suite 100 Anywhere, LA 99999 Phone: (800)777-2468 / Fax: (800)777-8642</p> </div> </div> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Date: September 25, 2020 Ref. No.: TitleRefNum111 Order No.: CJ CD Comm Purchase Owner/Lessee: Buy R Land, Stephen S. Seller, Jr., Sandy S. Seller and Seller Corporation No Individual Property: 100 Property Street Appleton, WI 55555 Property Description: This is the Escrow BRIEF Legal for Property One (property description attached)</p> </div> <div style="width: 50%;"> <p>Please be advised that I have examined the title abstract provided to our firm by Cleveland Insurance Brokers, from September 1, 2020 to January 22, 2020 and bearing on and affecting the property referenced above, together with a(n) Owner's/Lender's Policy issued by 5523648952-55-74 on September 5, 2019 as Policy No. 2321589657-895-9653. We reviewed, but did not perform a detailed analysis of, the abstract documents which pre-date the referenced title policy. While we have reviewed all of the information provided, per our discussion, our review is limited to that information as we presume a comprehensive analysis of the title record prior to the information we have been provided has already been performed. However, based upon the examination we were asked to perform, it is my opinion that good and marketable title to the property is vested in the name of Buy R Land and Stephen S. Seller, Jr. and Sandy S. Seller, as community property and Seller Corporation No Individual, subject to the following:</p> <p>Chain of Title</p> </div> </div>			
Affected item(s): FGD1217.doc - LA Title Opinion Letter (New)			

[Back to Table of Contents](#)

LIBERTY TITLE

DOCUMENTS

Escrow

[Affidavit \(Debts and Liens\)](#)

New/Mod New	Requested By Liberty Title	Incident No. INC200512298	TFS No. 639014
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New document. Render to view complete document.

AFFIDAVIT AS TO DEBTS AND LIENS

STATE OF _____ **Escrow No.:** [CJ CD Comm Purchase-JDK](#)

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day, personally appeared the undersigned (hereinafter called Affiant) (whether one or more) and each on his oath, deposes and says, as follows:

1. Affiant is the purchaser of the following described property, to wit:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
2. Affiant is desirous of purchasing the above described property and has requested [Landmark Title](#), agent for [Chicago Title Insurance Company](#), to issue a title policy guarantying the title of same.
3. In connection with the issuance of such policy, Affiant makes the following statement of facts:
 - A. That Affiant owes no past due Federal or State taxes and that there are no delinquent Federal assessments presently existing against Affiant, and that no Federal or State Liens have been filed against Affiant.
 - B. That there are no judgment liens filed against Affiant.
 - C. That there are no suits pending against Affiant in Federal or State Court.
4. Affiant recognizes that but for the making of the hereinabove statements of fact relative the hereinabove described property [Landmark Title](#) would not issue a title policy on said property and that such statement have been made as a material inducement for the issuance of such policy.
5. The undersigned solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of this Affidavit are true and that this Affidavit is executed in the order to induce [Landmark Title](#), to make and complete the settlement on the Property and to induce [Chicago Title Insurance Company](#) to issue its policy as evidence of title insurance insuring title to the property.

Affected item(s):
ARD1018.doc - Affidavit (Debts and Liens) (New)

[Back to Table of Contents](#)

<i>Closing Confirmation (IL)</i>			
New/Mod Change	Requested By Liberty Title	Incident No.	TFS No. 639793
<p>Adjusted the following selections as follows: Downtown: Changed the first line from DOWNTOWN to Liberty Title & Escrow Co. Blake A Rosenberg: Omit the first line that reads BLAKE A ROSENBERG Katris Law Group: Change first line to Katris Law Group Burr Ridge, Deerfield, Downers Grove, Evanston, Glenview, Hoffman Estates, Lake Forest, Lisle, Naperville, Northbrook1, Northbrook 2, O'Hare, Oak Brook 1, Oak Brook2, Oak Park, Orland Park, Park Ridge, Rolling Meadows, Rosemont, Schaumburg1, Schaumburg 2, Skokie, St Charles, Warrenville and Westchester has been changed to Liberty Title and Escrow (Regus Location).</p> <p>In the custom field dropdown, the following selections have been revised: Schaumburg1 to Schaumburg Martingale Schaumburg2 to Schaumburg Walden Northbrook1 to Northbrook Skokie Blvd Northbrook2 to Northbrook Revere Oak Brook1 to Oak Brook Butterfield Oak Brook2 to Oak Brook 22nd St</p> <p>Affected item(s): Closing Confirmation (IL)</p>			

[Back to Table of Contents](#)

<i>Letter (Survey Purchase) (MD)</i>			
New/Mod Change	Requested By Liberty Title	Incident No.	TFS No. 639493
<p>Removed: "If we do not hear from you, we will order a house location survey for this property." Added: "Would you like a house location survey ordered? Y/N"</p> <p>Affected item(s): Letter (Survey Purchase) (MD)</p>			

[Back to Table of Contents](#)

[Order Summary \(AR\)](#)

New/Mod New	Requested By Liberty Title - AR office	Incident No.	TFS No. 638158
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New document. Render to view complete document.



Company Name

OPEN ORDER SHEET
(ORDER SUMMARY) WITH NOTES

Title Officer/Examiner:	Joseph D Kirby JKirby@notreal.com	JM CD Test
Underwriter:	Underwriter Name P.O. Box 45023 Jacksonville, FL 32232-5023 Phone: (888)111-2222 Fax: (888)222-3333 Reference No.: TC123	Project Name Here *SEE ORDER NOTES*
Escrow Officer:	Sandy L Moore SandraLMoore@thisnotreal.com	
Processor / Assistant:	Melissa G Smith msmith@email.email	
Source of Business:	Jackson Law Services, LLC	Marketing Rep(s):

Transaction Type	Order Type	Product Type	Policy Type
Purchase	Title & Escrow	Sale/Re-Sale	Simultaneous

Affected item(s):

LIBD1144.doc - Order Summary (AR) (New)

[Back to Table of Contents](#)



REPORTS

Opened/Closed Pipeline (LIB)			
New/Mod Change	Requested By Liberty Title Ops	Incident No.	TFS No. 636132
Adding the Title Officer name as a column on the PDF and Excel formats.			
Affected item(s): Opened/Closed Pipeline (LIB)			

[Back to Table of Contents](#)



NOVARE NATIONAL SETTLEMENT SERVICES

DOCUMENTS

Escrow

<i>Addition of Forbearance language</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Title Admin		637514
Per Escrow Tech Memo #184-2020, adding verbiage to existing information forms in order to uncover any loans in forbearance.			
<u>Affected item(s):</u> Loan and Insurance Information Form Request Loan Numbers and Insurance Info Seller's Escrow Information Sheet			

[Back to Table of Contents](#)



REPORTS

IL Agent Fees			
New/Mod New	Requested By FNF IMP Team/Novare	Incident No.	TFS No. 630771
New report for Novare operations that will show orders that have posted revenue that contains title premium to display the premium and IL agent fee amount.			
Affected item(s): SSCORP5449.rpt - IL Agent Fees (New)			

[Back to Table of Contents](#)

STRATEGIC MARKETING SERVICES

DOCUMENTS

Escrow

[Checks to Print \(SMS\)](#)

New/Mod New	Requested By Strategic Marketing Services	Incident No.	TFS No. 637886
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New document. Render to view complete document.

CHECKS TO PRINT WITH CURRENT DISBURSEMENT

Date: September 15, 2020
File No.: CJ CD Comm Purchase-JDK
Buyer(s): [The Buyer Corporation](#) and [Billy Bob Buyer, Jr.](#)
Seller(s): [Buy R Land](#), [Stephen S. Seller, Jr.](#), [Sandy S. Seller](#) and [Seller Corporation No Individual](#)
Property: [100 Property Street, Appleton, WI 55555](#)
[200 Property Street, Appleton, WI 99999](#)

Checks to Print:

Payee Code:	Payee:	Amount:
S	Buy R Land	\$166,633.37
S2	Stephen S. Seller, Jr. and Sandy S. Seller	\$166,633.32
S3	Seller Corporation No Individual	\$166,633.31
A	Landmark Title	\$75.00

Affected item(s):

COMD1121.doc - Checks to Print (SMS) (New)

[Back to Table of Contents](#)



NCS

DOCUMENTS

Escrow

Wire Account Notification (NCS - Commercial)			
New/Mod Change	Requested By NCS	Incident No.	TFS No. 640117
Added "WIRES ONLY. ACH payments not accepted." to the bottom of the form.			
Affected item(s): Wire Account Notification (NCS - Commercial)			

[Back to Table of Contents](#)



TECHNICAL NOTES (FOR LOCAL IT/SUPPORT)

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

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

[Back to Table of Contents](#)