

SOFTPRO SELECT

RELEASE NOTES



OCTOBER, 2019

Testing Release Date: October 3, 2019

Production Release Date: October 18, 2019



OCTOBER RELEASE NOTES

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OCTOBER RELEASE NOTES

ALL STATES/SITES

DOCUMENTS

Escrow

Commercial Settlement Statements

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CORP		569828	

Fees payable to any Other contact where the contact type is set to "Recording Related Fees" will be included.

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Corporate/Consolidated Invoice

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	NOV		573115	

Updated the remit to address for Novare Settlement Solutions profiles to use the OAC address when the wiring instructions are not provided.

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Direct Premium Report

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	NOV		570141	SSCORP5403.rpt

Added new report that will return all orders where Title Premium and/or Endorsement Premium has been posted. Report is export only.

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HUD/Settlement Statements

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CORP		569827,569571	

Fees payable to any Other contact where the contact type is set to "Recording Related Fees" will be included. For Novare Profiles Settlement agent state will now be based on the property state in the order.

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OCTOBER RELEASE NOTES

- [Open Order Sheet \(Order Summary\)](#)
- [Open Order Sheet \(Order Summary\) - Ltr](#)
- [Open Order Sheet \(Order Summary\) with Notes](#)
- [Open Order Sheet \(Order Summary\) with Notes - Ltr](#)

NEW/MOD Mod	REQUESTED BY	INCIDENT NO.	TFS No(s). 577191	FILE NAME (NEW ITEMS ONLY)
-----------------------	---------------------	---------------------	-----------------------------	-----------------------------------

Spacing adjusted to allow for longer email addresses to stay aligned in the top section.

**OPEN ORDER SHEET
(ORDER SUMMARY) WITH NOTES**

Title Officer/Examiner: Sandy L Moore SandraLMoore@thisnotreal.com	<h2 style="color: blue;">CJ CD Comm Purchase</h2>
Escrow Officer: Joseph D Kirby joe.kirby@email.com	*SEE ORDER NOTES*
Processor / Assistant: Melissa G Smith mel.smith@email.com	
Source of Business: Berkshire Hathaway - W. Michigan Ave.	Marketing Rep(s):

Transaction Type	Order Type	Product Type	Policy Type
Purchase	Title & Escrow	■	■

Order Opened Date: April 9, 2019	Product Due: ■	Closing Date: September 30, 2019	Disbursement Date: September 30, 2019
Order Opened By: Caren Joyner			
Sales Price: \$ 499,900.00	Loan Amount(s): \$ 450,000.00		

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Real Estate Excise Tax Affidavit (Commercial)

NEW/MOD Mod	REQUESTED BY NCS FNT Seattle	INCIDENT NO.	TFS No(s). 575415	FILE NAME (NEW ITEMS ONLY)
-----------------------	--	---------------------	-----------------------------	-----------------------------------

Personal property information now pulls from the property screen to item 7. If there is nothing entered in the file then blank lines will print.

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OCTOBER RELEASE NOTES

Title

ALTA 28-06 - Easement - Damage or Enforced Removal

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Mohave and Yuma		577862	

The comma at the end of item (2) was replaced with a period.

The Company insures against loss or damage sustained by the Insured if the exercise of the granted or reserved rights to use or maintain the easement(s) referred to in Exception(s) 23 of Schedule B results in:

- (1) damage to an existing building located on the Land, or
- (2) enforced removal or alteration of an existing building located on the Land.

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

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OCTOBER RELEASE NOTES

REPORTS

1099 Data Export				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	Novare		570210	
When orders owning profile path contain '%\Novare%', then the tax ID will pull from the settlement agent instead of the 1099 profile tab				

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Funds Held – PreDormant Report				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CORP		575632	
Previously named 180 Days Ledgers report. Change name of report to "Funds Held - PreDormant Report"				
Parameter Changes:				
<ul style="list-style-type: none"> • Group by - Changed default to "Trust Account, Branch, Escrow Officer/Closer, Days Dormant" and updated label from days dormant to "Days Outstanding", (see note below on logic for Days Outstanding) • Replaced "Start date" drop down with new one called "Days Outstanding:" with the following options <ul style="list-style-type: none"> ○ 30 ○ 60 ○ 90 ○ 180 ○ All (Default) 				

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Invoice Aging				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT MN		570838	
On the excel export added two additional columns				
<ul style="list-style-type: none"> • Escrow Officer • Title Officer 				

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Marketing Source Orders				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	FT FL		567152	
Average Fee Per File will display for each group when the "YTD Totals" is selected to be shown on the report.				

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Orders by Contact				
NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	WA		570836	
Added a new text box parameter called "Contact Phone Number Contains:" and placed below "Contact SSN/TIN Contains:".				

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OCTOBER RELEASE NOTES

ProClear Results

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CORP		575620	

Added new column for the reference number of the transaction to the report.

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Rates Verification Exceptions

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	FT FL		567158	

Added picklist for Branch, Escrow Officer, and Title Officer

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SPAdmin-Custom Source of Business Export

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CORP		570238	

Report updated to exclude orders owned by First Title

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OCTOBER RELEASE NOTES

ARIZONA

DOCUMENTS

Escrow

Letter (Critical Dates)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT Mohave		576302	AZD1246.doc

New document. Render to view complete document.



Company Name

100 Escrow Office Street
EO City, AZ 54545
Phone: (800)777-4444 / Fax (800)444-7777

Sent via: [email](#)

<p>Samuel S. Seller and Samantha S. Seller 123 Current Seller Address Seller City, AZ 45576</p>	<p>Date: October 4, 2019 Escrow No.: JM CD TestJJF Borrower(s): Bryan B. Buyer and Brenda B. Buyer Seller(s): Samuel S. Seller and Samantha S. Seller Property: 1111 Property Avenue Prop City, AZ 55555</p>
---	---

Dear [Samuel S. Seller and Samantha S. Seller](#):

Herewith please find for your file the fully executed Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate ("Agreement") and receipt for the Deposit.

The Title Commitment has been ordered and will be sent to all parties along with the Property Tax Statement and Schedule B Documents once received.

In connection with the terms set forth on the enclosed Agreement, please be aware of the following "Key Dates:"

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Nomination Statement

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Mohave		570875	

Typo correction: bounced revised to bound on the 2nd page.

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ARKANSAS

DOCUMENTS

Title

ALTA Loan Policy 2006 (AR)

ALTA Owner's Policy 2006 (AR)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New			567230	ARD1004.doc ARD1003.doc

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

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OCTOBER RELEASE NOTES

CALIFORNIA

DOCUMENTS

Escrow

Letter (Escrow Items Needed)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Mohave		576300	

Updated to most recent version.

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Notary blocks, documents containing

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Humboldt Land Title		570968	

Removed (Seal) from the Notary Blocks to provide more space for the notary stamp.

On _____ before me, _____, Notary Public (here insert name and title of the officer), personally appeared Bryan B. Buyer and Brenda B. Buyer, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(Seal)

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Note All Inclusive (Interest Extra)

Note All Inclusive (Interest Included)

Note All Inclusive (Straight)

Note Installment (Interest Extra)

Note Installment (Interest Included)

Note Straight

Note Straight (Interest Only)

NEW/MOD	REQUESTED BY	TICKET No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Santa Clara		570805	

For Santa Clara County only, documents will now look to the lender screen for the address.

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OCTOBER RELEASE NOTES

Owner Info Request (Commercial)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT SoCal		571369	

Removed 2nd option for the owner's association. Added logic so that the fire insurance information only renders for refinances. Removed bankruptcy information.

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Statement of Information

Statement of Information (Letter)

Statement of Information w/Cvr Ltr

Statement of Information w/Cvr Ltr (Letter)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Los Gatos		575424	

Combined the spouse and domestic partner sections into one section.

Are you currently married? Yes No Are you currently a registered domestic partner? Yes No

If yes, complete the following information:

Date and place of marriage _____

Spouse/Domestic Partner _____ Date of Birth _____

First Name Middle Name Last Name Maiden Name
(If none, indicate)

Home Phone _____ Business Phone _____ Birthplace _____

Cell Phone _____ Fax _____ Email _____

Social Security No. _____ Driver's License No. _____

List any other name you have used or been known by _____

State of residence _____ I have lived continuously in the U.S.A. since _____

PRIOR MARRIAGE(S) and PRIOR DOMESTIC PARTNERSHIP(S)

Any prior marriages or domestic partnerships for either person? _____ If yes, complete the following:

Prior spouse's (Party A) name: _____ Prior Spouse of Party A: _____

Marriage ended by: Death Divorce/Dissolution Nullification Date of Death/Divorce: _____

Prior spouse's (Party B) name: _____ Prior Spouse of Party B: _____ Spouse

Marriage ended by: Death Divorce/Dissolution Nullification Date of Death/Divorce: _____

(if more space is required, use reverse side of form)

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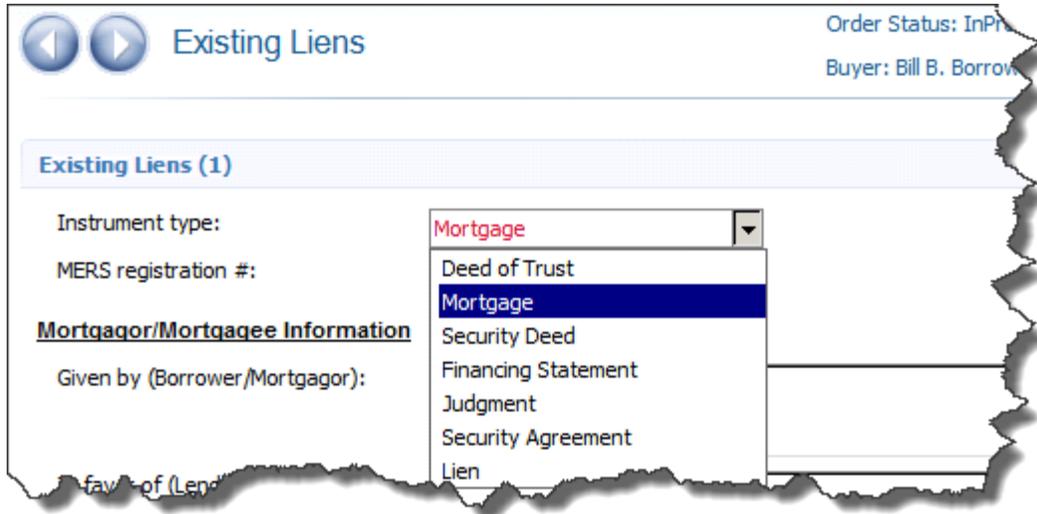
OCTOBER RELEASE NOTES

Title

Mortgage Modification Guarantee

NEW/MOD Mod	REQUESTED BY	INCIDENT No.	TFS No(s). 581806, 577392	FILE NAME (NEW ITEMS ONLY)
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The Mortgage Modification Guarantee has been updated to enable Mortgage language to appear on Schedule A. If 'Mortgage' is selected in the Instrument type drop-down on the Existing Liens screen (or Existing DT screen for some), the Mortgage language will print on the document.



Otherwise, if 'Deed of Trust' is selected, the Deed of Trust language will print on the document.



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OCTOBER RELEASE NOTES

COMMERCIAL

DOCUMENTS

Escrow

Affidavit (Deed of Trust or Mortgage)

Affidavit (Deed of Trust or Mortgage Prior Owner)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	RI Agency		574759	

Updated document titles to include "or Mortgage". Updated document coding to replace "Deed of Trust" with "Mortgage" if the property state is Rhode Island.

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Assignment of Leases

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT Seattle		570816	

Corrected typo of "ASSIGNEMENT" to "ASSIGNMENT" in the first paragraph.

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Title

ALTA Loan Policy 2006 (GA)
ALTA Owner's Policy 2006 (GA)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT GA Agency		571204	

FNT GA Agency Only: Removed Premium. Added PROFORMA date of policy prompts to allow for different answers for Owner's Policy and Loan Policy forms.

SCHEDULE A

Name and Address of Title Insurance Company: **Joseph D Kirby**
Title Office Name
1000 Title Avenue, Suite 500
TO City, GA 99999

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

Date of Policy	Amount of Insurance
Text for Date here	PROFORMA



Enter text for PROFORMA Date of Policy

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OCTOBER RELEASE NOTES

REPORTS

Comparison with Group Selection

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	NCS		566627	
<p>New comparison option is added and will only display when the commercial format box is checked. This will replace the increase/decrease column with a third year, so the report will show three years worth of data to compare.</p> <ul style="list-style-type: none">• Property State will be added as an option in the Group 1 drop down list• Property Type will be added as an option in the Group 2 drop down list				

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OCTOBER RELEASE NOTES

FLORIDA

DOCUMENTS

Escrow

Affidavit (Free and Clear)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FL State Counsel		576136	FLD1349.doc

New document. Render to view complete document.

FREE AND CLEAR AFFIDAVIT

STATE OF _____

Order No.: [CJ CD Comm Purchase](#)

COUNTY OF _____

BEFORE Me, the undersigned authority, personally appeared [Susan B. Anthony](#)

Who after being by me first duly sworn on oath depose(s) and say(s) the following:

1. That the Affiant is the Owner of the property described as follows:

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

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Agreement (Escrow - for Incomplete Purchase and Sale Closing)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT New Smyrna Beach		570826	

Corrected typo of "DELIEVERY" to "DELIVERY" in item 3.

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Bill of Sale

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FL State Counsel		576297	

Revised to remove sales price and replaced with hardcoded \$10. Also reduced vertical spacing to try to keep to one page in most scenarios.

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Earnest Money Escrow Agreement (Interest Bearing)				
NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FL State Counsel		575418	FLD1348.doc

New document. Render to view complete document.



CHICAGO TITLE

**EARNEST MONEY ESCROW AGREEMENT
(INTEREST BEARING)**

Date: October 9, 2019
Order No.: [CJ CD Comm Purchase](#)
Purchaser(s): [The Buyer Corporation, Susan B. Anthony and Billy Bob Buyer, Jr.](#)
Seller(s): [Buy R Land](#)
Property: [100 Property Street, Detroit, MD 48201](#)
[200 Property Street, Detroit, RI 99999](#)

This Escrow Agreement is made effective as of October 9, 2019 by and among [Chicago Title Insurance Company](#) (referred to as "Company" or "Escrow Agent"), [The Buyer Corporation, Susan B. Anthony and Billy Bob Buyer, Jr.](#) ("Purchaser") and [Buy R Land](#) ("Seller").

Whereas, Purchaser and Seller are parties to that certain sales contract dated [September 27, 2019](#) ("Contract"); and

Whereas, Purchaser and Seller have requested Escrow Agent to hold the earnest money agreed to in the Contract, together with any additional deposits (collectively, the "Deposit") in accordance with the provisions of this Escrow Agreement and the Contract.

Now, therefore, in consideration of the mutual promises set forth herein and other good and valuable consideration and the proposed issuance of a title policy by the Company, the parties agree as follows:

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OCTOBER RELEASE NOTES

Earnest Money Escrow Agreement (Non-Interest Bearing)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FL State Counsel		575418	FLD1347.doc

New document. Render to view complete document.



CHICAGO TITLE

EARNEST MONEY ESCROW AGREEMENT (NON-INTEREST BEARING)

Date: October 9, 2019
Order No.: [CJ CD Comm Purchase](#)
Purchaser(s): [The Buyer Corporation, Susan B. Anthony](#) and [BillyBob Buyer, Jr.](#)
Seller(s): [Buy R Land](#)
Property: [100 Property Street, Detroit, MD 48201](#)
[200 Property Street, Detroit, RI 99999](#)

This Escrow Agreement is made effective as of October 9, 2019 by and among [Chicago Title Insurance Company](#) (referred to as "Company" or "Escrow Agent"), [The Buyer Corporation, Susan B. Anthony](#) and [Billy Bob Buyer, Jr.](#) ("Purchaser") and [Buy R Land](#) ("Seller").

Whereas, Purchaser and Seller are parties to that certain sales contract dated [September 27, 2019](#) ("Contract"); and

Whereas, Purchaser and Seller have requested Escrow Agent to hold the earnest money agreed to in the Contract, together with any additional deposits (collectively, the "Deposit") in accordance with the provisions of this Escrow Agreement and the Contract.

Now, therefore, in consideration of the mutual promises set forth herein and other good and valuable consideration and the proposed issuance of a title policy by the Company, the parties agree as follows:

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OCTOBER RELEASE NOTES

Proceeds Disbursement

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Majesty Title		577775	

Added space for time on Verified By line

I/We, the undersigned acknowledge that [Chicago Title Insurance Company](#) is relying on the above information to disburse funds and cannot be held responsible for any delays or losses resulting from misinformation. Should this information change at any time in anyway, I/we hereby acknowledge and accept that a check will be issued.

[Billy Bob Buyer, Jr.](#)

Date

EMPLOYEE USE ONLY:

Proof Attached: Voided Check Deposit Slip Bank Statement _____

Received Proof By: Faxed Emailed Notary Package In Person ___/___/___

Spoke With: [The Buyer Corporation, Susan B. Anthony](#) or [Billy Bob Buyer, Jr.](#)
Contact Phone No.: _____

Verified By: Employer Signature: _____ Date: ___/___/19 Time: _____ AM/PM

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OCTOBER RELEASE NOTES

Wire-Proceeds Disbursement

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	LandCastle Title		576787	

Added "For Employee Use Only" section

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

SELLER(S):

Samuel S. Seller

Date

Samantha S. Seller

Date

For Employee Use Only:

- Customer completed wire transfer instructions in the presence of the escrow closer or company employee, or
- Verbally confirmed wire transfer instructions with buyer or seller at the following known phone no. _____.

Verified by:

Employee Signature

Date

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OCTOBER RELEASE NOTES

GEORGIA

DOCUMENTS

Title

All Endorsements

All Mgmt Endorsements

NEW/MOD Mod	REQUESTED BY FNT GA Agency	INCIDENT No.	TFS No(s). 571208	FILE NAME (NEW ITEMS ONLY)
----------------	-------------------------------	--------------	----------------------	----------------------------

FNT GA Agency only: Removed "Charge:" line.

BEFORE

ENDORSEMENT - ALTA 8.2-06

**COMMERCIAL ENVIRONMENTAL
PROTECTION LIEN**

Issued By:



**CHICAGO TITLE
INSURANCE COMPANY**

Attached to Policy Number:

11111111

Charge: \$25.00

The Company insures against loss or damage sustained by the Insured by reason of an environmental protection lien that, at Date of Policy, is recorded in the Public Records or filed in the records of the clerk of the United States district court for the district in which the Land is located, unless the environmental protection lien is set forth as an exception in Schedule B.

AFTER

ENDORSEMENT - ALTA 8.2-06

**COMMERCIAL ENVIRONMENTAL
PROTECTION LIEN**

Issued By:



**CHICAGO TITLE
INSURANCE COMPANY**

Attached to Policy Number:

11111111

The Company insures against loss or damage sustained by the Insured by reason of an environmental protection lien that, at Date of Policy, is recorded in the Public Records or filed in the records of the clerk of the United States district court for the district in which the Land is located, unless the environmental protection lien is set forth as an exception in Schedule B.

OCTOBER RELEASE NOTES

IDAHO

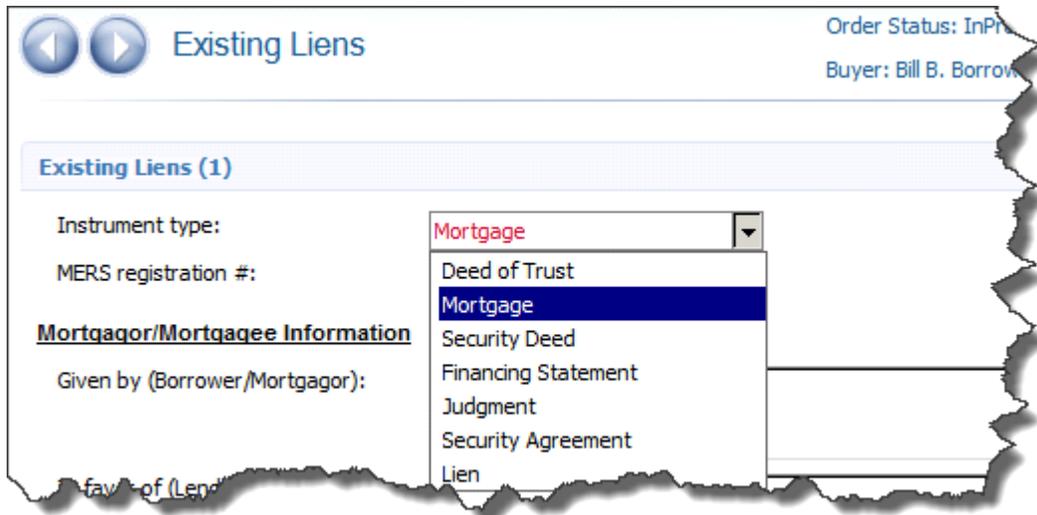
DOCUMENTS

Title

Mortgage Modification Guarantee

NEW/MOD Mod	REQUESTED BY	INCIDENT NO.	TFS No(s). 581806, 577392	FILE NAME (NEW ITEMS ONLY)
----------------	--------------	--------------	------------------------------	----------------------------

The Mortgage Modification Guarantee has been updated to enable Mortgage language to appear on Schedule A. If 'Mortgage' is selected in the Instrument type drop-down on the Existing Liens screen, the Mortgage language will print on the document.



Otherwise, if 'Deed of Trust' is selected, the Deed of Trust language will print on the document.





OCTOBER RELEASE NOTES

ILLINOIS

DOCUMENTS

Escrow

Escrow Folder Cover Sheet

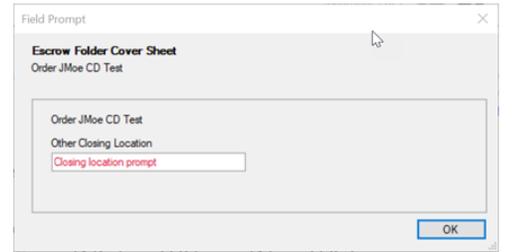
NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Metro		575408	

Revised the Closing Location section and revised labels in the "Information for Closing Statement" section.

Property Address: 1111 Property Avenue, Suite 100, Philadelphia, CA 55555
22 Prop Way, City, CA 00000

Closing Location: Closing location prompt

Order Type: Purchase Refinance Loan Cash



Buyer: Bryan B. Buyer and Buying Limited Partnership

Seller: Selling Corporation, Stanley Seller and Sonya Seller

Attorney: Jackson Law Services, LLC

Attorney: _____

Lender: Loans Unlimited and Lender Two and Lender Three

Information for Closing Statement:

Final Approved Master Statement Sent To:

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OCTOBER RELEASE NOTES

KENTUCKY

DOCUMENTS

Title

ALTA Loan Policy 2006 (KY)
ALTA Owner's Policy 2006 (KY)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New			560094	KYD1003.doc KYD1002.doc

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

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OCTOBER RELEASE NOTES

MARYLAND

DOCUMENTS

Escrow

- [Affidavit \(Montgomery Co. Exemption from Recordation Tax\)](#)
- [Affidavit \(Occupancy - Baltimore Co. Transfer Tax\)](#)
- [Affidavit \(Owner's Certificate - Entity\)](#)
- [Affidavit \(PG - No Consideration Deed\)](#)
- [Affidavit \(PG - Purchase Money Deed of Trust\)](#)
- [Baltimore City Certification of Owner-Occupied Status](#)
- [LLC Certification and Consent](#)
- [POA Certification](#)
- [Power of Attorney \(Buyer\)](#)
- [Power of Attorney \(Limited\)](#)
- [Power of Attorney \(Limited Real Estate\)](#)
- [Power of Attorney \(Seller\)](#)

NEW/MOD New	REQUESTED BY Liberty Title	INCIDENT No.	TFS No(s). 577142	FILE NAME (NEW ITEMS ONLY)
----------------	-------------------------------	--------------	----------------------	----------------------------

New documents submitted by Liberty Title:

- MDD1069.doc - Affidavit (Montgomery Co. Exemption from Recordation Tax)
- MDD1062.doc - Affidavit (Occupancy - Baltimore Co. Transfer Tax)
- MDD1068.doc - Affidavit (Owner's Certificate - Entity)
- MDD1059.doc - Affidavit (PG - No Consideration Deed)
- MDD1060.doc - Affidavit (PG - Purchase Money Deed of Trust)
- MDD1061.doc - Baltimore City Certification of Owner-Occupied Status
- MDD1067.doc - LLC Certification and Consent
- MDD1063.doc - POA Certification
- MDD1066.doc - Power of Attorney (Buyer)
- MDD1070.doc - Power of Attorney (Limited)
- MDD1064.doc - Power of Attorney (Limited Real Estate)
- MDD1065.doc - Power of Attorney (Seller)

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OCTOBER RELEASE NOTES

MICHIGAN

DOCUMENTS

Escrow

Master ABA Disclosure

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT MI		576489	

The following Listing Agent/Broker lookup entries have been added or revised:

- BELC1685
- REMT500
- CITH6501
- CITH6501
- REMG4362
- REMW5651
- FIVR108
- CEND5862
- ENCH525
- REMH210
- CENH12330
- FIVG4249
- FIVG6690
- COLG506
- BELC1685
- KELG4301
- BERR502
- FREN3940
- COLS4333
- THEG601

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OCTOBER RELEASE NOTES

MINNESOTA

DOCUMENTS

Escrow

New Matters Report Only

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Minneapolis NCS		571379	
Removed item E which formally referenced a property address.				

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OCTOBER RELEASE NOTES

Title

ALTA Short Form Residential Loan Policy 2012

NEW/MOD Mod	REQUESTED BY CT MN	INCIDENT No.	TFS No(s). 575345	FILE NAME (NEW ITEMS ONLY)
-----------------------	------------------------------	---------------------	-----------------------------	-----------------------------------

For Minnesota\FMIN ownership profiles, as approved by state counsel, the Date of Policy now reflects the language " or the recording of the insured mortgage, whichever is later" after the Effective date and time.

ALTA SHORT FORM RESIDENTIAL LOAN POLICY ONE-TO-FOUR FAMILY

Issued by
COMMONWEALTH LAND TITLE INSURANCE COMPANY

SCHEDULE A

Name and Address of Title Insurance Company: Title Company Name, 236 Quarry Road, Suite 202, Anywhere, MN 99999

Policy No.: LoanPolNum-456

Loan No.: LoanNo-456789

Address Reference: Street Address: 12345 Property Street, Anywhere

County, State and Zip: Wake County, Minnesota 99999

Date of Policy	Amount of Insurance	Premium
September 17, 2019 at 07:00 AM or the recording of the insured mortgage, whichever is later	\$400,000.00	\$456.00

Mortgage Amount: \$400,000.00

Mortgage Date: September 17, 2019

Name of Insured: ABC Lender

Name of Borrower(s): Bill B. Borrower and Betty B. Borrower

The estate or interest in the Land identified in this Schedule A and which is encumbered by the Insured Mortgage is fee simple and is, at Date of Policy, vested in the Insured Mortgagee.

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OCTOBER RELEASE NOTES

MISSOURI

DOCUMENTS

Escrow

Deed (Trustee's - Commercial)

NEW/Mod	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT KC MO		576548	

Removed hotspot for Corporate Officers and Signees (repetitive language), removed prompt for type of trustee and replaced all instances with "Trustee(s)", changed logic in first paragraph to look to the Deed screen for the Grantor information and changed logic for signature section to also look to the Deed screen for the Grantor Signature.

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OC Search Information Report

NEW/Mod	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Missouri		575405	

Added clarifying language.

Please provide the info below with your search package:

1. Source of Search Information: Title Plant Courthouse Other _____

2. Entire Period of Chain: Title was examined from: _____ to _____

*****ENTIRE SEARCH PERIOD MUST BE AT LEAST 45 YEARS UNLESS AN ACCEPTABLE START IS USED.*****

An acceptable start would be an Owner's Policy or a Chicago Title Loan Policy.

3. Prior Owner's Policy relied upon? Yes No

Underwriter _____ Owner's Policy No.: _____ Date: _____

Or

Prior Loan Policy, Commitment or other document used as reference, but **not** relied upon? Yes No

Underwriter _____ Loan Policy No.: _____ Date: _____

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OCTOBER RELEASE NOTES

NEW JERSEY

DOCUMENTS

Escrow

Affidavit (Deed in Lieu)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CTI NJ		570878	NJD1115.doc

New document. Render to view complete document.

ESTOPPEL AFFIDAVIT (DEED IN LIEU OF FORECLOSURE)

STATE OF _____

Order No.: MS CD Test NJ Org

COUNTY OF ACKCOUNTY

The person signing this Estoppel Affidavit ("**Deponent**") for and on behalf of Borrower (hereinafter defined), by authority duly given, being first sworn, states:

1. The undersigned deponent is the **General Partner** of **Buyer Family Limited Partnership**, a **Limited Partnership ("**Borrower**")**, and has full and complete authority to execute this Estoppel Affidavit on behalf of Borrower, in such capacity. If sworn as witnesses, he/she could testify competently to the matters set forth in this Estoppel Affidavit. This Estoppel Affidavit is to be effective as of _____, 20____ ("**Effective Date**").
2. Borrower is the owner in fee simple of that certain land with improvements thereon located in County of **Essex**, State of **New Jersey**, as more particularly described on Exhibit "A", attached hereto and incorporated herein by reference (the "**Real Property**").
3. Borrower executed and delivered to **Lender on Existing Liens Screen, "Original Lender"**), a certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing (as heretofore so assigned or otherwise modified from time to time, the "**Security Instrument**") recorded on **December 10, 2015** as **EL Book 1234, EL Page 56**, et seq., in the Official Records of **EL County, New Jersey** (the "Records"), which Security Instrument encumbers the Real Property and certain other property as described therein (collectively, the "Property"). **Lender Bank & Trust** ("Lender"), is the current owner and holder of the Security Instrument and all other Loan Documents (hereinafter defined).
4. The Security Instrument was given as security for a loan (the "**Loan**") to Borrower evidenced by that certain Promissory Note (Fixed Rate) dated as of **December 8, 2015**, in the stated principal amount of Three Hundred Thousand And No/100 Dollars (\$300,000.00), made by Borrower, payable to the order of Original Lender (as heretofore assigned or otherwise modified from time to time, the "**Note**"). There is due and owing on the Note the unpaid principal balance of Ninety-Eight Thousand Seven Hundred Sixty-Five And 43/100 Dollars (\$98,765.43), accrued interest of One Thousand Two Hundred Thirty-Four And 56/100 Dollars (\$1,234.56) which has accrued through **September 30, 2019**, default interest of Nine Hundred Eighty-Seven And

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OCTOBER RELEASE NOTES

Notice of Settlement - Contract Notice of Settlement - Mortgage

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT NJ		577883	

In signature section, replaced Title field code with "Authorized Signatory for [Underwriter in file]". Also added same text after Name field code in the Acknowledgment section.

See attached rider

Chicago Title Insurance Company

PREPARED BY: Emily Escrow, Authorized Signatory for Chicago Title Insurance Company

Be it remembered that on this 11th day of October, in the year of 2019, before me, the subscriber, Emily Escrow, Authorized Signatory for Chicago Title Insurance Company, came before me and acknowledged under oath, to my satisfaction, that this person:

- A. Is named in and personally signed the document; and
- B. Signed, sealed and delivered this document as his/her free act and deed.

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OCTOBER RELEASE NOTES

Seller's Residency Certification/Exemption

NEW/MOD Mod	REQUESTED BY Novare NSS	INCIDENT NO.	TFS No(s). 569501	FILE NAME (NEW ITEMS ONLY)
-----------------------	-----------------------------------	---------------------	-----------------------------	-----------------------------------

Revised to match the updated form.



State of New Jersey

SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)
Samuel S. Seller and Samantha S. Seller

Current Street Address
100 Seller Current Address

City, Town, Post Office Box <u>Seller City</u>	State <u>NJ</u>	Zip Code <u>54786</u>
---	--------------------	--------------------------

PROPERTY INFORMATION

Block(s) <u>■</u>	Lots(s) <u>107</u>	Qualifier
----------------------	-----------------------	-----------

Street Address:
1111 Property Avenue

City, Town, Post Office Box <u>Prop City</u>	State <u>NJ</u>	Zip Code <u>55555</u>
---	--------------------	--------------------------

Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date <u>October 11, 2019</u>
----------------------------------	---------------------	--------------------------------	---

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OCTOBER RELEASE NOTES

Title

Master Loan Policy 2006 (NJ)
Master Owner's Policy 2006 (NJ)

NEW/MOD Mod	REQUESTED BY SMS	INCIDENT No.	TFS No(s). 571421	FILE NAME (NEW ITEMS ONLY)
----------------	---------------------	--------------	----------------------	----------------------------

Added electronic countersignature.

IN WITNESS WHEREOF, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed by its duly authorized officers.

Title Office Name
2 University Plaza, Suite 206
Hackensack, NJ 07601
Tel. (800)111-2222 Fax (800)222-1111

Chicago Title Insurance Company

By:



 President

Countersigned By:



 Authorized Officer or Agent



Attest:



 Secretary

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OCTOBER RELEASE NOTES

NEW MEXICO

DOCUMENTS

Escrow

Hold Harmless (Solar)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FT NM		570952	NMD1174.doc

New document. Render to view complete document.



Company Name

HOLD HARMLESS AGREEMENT

Date: September 23, 2019
Escrow No.: JM CD Test-JDK
Purchaser(s): Bryan B. Buyer and Brenda B. Buyer
Seller(s): Samuel S. Seller and Samantha S. Seller
Property: 1111 Property Avenue, Prop City, NM 55555

THIS HOLD HARMLESS AGREEMENT entered into this 23rd day of September, 2019 by and between **Samuel S. Seller** and **Samantha S. Seller** (hereinafter referred to as "Seller"), **Escrow Office Name** (hereinafter referred to as "Company") and **Bryan B. Buyer and Brenda B. Buyer** (hereinafter referred to as "Purchaser"); and

WITNESSETH:

THAT Seller is selling the property including improvements located at **1111 Property Avenue, Prop City, NM 55555, Orange County, New Mexico** (hereinafter referred to as "Subject Property") to Purchaser and a solar photovoltaic ("PV") panel system ("Solar System") has been installed on the Subject Property which is subject to a Lease or unpaid Loan used to purchase the Solar System and will convey with the Subject Property; and

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OCTOBER RELEASE NOTES

Title

Loan Policy 2006 (NM 2)
Owner's Policy 2006 (NM 1)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New			556404	NMD1172.doc NMD1173.doc

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

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OCTOBER RELEASE NOTES

NEW YORK

DOCUMENTS

Escrow

Affidavit (Owner-Seller)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Albany		576565	

Updated document to pull multiple individuals and pull title office information.

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Letter (New Survey Authorization)

Letter (Survey Redate Authorization)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Riverhead and Garden City		573940	

Added back \$50.00 Coordination Fee (Garden City)/Service Fee (Riverhead)

Letter (New Survey Authorization)

Survey Cost: \$250.00
Coordination Fee: \$50.00
Timeframe: [Timeframe goes here](#)

Letter (Survey Redate Authorization)

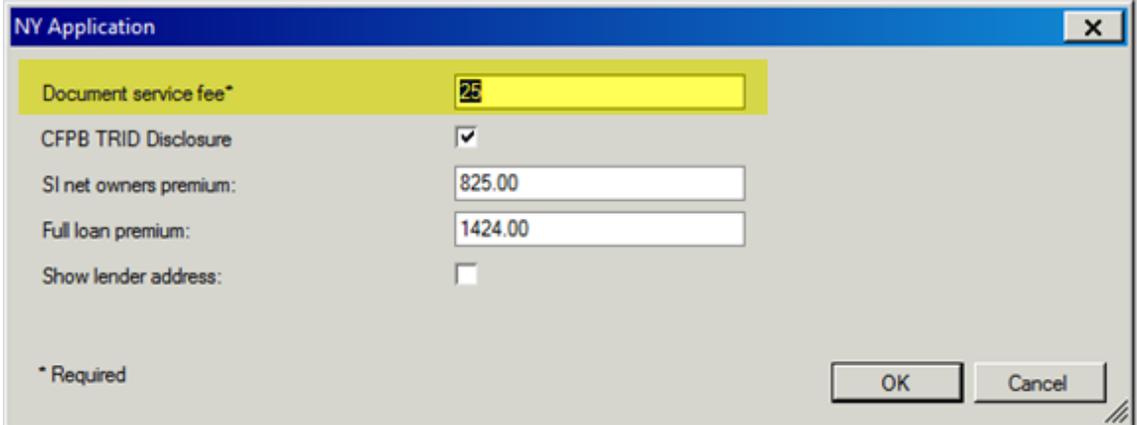
Survey Redate: \$275.00
Coordination Fee: \$50.00
Time Frame: [Timeframe goes here](#)

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OCTOBER RELEASE NOTES

NY Application				
NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	NY		575351	

Updated document prompt default for Riverhead and Garden City to show recording fee as 50.00 instead of 25.00.



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Survey Order Authorization				
NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Riverhead and Garden City		573940	

Added back \$50.00 Coordination Fee (Garden City)/Service Fee (Riverhead)

Survey Order Authorization

SURVEY QUOTES

Surveyor	Price	Time Frame
Surveyor1 Title Office Name	\$325.00	Survey1 timeframe
	Service Fee: \$50.00	
	Total: \$375.00	
 Surveyor2 Title Office Name	 \$300.00	 Surveyor2 timeframe
	Service Fee: \$50.00	
	Total: \$350.00	

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OCTOBER RELEASE NOTES

NORTH CAROLINA

DOCUMENTS

Title

ALTA Loan Policy 2006 (NC)
ALTA Owner's Policy 2006 (NC)

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New			555787	101046D0105.doc 101046D0106.doc

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

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OCTOBER RELEASE NOTES

OHIO

DOCUMENTS

Escrow

Authorization to Release Information

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT South / Central OH		571400	

Revised from "all necessary paper work for the sale/purchase of the property" to "all necessary paper work for the refinance of the property" for refinance transactions.

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Borrower Information Sheet

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT South / Central OH		571405	OHD1427.doc

New document. Render to view complete document.



Company Name

BORROWER INFORMATION SHEET

RE: [Bryan B. Buyer and Brenda B. Buyer](#)
1111 Property Avenue, Prop City, OH 55555

Order No.: [JM CD Test-JDK](#)

Please list all mortgages and loans presently on your property below, if additional space is required, please use the back of this form.

1. A. Lender _____
- B. Loan No. _____
- C. Customer Service Phone No. _____
- D. Are Taxes Paid by the Lender? YES NO

2. A. Lender _____
- B. Loan No. _____
- C. Customer Service Phone No. _____

Do you have a current survey of your property? YES NO If yes, please provide.

Do you have a prior title insurance policy? YES NO If yes, please provide.
(Please note that providing your prior title insurance policy may reduce your closing costs).

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OCTOBER RELEASE NOTES

Title

ALTA 3.1-06 - Zoning - Improved Land
ALTA 15-06 - Nonimputation - Full Equity Transfer
ALTA 15.1-06 - Nonimputation - Additional Insured

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Form Filing		575722	

As per OTIRB form filing, these endorsements have been modified to correct filed typographical errors.

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OCTOBER RELEASE NOTES

OKLAHOMA

REPORTS

Sales Marketing List

NEW/MOD MOD	REQUESTED BY CT OK	INCIDENT No.	TFS No(s). 558280	FILE NAME (NEW ITEMS ONLY)
----------------	-----------------------	--------------	----------------------	----------------------------

Excel export will now include columns for the Listing Broker and Selling Broker contact name, main person name, contact phone and contact email.

New parameter added called "Include Non-Directing Marketing Source". When the new parameter is used it will return a list of contacts that were listed as a marketing source on one or more orders in the date range, but only display the orders in which they were not the marketing source.

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OCTOBER RELEASE NOTES

OREGON

DOCUMENTS

Escrow

Affidavit (Extended Coverage and Endorsements)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	WT Bend		575401	

Changed the logic for item 2 to pull in the Title Office name instead of the Escrow Office name.

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Affidavit (Outstanding Liens and Monetary Encumbrances)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	OR State Counsel		576168	

Updated item 3 and revised title/heading.

**AFFIDAVIT
(OUTSTANDING LIENS AND
MONETARY ENCUMBRANCES)**

STATE OF _____ Order No.: JM CD TestJJF

COUNTY OF _____

I, **Samuel Seller**, being duly sworn, hereby depose and state:

- I understand that **Underwriter Name** ("the Insurer") is relying on this affidavit for purposes of issuing title insurance in connection with **Title Office Name** ("the Issuer"), whose order number is **JM CD Test**, and who has issued a preliminary title report ("the Report") dated **October 7, 2019**, covering the property ("the Property") described in the Report.
- I am the record title holder of the Property, identified as in the Report as **Samuel S. Seller and Samantha S. Seller**.
- I represent and warrant to the Insurer and Issuer that I have disclosed any and all liens not shown on the Report but personally known by me to affect the Property. This applies, without limitation, to any claim of construction lien against the Property and to any notice of additional taxes arising from the assessment of omitted property.
- I understand that this affidavit is made for the purpose of inducing the Insurer and Issuer to insure the title of the property in reliance upon the accuracy of the facts stated herein.

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OCTOBER RELEASE NOTES

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

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	LT Portland		577740	

Added a space for Date on signature lines.

PERSONAL REPRESENTATIVE'S DEED
(continued)

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

Seller Estate Name

By: _____

Mary Jones, Personal Rep

Date

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OCTOBER RELEASE NOTES

PENNSYLVANIA

DOCUMENTS

Title

TIRBOP Form Filing - Effective October 2019

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Form Filing		577339	Various E19PA[nnnn]_FNF

The following new endorsements are now available:

- TIRBOP 1252 - Contiguity - Specified Parcels (ALTA 19.2-06)
- TIRBOP 1316 - Encroachments - Boundaries and Easements - Described Improvements (ALTA 28.2-06)
- TIRBOP 1317 - Encroachments - Boundaries and Easements - Described Improvements (ALTA 28.2-06)
- TIRBOP 1611 - Co-Insurance - Multiple Policies (ALTA 23.1-06)

The following endorsements have been revised as per the filing:

- TIRBOP 100 - Covenants, Conditions and Restrictions
- TIRBOP 1250 - Contiguity - Multiple Parcels (ALTA 19-06)
- TIRBOP 1270 - Same As Survey (ALTA 25-06)
- TIRBOP 1271 - Same As Survey (ALTA 25-06)
- TIRBOP 1530 - Future Advance - Priority (ALTA 14-06)
- TIRBOP 1540 - Future Advance - Knowledge (ALTA 14.1-06)

The following endorsements have been withdrawn:

- TIRBOP 101 - Where Restrictions Appear to be Violated by Existing Construction
- TIRBOP 102 - Where Proposed New Construction Does Not Indicate That Restrictions Will Be Violated
- TIRBOP 103 - Where Proposed Construction Will Apparently Violate Restrictions
- TIRBOP 104 - Where There Is No Apparent Violation of Restrictions by Existing Construction

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OCTOBER RELEASE NOTES

RHODE ISLAND

DOCUMENTS

Escrow

ALTA Commitment 2016 (MA ME NH RI VT)

NEW/MOD Mod	REQUESTED BY RI Agency	INCIDENT NO.	TFS No(s). 577020	FILE NAME (NEW ITEMS ONLY)
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For Rhode Island Agency only: Replaced Order Number fieldcode with Commitment Number fieldcode after the label "Order No.:" at the top of Schedule A.

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OCTOBER RELEASE NOTES

SERVICELINK

DOCUMENTS

Escrow

Payoff Authorization

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	ServiceLink		576570	SLD1100.doc

New document. Render to view complete document.

MORTGAGE PAYOFF REQUEST AUTHORIZATION TO RELEASE INFORMATION TO THIRD PARTY

To: Lender Name on Existing Liens screen
(Name of Bank/Lender)

Lender Address: 1001 Lienholder Street, Suite 1001, Lienholder City, CA 99999
(Customer Service Address - Not P.O. Box Where You Send Payments)

Lender Phone No.: (888)123-4567

Account No.: ExistLoanNum123
(Mortgage Account Number)

RE: 100 Property Street, Unit 100A, Northridge, CA 91324
(Address of Property)

Sir/Madam:

Please consider this formal authorization and request to release mortgage payoff figures on the above referenced account to Escrow Office Name and/or any authorized employee of Escrow Office Name. Please provide mortgage payoff figures directly to Escrow Office Name:

Fax No. for Payoff Figures: (800)555-2468

Email Address for Payoff Figures: ctic@email.com

Estimated Payoff Date: October 31, 2019
(Title Company Will Complete)

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OCTOBER RELEASE NOTES

SOUTH CAROLINA

DOCUMENTS

Title

ALTA Endorsements (see list)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT SC		565602	

Affected endorsements:

- ALTA 14.1-06
- ALTA 14.2-06
- ALTA 14.3-06
- ALTA 32-06
- ALTA 32.1-06
- ALTA 32.2-06
- ALTA 43-06

For SC properties only: Added following text:

The loss of priority of the lien of the Insured Mortgage as security for any Advance to a mechanic's or materialmen's lien after the filing of the lien and service of the notice pursuant to § 29-3-50, South Carolina Code of Laws, 1976 as amended.

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OCTOBER RELEASE NOTES

TEXAS

DOCUMENTS

Escrow

Buyer and Seller Address Information Sheet

NEW/MOD Mod	REQUESTED BY TX	INCIDENT NO.	TFS No(s). 575505	FILE NAME (NEW ITEMS ONLY)
-----------------------	---------------------------	---------------------	-----------------------------	-----------------------------------

Revised to add two mobile phone lines for both Buyer and Seller.

BUYER AND SELLER ADDRESS INFORMATION SHEET

BUYER NAME(S): Brian T. Buyer and Brenda T. Buyer

BUYER'S ADDRESS: _____

WORK PHONE NO. (1): _____

WORK PHONE NO. (2): _____

HOME PHONE NO.: _____

MOBILE PHONE NO. (1): _____

MOBILE PHONE NO. (2): _____

EMAIL ADDRESS (1): _____

EMAIL ADDRESS (2): _____

SELLER NAME(S): Stephen T. Seller and Stephanie T. Seller

SELLER'S ADDRESS: _____

WORK PHONE NO. (1): _____

WORK PHONE NO. (2): _____

HOME PHONE NO.: _____

MOBILE PHONE NO. (1): _____

MOBILE PHONE NO. (2): _____

EMAIL ADDRESS (1): _____

EMAIL ADDRESS (2): _____

**PLEASE RETURN RECORDED DOCUMENTS AND TITLE POLICIES
TO THE ABOVE ADDRESSES.**

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OCTOBER RELEASE NOTES

WireSafe Fraud Alert

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	TX		576485	

Revised to pull "Bank of Texas is a division of BOKF, NA (Bank of Oklahoma) Financial" to the BANK NAME line.

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OCTOBER RELEASE NOTES

Title

Loan Policy of Title Insurance (T-2) - 2014

NEW/Mod	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Houston Commercial		577749	

For Commercial orders, users will receive a prompt to select if Co-insurance verbiage should appear for both Proforma and Non-Proforma orders.

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OCTOBER RELEASE NOTES

Master Commitment

NEW/MOD MOD	REQUESTED BY TX	INCIDENT No.	TFS No(s). 554814,575592	FILE NAME (NEW ITEMS ONLY)
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Schedule D updates as follows

New corporate Secretary, Marjorie Nemzura (replacing Michael Gravelle).

Added in new section for Novare. The below will show when the orders owning profile path contains '%\Novare%'

Novare National Settlement Service, LLC

- (a) A listing of each shareholder, owner, partner, or other person having, owning or controlling one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium.
Owners: **Novare National Settlement Service, LLC is 100% wholly owned by Novare National Settlement Holdings, LLC**
- (b) A listing of each shareholder, owner, partner, or other person having, owning or controlling 10 percent (10%) or more of an entity that has, owns or controls one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium.
Owners: **Novare National Settlement Holdings, LLC is owned 70% by FNTS Holdings, LLC; 10% owned by Auction.Com, LLC, 10% by LNR ADC Ventures, LLC, and 10% by Cathy McIndoo**
- (c) If the Agent is a corporation: (i) the name of each director of the Title Insurance Agent, and (ii) the names of the President, the Executive or Senior Vice-President, the Secretary and the Treasurer of the Title Insurance Agent.
Directors: **Cathy McIndoo, Don DuBois and Roger Jewkes**
Officers: **Cathy McIndoo (President), Marjorie Nemzura (Secretary), John Kemper (Vice President)**
- (d) The name of any person who is not a full-time employee of the Title Insurance Agent and who receives any portion of the title insurance premium for services performed on behalf of the Title Insurance Agent in connection with the issuance of a title insurance form; and, the amount of premium that any such person shall receive. **NONE.**
- (e) For purposes of this paragraph 2, "having, owning or controlling" includes the right to receipt of a percentage of net income, gross income, or cash flow of the Agent or entity in the percentage stated in subparagraphs (a) or (b).

Update all other sections of TX Disclosures to add "NONE." to the end of item D

~~_____ Anthony M. Porter (CEO), Todd L. Smith (President), Stephen H. Hahn (Vice President), Steven G. Day (Secretary), Casey P. McEvoy (Treasurer)~~

- (d) The name of any person who is not a full-time employee of the Title Insurance Agent and who receives any portion of the title insurance premium for services performed on behalf of the Title Insurance Agent in connection with the issuance of a title insurance form; and, the amount of premium that any such person shall receive. **NONE.**
- (e) For purposes of this paragraph 2, "having, owning or controlling" includes the right to receipt of a percentage of net income, gross income, or cash flow of the Agent or entity in the percentage stated in subparagraphs (a) or (b).

Updated TX Director Officers based on

ATC

Directors: remove Erika Meinhardt and add, Steven G. Day

Shareholders: Fidelity National Title Group, Inc. which is owned 100% by FNTG Holdings, LLC which is owned 100% by Fidelity National Financial, Inc.

Directors: Raymond Randall Quirk, Anthony John Park, Marjorie Nemzura, Joseph W. Grealish, ~~Erika Meinhardt~~, John A. Wunderlich, Roger S. Jewkes, **Steven G. Day**

Officers: Raymond Randall Quirk (President), Anthony John Park (Executive Vice President), Marjorie Nemzura (Secretary), Daniel Kennedy Murphy (Treasurer)

CLT

Directors: remove Theodore L. Kessner and Erica Meinhardt, then add Steven G. Day and Marjorie Nemzura



OCTOBER RELEASE NOTES

Shareholders: Chicago Title Insurance Company, which is owned 100% by Fidelity National Title Group, Inc. which is owned 100% by FNTG Holdings, LLC which is owned 100% by Fidelity National Financial, Inc.

Directors: Raymond Randall Quirk, Anthony John Park, **Marjorie Nemzura**, Roger S. Jewkes, ~~Theodore L. Kessner~~, ~~Erika Meinhardt~~, **Steven G. Day**

Officers: Raymond Randall Quirk (President), Anthony John Park (Executive Vice President), Marjorie Nemzura (Secretary), Daniel Kennedy Murphy (Treasurer)

CTI

Directors: remove Theodore L. Kessner and add Marjorie Nemzura

Shareholders: Fidelity National Title Group, Inc. which is owned 100% by FNTG Holdings, LLC which is owned 100% by Fidelity National Financial, Inc.

Directors: Raymond Randall Quirk, Anthony John Park, **Marjorie Nemzura**, Michael J. Nolan, ~~Theodore L. Kessner~~, Edson N. Burton, Jr.

Officers: Raymond Randall Quirk (President), Anthony John Park (Executive Vice President), Marjorie Nemzura (Secretary), Daniel Kennedy Murphy (Treasurer)

FNT

Directors: add Steven G. Day

Shareholders: Fidelity National Title Group, Inc. which is owned 100% by FNTG Holdings, LLC which is owned 100% by Fidelity National Financial, Inc.

Directors: Raymond Randall Quirk, Anthony John Park, Marjorie Nemzura, Michael J. Nolan, **Steven G. Day**

Officers: Raymond Randall Quirk (President), Anthony John Park (Executive Vice President), Marjorie Nemzura (Secretary), Daniel Kennedy Murphy (Treasurer)

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

NEW/MOD	REQUESTED BY	INCIDENT No.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Houston Commercial		577749	

For Commercial orders, users will receive a prompt to select if Co-insurance verbiage should appear for both Proforma and Non-Proforma orders.

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OCTOBER RELEASE NOTES

VIRGINIA

DOCUMENTS

Title

[Future Advance - Priority \(ALTA 14-06\) w-VA Mod](#)
[Future Advance - Knowledge \(ALTA 14.1-06\) w-VA Mod](#)
[Future Advance - Letter of Credit \(ALTA 14.2-06\) w-VA Mod](#)
[Future Advance - Reverse Mortgage \(ALTA 14.3-06\) w-VA Mod](#)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Underwriting		577889	

The VA Mod ALTA 14-06 series endorsements have been updated to reflect the new number for Section 55.1-318 of the Code of Virginia.

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OCTOBER RELEASE NOTES

WASHINGTON

DOCUMENTS

Escrow

King County Sewage Treatment Charge Request

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	WA		572650	

Edited document to ensure it keeps to one page.

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Master Real Estate Excise Tax Affidavit (2020)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	WA		572505	

Added new custom field prompt for the levy code that will also pull same to the REETA.

Department of Revenue
Washington State
PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT
CHAPTER 82.45 RCW - CHAPTER 458-61A WA

Field Prompt

Master Real Estate Excise Tax Affidavit (2020)
Warranty Deed

Property 1

Enter levy code

Skip remaining prompts

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE COMPLETED.
(See back of last page for instructions)

Check box if partial sale, indicate % ____ sold. List percentage of ownership acquired next to name.

1	<p>Name Samuel S. Seller and Samantha S. Seller, as tenants in common</p> <p>Mailing Address 123456 Saint Andrews Church Avenue, Suite 56010</p> <p>City/State/Zip Charlottesville, NC 12123-4567</p> <p>Phone No. (including area code) _____</p>	2	<p>Name Bryan B. Buyer and Brenda B. Buyer, as joint tenants</p> <p>Mailing Address 123456 Saint Andrews Church Avenue, Suite 56010</p> <p>City/State/Zip Charlottesville, CA 12123-4567</p> <p>Phone No. (including area code) _____</p>
3	<p>Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee</p> <p>Name _____</p> <p>Mailing Address _____</p> <p>City/State/Zip _____</p> <p>Phone No. (including area code) _____</p>	4	<p>List all real and personal property tax parcel account numbers - check box if personal property</p> <p>1111APN / 123.45-067 <input type="checkbox"/></p> <p>Levy Code: 1345 <input type="checkbox"/></p> <p>_____ <input type="checkbox"/></p> <p>See Exhibit for additional information <input type="checkbox"/></p>
		<p>List assessed value(s)</p> <p>_____ \$0.00</p> <p>_____</p> <p>_____</p>	

4 Street address of property: **123456 Saint Andrews Church Avenue, Suite 56010, Charlottesville, CA 12123-4567 / See Exhibit "A" for additional information**

The property is located in unincorporated _____ County OR within city of **Charlottesville**

Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.

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OCTOBER RELEASE NOTES

REPORTS

Escrow Report				
NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	WA		570847	
<p>Added a new text box parameter called "Exclude Order Numbers Ending:" and placed below the "Include Notary & Other Revenue" checkbox.</p> <p>When a value is entered in this field it will suppress order that end with that same value.</p>				

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Order Contacts Details Export				
NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	WA		571454	
<p>New report for WA that will use Order Contact Export as the baseline. Everything will be the same except for the excel output. Listed below are the columns to be returned:</p> <ul style="list-style-type: none"> Order Number Order Type Order Status Order Received Date Escrow Opened Date Settlement Date Transaction Type Contact Type - code of the contact - IE for Lender show L, L2, L3, etc. Lookup Code – lookup code of the contact Mkt Source - show Yes or No based on the marketing source checkbox being checked or not Mkt Source Sales Rep - displace the name of the sales rep, if the contact is selected as the marketing source (Where Marketing Source = true) next to the name of the sales rep show the contact code of the marketing source in parenthesis such as 'Steve Miller (L2)'. If more than one sales rep then concatenate in the same column comma separated. Sales Rep - display the name of the sales rep, without regard to the contact being selected as the marketing source or not. If more than one sales rep then concatenate in the same column comma separated Company Name – name of contact Company Address 1 – address line 1 of the contact Company Address 2 - address line 2 of the contact Company City State Zip – city, state and zip of the contact Company Phone – phone number of the contact Company Email – email address of the contact Main Contact Lookup Code – lookup code of the main contact Main Contact Courtesy Title – courtesy title of Main Contact First Name – first name of Main Contact Last Name – last name of Main Contact Title – title of Main Contact Phone – phone number of Main Contact Email – email address of Second Contact Lookup Code – lookup code of the second contact person Second Contact Courtesy Title – courtesy title of Second Contact First Name – first name of Second Contact Last Name – last name of Second Contact Title – title of Second Contact Phone – phone number of Second Contact Email – email address of 				

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OCTOBER RELEASE NOTES

Order Contact Mail Merge Export

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	WA		563158	

Order Contact Export re-named report as "Order Contact Mail Merge Export"
Updated contact column to show the position number of the contact. I.E. - if the contact was lender two, it will now show L2
Added new run by date parameter to allow the choice of date report us run by.
Added new picklist parameter for Transaction Type and Order Status.

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Order Summary by Branch/Escrow Officer

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	WA		570849	

Added a new text box parameter called "Exclude Order Numbers Ending:" and placed below the "Format for Excel export" checkbox.
When a value is entered in this field it will suppress order that end with that same value.

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Revenue by Sales Rep/Title Officer

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	WA		570850	

Added a new text box parameter called "Exclude order numbers ending:" and placed below the "Only include orders with suffix" text box.
When a value is entered in this field it will suppress order that end with that same value.

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OCTOBER RELEASE NOTES

PHRASES

Escrow

Escrow Instruction

NEW/MOD New	REQUESTED BY WA	INCIDENT NO.	TFS No(s). 577878
-----------------------	---------------------------	---------------------	-----------------------------

New phrase

Code	Name
holdbk02	HOLDBACK FOR RECONVEYANCE FEES

Highlighted text is a prompt

HOLDBACK FOR RECONVEYANCE FEES: Escrow Holder is instructed to hold from the proceeds herein the sum of _____ Dollars (\$) _____ for payment of the Trustee and recording fees for a full or partial reconveyance. Escrow Holder is instructed to pay said Trustee from the funds held without further instructions and return excess funds, if any. All of said funds can also be applied towards fees associated with processing a reconveyance, if the beneficiary fails to request reconveyance within the sixty (60) day period specified under RCW 61.16.030.

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OCTOBER RELEASE NOTES

WEST VIRGINIA

DOCUMENTS

Title

ALTA Loan Policy 2006 (WV)
ALTA Owner's Policy 2006 (WV)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New			555861	WVD1006.doc WVD1005.doc

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

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OCTOBER RELEASE NOTES

WISCONSIN

DOCUMENTS

Escrow

Escrow Disbursement Agreement (Residential - Cash, No Title, EO Holding Funds)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT WI		576851	

Modified so that the GC (Builder) does not pull onto document. Modified so that the address and company name do not pull onto page 3. Removed signature under Escrowee on page 3.

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Escrow Disbursement Agreement (Residential - Cash, No Title, Pay Stubs)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT WI		576851	

Renamed from Escrow Disbursement Agreement (Residential - Cash, No Title) Modified so that the GC (Builder) does not pull onto document. Modified so that the address and company name do not pull onto page 3. Removed signature under Escrowee on page 3.

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Escrow Disbursement Agreement (Residential - Cash, OP)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT WI		576851	

Modified to pull in the name and company onto page 3.

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Escrow Disbursement Agreement (Residential - Cash, OP, Partial Funds)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT WI		576851	

Modified so that the GC (Builder) does not pull onto document. Modified so that the address and company name do not pull onto page 3. Removed signature under Escrowee on page 3.

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OCTOBER RELEASE NOTES

Escrow Disbursement Agreement (Residential Construction Loan - Inspections)
Escrow Disbursement Agreement (Residential Construction Loan - Inspections by Lender)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT WI		576782	WID0283.doc WID0284.doc

New documents. Render to view complete documents.



**RESIDENTIAL CONSTRUCTION LOAN
ESCROW DISBURSEMENT AGREEMENT**

Escrow No.: JM CD Test-JDK
Owner(s): Bryan B. Buyer and Brenda B. Buyer
Loan No.: LN12345

This agreement sets forth the instructions from Lender and Owner to Escrowee for the disbursement of construction loan and owner equity funds for the construction of improvements on the property described in the above referenced title insurance commitment or policy (the Project). The Lender will, from time to time, deposit a total of _____ Dollars (\$ _____) (the Loan Funds) with **Escrow Office Name** (Escrowee). Owners have paid the General Contractor the sum of _____ Dollars (\$ _____). Total funds available for the construction will be _____ Dollars (\$ _____). Owner or Lender may deliver to Escrowee funds of the Owner, which represent the Owner's equity contribution to the improvements, including the cost of additions to the Project or cost overruns. The General Contractor is to be **Builder Name**. Total Builder Contract is _____ Dollars (\$ _____).

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Letter (First Lien)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Removed	Settlement		570795	

Document has been removed per Settlement.

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OCTOBER RELEASE NOTES

WYOMING

DOCUMENTS

Title

ALTA Commitment 2016 (WY)

NEW/MOD	REQUESTED BY	INCIDENT NO.	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New			558187	WYD1002.doc

New state-specific document to offer faster version of the ALTA 2016 Commitment.

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OCTOBER 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.