

SOFTPRO SELECT

RELEASE NOTES



OCTOBER, 2016

Testing Release Date: October 6, 2016

Production Release Date: October 21, 2016



OCTOBER RELEASE NOTES

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OCTOBER RELEASE NOTES

ALL STATES/SITES

DOCUMENTS

Escrow

Affidavit (Free and Clear - No Deed of Trust) fka Affidavit (No Deed of Trust)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	NoCal	n/a	348494	

Renamed Affidavit (No Deed of Trust) to Affidavit (Free and Clear - No Deed of Trust).

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EI - Disbursement

EI - Disbursement (Legal)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	WA	IN16000554807	350152	

Removed (2) of the blank lines in the "Other:" section.

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Notice of Impending Escheat of Funds

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement/CT MI	n/a	348680	

Per Settlement, updated verbiage.

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OCTOBER RELEASE NOTES

Secure Email Notification

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT San Antonio	n/a	347675	SSCORPD5526.doc

New document. Render to view complete document.



Chicago Title Insurance Company

SECURE EMAIL NOTIFICATION

Date: October 4, 2016
Escrow No.: [MS Test CDF TX1-WRB](#)

Delivery to buyer(s)/borrower(s) and seller(s) as used in this transaction, unless otherwise stated herein, is to be by hand in person to the principal, regular mail, email or fax to any of the contact information provided in these instructions. If delivered by regular mail receipt is determined to be seventy-two (72) hours after such mailing. All documents, balances and statements due to the undersigned may be delivered to the contact information shown herein. All notices, change of instructions, communications and documents are to be delivered in writing to the office of [Chicago Title of Texas, LLC](#) as set forth herein.

By signing below and giving of your email address, you are authorizing [Chicago Title of Texas, LLC](#) to email you your escrow related documents.

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

[Brian T. Buyer](#) _____ Date

Email address: _____

[Bethany T. Buyer](#) _____ Date

Email address: _____

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OCTOBER RELEASE NOTES

REPORTS

Dormant Exceptions				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	CORP		347373	SSCORP5294.rpt - Dormant Ledger Exceptions
<p>New report: Dormant Exceptions Add to Corporate/Trust Accounting folder Logic of report:</p> <ul style="list-style-type: none"> The report will look at the Order's ledger trust account The trust account setting for "Order-Related ledger dormancy based on" must be "Escrow open/closed dates" If there is accounting activity in the ledger (any transactions not in pending status) AND Either No escrow status is populated OR No Escrow opened/closed date is populated the order will show as an exception on this report 				

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EPU Task Summary/Productivity by County Manager				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD			348238, 349533	
<ul style="list-style-type: none"> Remove the ZZ from the lookup codes so it will match with the orders with the old address Added "DRE Search" to EPU view after "OFAC Search" Search for "%DRE Search%" Updated county manger report option "CA-LTIC SoCal" Added: <ul style="list-style-type: none"> DRE Search (purch) after "OFAC Search" GFE (Refi) after "Upload Documents" Moved: <ul style="list-style-type: none"> "Subordination" after "Disclosure/Rpts" "Upload Documents" after "HOA Demand" (refi) "PC - Final Policy" after "GFE" Added new EPU task <ul style="list-style-type: none"> EPU - Verification (before Fee sheet - search for "Verification" or "Verification" - to account for the typo in the task name) EPU - Fee Sheet (last task - search for "Fee Sheet") Updated EPU by County Manager "CA-FNT SoCal EPU Tasks" option to include these new task. 				

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Escrow Trial Balance				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	FT CA Citrus Heights		349537	
<ul style="list-style-type: none"> Added balance between parameter 				

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Marketing Source Orders				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	WA		348616	
<ul style="list-style-type: none">Report modified so that when the "Include sales reps on marketing source only" is checked, apply the "Marketing source contact type" drop down selection to the sales rep. So you would see only sales reps for that selected type (and still limit based on the reps for mkt source only check box).				

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Order Log				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT San Antonio		347577	
<ul style="list-style-type: none">Added Contract Date to "Run by Date" drop down.				

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Orders by Selection				
NEW/MOD MOD	REQUESTED BY CA SAC San Jose	FOOTPRINTS No(s).	TFS No(s). 347339	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Added loan number to the excel export 				

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Orders by Status				
NEW/MOD MOD	REQUESTED BY TT OR	FOOTPRINTS No(s).	TFS No(s). 348259	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Added 'Settlement Date' to Date Type drop down Added format for excel drop down; <ul style="list-style-type: none"> Default 'none' Excel - all columns (existing columns with the addition of the additional columns currently not on report below. Excel - brief Brief will contain these columns <ul style="list-style-type: none"> Order Number Settlement Date Days Until Closing Escrow Officer/Closer Selling Agent Contacts Listing Agent Contacts Status Date Order Status Comments Buyer Seller Property Address Sales Rep Received by 				

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Stale Dated Check Letter-				
NEW/MOD MOD	REQUESTED BY WA	FOOTPRINTS No(s).	TFS No(s). 348490, 351376	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Added a "Letter type": drop down; with options of "Stale Dated Letter (default); Due Diligence Letter" Report will now use the system posted on date to calculate the number of days a check is outstanding vs the trust date. Ex: if a transaction is cleared by mistake then un-cleared the days outstanding becomes zero. 				

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Transaction Form				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	EPU Bay		348631	
<p><EPU - Bay\Santa Barbara\FSBX\FSBA and EPU - Bay\Santa Barbara\FSBX\FSBA only></p> <ul style="list-style-type: none">• Incoming Wire will no longer print trust account number				

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OCTOBER RELEASE NOTES

MY SCREENS

Escrow

Order Entry Screen

NEW/MOD Mod	REQUESTED BY	FOOTPRINTS NO(S).	TFS NO(S). Multiple
----------------	--------------	-------------------	------------------------

New/revised Escrow Status section (affects all sites except CO, NC, NV)

Order Entry

Rush order

Transaction type

Purchase

Refinance

Equity

Other

Commercial

Construction

Cash sale

Out of county

Order type: Title & Escrow

Product type: Sale/ Re-Sale

Policy type: Simultaneous

Escrow Status

Date/time escrow opened: (None) Opened by:

Escrow status:

Date/time escrow closed: (None) Closed by:

Escrow lock status: Unlocked

Comments:

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Prepared By: ISG

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AMERITITLE

MY SCREENS

Escrow

Purchase Screen

Refi Screen

NEW/MOD Mod	REQUESTED BY AmeriTitle	FOOTPRINTS NO(S).	TFS NO(S).
-----------------------	-----------------------------------	--------------------------	-------------------

Added Projected Payments section:

CDF Pg1-Closing Info/Proj Pymts

Projected Payments

Payment Calculation

Years	<input type="text" value="1"/> - <input type="text" value="30"/> <input type="text"/>	<input type="text"/> - <input type="text"/> <input type="text"/>	<input type="text"/> - <input type="text"/> <input type="text"/>	<input type="text"/> - <input type="text"/> <input type="text"/>
Principal & Interest	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Mortgage Insurance	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Estimated Escrow	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Estimated Total Monthly Payments	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Estimated Taxes, Insurance & Assessments

Include	Description	Amount	In Escrow
<input type="checkbox"/>	Property Taxes	<input type="text"/>	<input type="checkbox"/>
<input type="checkbox"/>	Homeowner's Insurance	<input type="text"/>	<input type="checkbox"/>
<input type="checkbox"/>		<input type="text"/>	<input type="checkbox"/>

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OCTOBER RELEASE NOTES

ARIZONA

DOCUMENTS

Escrow

Affidavit (Property Value)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Mohave	N/A	352217	

Revised to uncheck the SFR box when property is Vacant Land:

Property type:	<input type="text" value="Vacant Land"/>
Property use:	<input type="text" value="Residential"/>

BEFORE

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box
- | | |
|--|--|
| a. <input checked="" type="checkbox"/> Vacant Land | f. <input type="checkbox"/> Commercial or Industrial Use |
| b. <input checked="" type="checkbox"/> Single Family Residence | g. <input type="checkbox"/> Agricultural |
| c. <input type="checkbox"/> Condo or Townhouse | h. <input type="checkbox"/> Mobile or Manufactured Home
<input type="checkbox"/> Affixed <input type="checkbox"/> Not Affixed |
| d. <input type="checkbox"/> 2-4 Plex | i. <input type="checkbox"/> Other Use, Specify: _____ |
| e. <input type="checkbox"/> Apartment Building | |

AFTER

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box
- | | |
|---|--|
| a. <input checked="" type="checkbox"/> Vacant Land | f. <input type="checkbox"/> Commercial or Industrial Use |
| b. <input type="checkbox"/> Single Family Residence | g. <input type="checkbox"/> Agricultural |
| c. <input type="checkbox"/> Condo or Townhouse | h. <input type="checkbox"/> Mobile or Manufactured Home
<input type="checkbox"/> Affixed <input type="checkbox"/> Not Affixed |
| d. <input type="checkbox"/> 2-4 Plex | i. <input type="checkbox"/> Other Use, Specify: _____ |
| e. <input type="checkbox"/> Apartment Building | |

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OCTOBER RELEASE NOTES

Automated Payment Program Authorization - Payor

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT Mohave	n/a	349370	AZD1207.doc

New document. Render to view complete document.

LOANCARE

ACCOUNT SERVICING

A SERVICELINK COMPANY



Automated Payment Program Authorization (Payor)

Thank you for choosing to join the LoanCare Automated Payment Program! By authorizing LoanCare Servicing Center Inc. ("Servicing Agent") to electronically receive your payments you gain many valuable benefits including:

- **\$2.00 Monthly Discount:** Enrolling in the Automated Payment Program can save you \$2.00 *every month*. (depending on your fee schedule)
- **Easy "Hands-Free" Payments:** We will automatically transfer the money from your account and apply it to your monthly payment.
- **No Need for Postage or standing in line at the Post Office:** The Automated Payment Program eliminates the need to send your payment through standard mail.
- **Peace of Mind:** You won't have to worry about missing the due date and paying late fees or making late payments.

Just fill out the form below and return it to: LoanCare Account Servicing, 426 N. 44th Street, Suite 350, Phoenix, AZ 85008 or fax to 1 (866) 593-9158.

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OCTOBER RELEASE NOTES

General Provisions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT Mohave	N/A	350024	NVD1019.doc

New document. Render to view complete document.



GENERAL PROVISIONS OF ESCROW AND ESCROW INSTRUCTIONS

1. DEPOSIT OF FUNDS

Escrow is instructed to clear all funds deposited in accordance with any applicable good funds laws prior to disbursement.

All funds received in this escrow shall be deposited with other escrow funds in a general escrow account or accounts of [Chicago Title Insurance Company](#) with any state or national bank, or savings and loan association (the "depository institution") and may be transferred to any other such general escrow account or accounts. The parties to this escrow acknowledge that the maintenance of such escrow accounts with some depository institutions may result in Escrow Agent's being provided with an array of bank services, accommodations or other benefits by the depository institution. Escrow Agent or its affiliates also may elect to enter into other business transactions with or obtain loans for investment or other purposes from the depository institution. All such services, accommodations and other benefits shall accrue to Escrow Agent and Escrow Agent shall have no obligation to account to the parties to the escrow for the value of such services, accommodations or other benefits.

Said funds will not earn interest unless the instructions otherwise specifically state that funds shall be deposited in an interest-bearing account. All disbursements shall be made by check of [Chicago Title Insurance Company](#) or by wire transfer if so instructed.

Some methods of deposit may subject funds to a holding period (twenty-four (24) hours for local Cashier's Checks and five (5) business days for out of state Cashier's Checks) which must expire before any funds may be disbursed. In order to avoid any such delays, all deposits should be done through wire transfer, certified check, cashier's check or teller check.

To the extent provided by law, if for any reason funds are retained or remain in escrow following the close of escrow, Escrow Agent reserves the right to deduct therefrom a reasonable monthly charge as custodian thereof of not less than Twenty And No/100 Dollars (\$20.00) per month.

2. PRORATIONS AND ADJUSTMENTS

All prorations and/or adjustments called for in this escrow are to be made on the basis of a thirty (30) day month unless

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OCTOBER RELEASE NOTES

Payoff Demand (Request)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Mohave	N/A	350482	

Added Closing Date to top section.

Bank of America
4161 Piedmont Parkway
Greensboro, NC 27410

Date: October 19, 2016
Closing: October 3, 2016
 Escrow No.: CTM160322021W
 Borrower(s): Edward Tiffen and Lynne Tiffen
 Property: 2905 Winterhaven Drive
 Lake Havasu City, AZ 86404

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Power of Attorney (Special - AZ)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Mohave	N/A	349241	

Removed one of the witness signatures. Added acknowledgment.

WITNESS:

Witness Signature

Print Name

State of Michigan

County of Wayne

This instrument was acknowledged before me on December 31, 2015 by _____.

(Personalized Seal)

Nancy Notary, Notary Public for the State of Michigan
My Commission Expires: May 10, 2020

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OCTOBER RELEASE NOTES

Settlement Statements				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	AZ		352104	
<ul style="list-style-type: none">• Settlement Statements will no longer show the commission break down.				

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OCTOBER RELEASE NOTES

Title

Limited Title Report

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Mohave	N/A	350658	

Revised for two new prompts

Field Prompt

Limited Title Report
Property

Enter the Limited Title Report fee amount

1500

Skip remaining prompts

OK

Field Prompt

Limited Title Report
Property

Enter the date for the Limited Title Report

10/19/2016

Skip remaining prompts

OK

The liability herein is limited to the charges herein.

Fee: \$1,500.00

Dated: October 19, 2016

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OCTOBER RELEASE NOTES

REPORTS

Order Exceptions				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	GA		350442	
<ul style="list-style-type: none"> Added all order exceptions to report 				

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Policy Production				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	GA		350444	
<ul style="list-style-type: none"> Added Turn-time start options <ul style="list-style-type: none"> Recording Review/Complete Policy Ready First Submitted to Policy Workflow/Workflow Step Containing "Policy" Added Turn-time stop options <ul style="list-style-type: none"> Policy Prep and Distribution 				

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Title Production				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	GA		350442	
<ul style="list-style-type: none"> Added Turn-time start options <ul style="list-style-type: none"> Order Received Task Complete Order Open Date First Submitted to Workflow Date Added Turn-time stop options <ul style="list-style-type: none"> Task Contains "Typed/Completed" Task Contains "Exam" Task Contains "Distributed" 				

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OCTOBER RELEASE NOTES

LOOKUP TABLES

Escrow Instruction Phrases

NEW/MOD New	REQUESTED BY CT Mohave	FOOTPRINTS No(s). N/A	TFS No(s). 348940
-----------------------	----------------------------------	---------------------------------	-----------------------------

New phrases needed for the verbiage found on page 5 of Tech Memo 151-2012.

Code	Name
1099-S	1099-S REPORTING FOR A FOREIGN SELLER

1099-S REPORTING FOR A FOREIGN SELLER: Escrow Holder is authorized to file 1099-S without a US Taxpayer Identification Number. Escrow Holder will indicate to the IRS the Seller is Foreign and has applied for a US T.I.N. or doesn't have one.

If Seller has or does apply for a US T.I.N. at a later date and would like the Escrow Holder to file an amended 1099-S Seller may provide a completed IRS Form **W-8BEN Certificate of Foreign Status of Beneficial Owner for United States Withholding** to Escrow Holder. Escrow Holder will file an amended 1099-S to including the Seller's US T.I.N.

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OCTOBER RELEASE NOTES

CALIFORNIA

DOCUMENTS

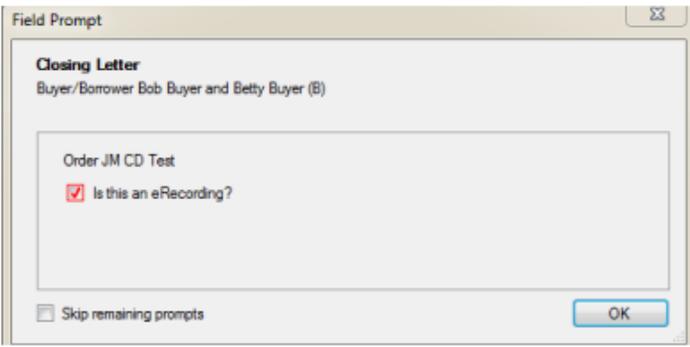
Escrow

Closing Letter

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT Shasta	N/A	351194	

Added prompt for Buyer/Seller versions for an eRecording.

Ex. from Buyer version:



The above referenced escrow has closed as of [September 30, 2016](#). The following item(s) are enclosed for your records:

- Copy of Closing Statement

Any documents other than those listed above which you are entitled are enclosed.

We trust that this transaction has been handled to your satisfaction and that we may have the pleasure of serving you again in the future.

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OCTOBER RELEASE NOTES

EI Clarification (EIS)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	N/A	348957	

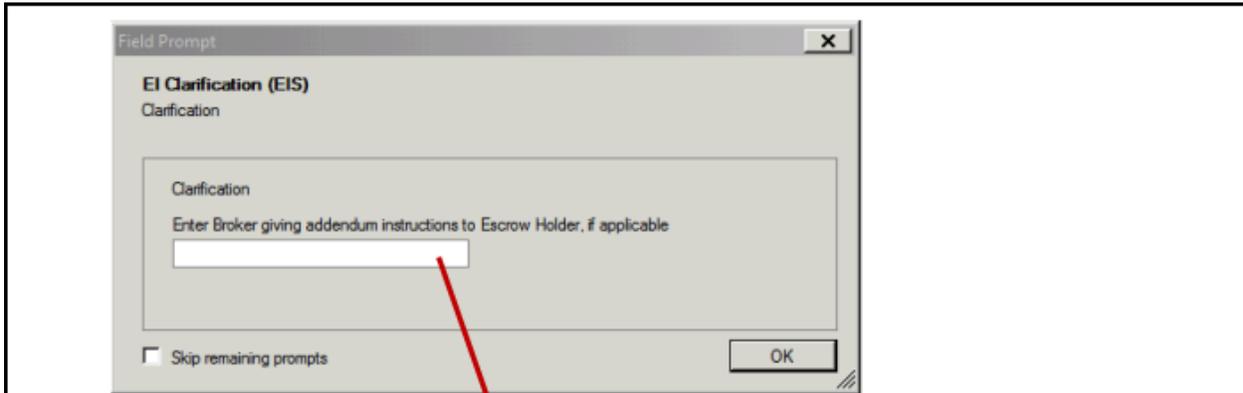
For NoCal Operations, #5 will now pull into this section:

FREE FROM ENCUMBRANCES EXCEPT

1. Current general and special taxes for the fiscal year in which this escrow closes, and taxes for the ensuing year, if any, a lien **now due and payable**;
2. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the Revenue and Taxation Code of the State of California;
3. Bonds and Assessments with no delinquent payments, if any;
4. Covenants, conditions, restrictions, reservations, easements and rights of way now of record, if any;
5. Exceptions numbered **1 through 6** inclusive as shown in your preliminary report.

INSTRUCTIONS

In Paragraph #4 replacing selection of Listing/Selling Agent with a prompt so this can be bypassed without a selection needing to be made.



4. THE FOLLOWING ITEMS FROM _____'S ADDENDUM ARE INSTRUCTIONS TO ESCROW HOLDER: _____. The undersigned Buyer and Seller hereby acknowledge having been advised that all other items which are the subject of said Broker's Addendum are agreements between Buyer and Seller with which Escrow Holder is not to be concerned nor liable for the fulfillment thereof.

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OCTOBER RELEASE NOTES

Fire Insurance Update Request

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Escrow Admin	N/A	349283	

Revised to match the company approved versions. Also, 'Fire Insurance Info Form' has been removed.

Allstate Insurance
7510 Clairemont Mesa Blvd, Ste 106
San Diego, CA 92111

Date: October 19, 2016
Escrow No.: 73713013870BG
Policy No.: 1234
Property: 7185 Fairway Road
La Jolla, CA 92037

Effective date of all changes: [October 17, 2016](#)

Mail original endorsements directly to the 1st mortgagee, and copies to the assured and additional mortgagees (if any). PLEASE DO NOT MAIL ENDORSEMENTS TO THIS OFFICE.

↑

Previously: Please prepare your evidence of insurance and fax or email to our office at your first opportunity. Thank you!

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Request for Hazard (Fire-Flood) Insurance (4)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Escrow Admin	N/A	349283	

Revised to match company approved versions. The (Condo) and (MH) versions do not have the new prompt added.

LENDER REQUIRES 3 MONTHS TO BE REMAINING ON THE CURRENT POLICY

REQUIRED REMAINING EFFECTIVE TERM: [October 19, 2016](#)

MAILING/OVERNIGHT/FAX INSTRUCTIONS:

Blanche Gerona
Fax: [] / Email: blanche.gerona@ctf.com

BILLING INSTRUCTIONS FOR ANY PREMIUM DUE:

[Billing instructions go here](#)

MISCELLANEOUS INSTRUCTIONS:
[Miscellaneous instructions go here](#)

← Section moved to the end

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OCTOBER RELEASE NOTES

MH Tax Clearance Request Form (San Diego County)

NEW/MOD Mod	REQUESTED BY SoCal	FOOTPRINTS No(s). N/A	TFS No(s). 350127	FILE NAME (NEW ITEMS ONLY)
-----------------------	------------------------------	---------------------------------	-----------------------------	-----------------------------------

Updated to reflect most recent version. Render to see entire document.

MANUFACTURED HOME TAX CLEARANCE REQUEST FORM					
SELLER / CURRENT OWNER'S NAME			NEW OWNER		
Levy	Arvid	D	Levy	Jeffrey	L
Last Name	First	MI	Last Name	First	MI
Levy	Frances	N	Levy	Rebekah	L
Last Name	First	MI	Last Name	First	MI
Seller's Current Mailing Address:			New Owner's Mailing Address Before Sale:		
<u>7847 Suncrest Drive</u>			<u>7847 Suncrest Drive</u>		
<u>La Mesa, CA 91942</u>			<u>La Mesa, CA 91942</u>		
Seller's Mailing Address After Sale/Change of Title:			New Owner's Mailing Address After Sale/Change of Title:		
■ _____			<u>15803 Club Rush Court</u>		
■ _____			<u>Parker, CO 80134</u>		

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OCTOBER RELEASE NOTES

FIRST TITLE

DOCUMENTS

Escrow

Recording Cover Sheet (Legal)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	First Title	n/a	349336	FGD1195.doc

New document. Render to view complete document.

RECORDING COVER SHEET

AFTER RECORDING, PLEASE RETURN TO:
 First Title, LLC
 120 Interstate North Parkway, Suite 108
 Atlanta, GA 30339

PREPARED BY:
 Lender Bank
 1000 Big Money Avenue
 Beverly Hills, CA 90210
 (800)555-4515

STATE OF _____

COUNTY OF _____

DEED OF TRUST

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OCTOBER RELEASE NOTES

Tax Proration Agreement

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	First Title	n/a	350145	FGD1196.doc

New document. Render to view complete document.



FIRST TITLE, LLC

TAX PRORATION AGREEMENT

Date: October 20, 2016
Order No.: [MS Test CDF First Title 1](#)
Property: [100 Property Street, Orlando, FL 32802](#)

EXISTING PROPERTY AND NEW CONSTRUCTION

At the time of closing the real estate taxes (county, city or state) for the above captioned property were prorated and based on figures given by the taxing authorities for the current tax year and found on lines 210, 211, 510 and 511 of the HUD-1. The same figures were used to set up the Buyer escrow account (found on lines 1003 and 1004 of the HUD-1). The figures given by the taxing authorities are based on improved property for an existing property transaction. If new construction, the tax proration is calculated on figures given by the taxing authorities and based on unimproved or partially improved property. The Buyer escrow account is then calculated using the figure from the real estate appraisal or sales price.

Further, by Tennessee Statute, the property may be reassessed or reappraised by the Assessor's Office and/or the tax rate increased by the local governmental entities so that the taxes could be significantly higher than the current year's taxes. If the taxes are more than the amount prorated, the undersigned Seller agrees to pay their pro rata share of the increase from January 1 to date of proration. If the taxes are less than the amount prorated, the undersigned Buyer agrees to reimburse the Seller their pro rata share from January 1 to date of proration.

The undersigned Buyer and Seller agree to handle these proration between themselves. The undersigned Buyer and Seller further understand that these proration are their obligations to each other and hereby agree to hold harmless [First Title, LLC](#), and/or their agents or assigns for these proration and any monies.

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OCTOBER RELEASE NOTES

Buyer's Agent Questionnaire

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Trident	n/a	348724	FLD1272.doc

New document. Render to view complete document.



Chicago Title

Insurance Company

BUYER'S AGENT QUESTIONNAIRE

Property Address: 100 Property Street, Orlando, FL 32817
Agent Name/Company: Sally Selling/The Selling Agency

1. Are you in possession of the deposit funds? Yes No
If yes, please have funds wired or sent to Chicago Title Insurance Company in certified funds (wire instructions attached, if needed)

2. Please provide the marital status, mailing address, phone number and email address for the buyer(s). ***This information is required to prepare and record the Deed. Note: The buyer(s) will be taking the title as their name(s) appear on the contract, an addendum to the contract will be needed immediately for any changes.***

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OCTOBER RELEASE NOTES

Buyer's Agent Questionnaire - LA

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Trident	n/a	348724	FLD1271.doc

New document. Render to view complete document.



Chicago Title Insurance Company

BUYER'S AGENT QUESTIONNAIRE

Property Address: 100 Property Street, Orlando, FL 32817
Agent Name/Company: Sally Selling/The Selling Agency

If the buyer(s) have chosen a different title company, be aware seller will not pay for any closing costs (lien search, closing fee, title search, courier, wire, etc.) from another title company including the owner's title policy. Buyer's title company will still have to go through us for seller HUD/CDF approval and the Deed to be executed (I will send them the only version seller will sign to prepare). We will provide them instructions to follow, meanwhile please provide the following information:

- Buyer(s) marital status - so we can prepare the deed for seller signature:

- Contact information to include name and email address for title company that will be handling the closing/title work:

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Closing Letter (Buyer) fka Closing Letter (Seller)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	BestTitle	n/a	352095	

Changed title from Closing Letter (Seller) to Closing Letter (Buyer).

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OCTOBER RELEASE NOTES

Listing Agent Questionnaire

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Trident	n/a	348724	FLD1269.doc

New document. Render to view complete document.



Chicago Title
Insurance Company

LISTING AGENT QUESTIONNAIRE

Property Address: 100 Property Street, Orlando, FL 32817
Agent Name/Company: Lisa Lister/The Listing Agency

1. Are you in possession of the deposit funds? Yes No
If yes, please have funds wired or sent to Chicago Title Insurance Company in certified funds (wire instructions attached, if needed)
2. HOA/Condo Association(s)? Yes No *If yes, how many?* _____
 Contact names(s) _____
 Phone _____ Email _____
3. Are you currently working with the Association to obtain an estoppel letter or are you aware of an outstanding estoppel letter? Yes No
4. Is agent maintaining utility accounts? Yes No
If yes, are all accounts current? Yes No
5. Is agent maintaining water/wastewater accounts? Yes No

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OCTOBER RELEASE NOTES

Listing Agent Questionnaire - LA

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Trident	n/a	348724	FLD1268.doc

New document. Render to view complete document.



Chicago Title Insurance Company

LISTING AGENT QUESTIONNAIRE

Property Address: 100 Property Street, Orlando, FL 32817
Agent Name/Company: Lisa Lister/The Listing Agency

If the buyer(s) have chosen a different title company, be aware seller will not pay for any closing costs (lien search, closing fee, title search, courier, wire, etc.) from another title company including the owner's title policy. Buyer's title company will still have to go through us for seller HUD/CDF approval and the Deed to be executed (I will send them the only version seller will sign to prepare). We will provide them instructions to follow, meanwhile please provide the following information:

- Buyer(s) marital status - so we can prepare the deed for seller signature:

- Name, address, phone number and email for the title company that will be handling the closing/title work:

If the buyer(s) will be using [Chicago Title Insurance Company](#), please complete and return the questionnaire listed below.

1. Are you in possession of the deposit funds? Yes No

If yes, please have funds wired or sent to [Chicago Title Insurance Company](#) in certified funds (wire instructions attached, if needed)

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OCTOBER RELEASE NOTES

Same Agent Questionnaire

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Trident	n/a	348724	FLD1270.doc

New document. Render to view complete document.



Chicago Title Insurance Company

SAME AGENT QUESTIONNAIRE

Property Address: 100 Property Street, Orlando, FL 32817

Agent Name/Company: Lisa Lister/The Listing Agency

1. Are you in possession of the deposit funds? Yes No
If yes, please have funds wired or sent to Chicago Title Insurance Company in certified funds (wire instructions attached, if needed)
2. Please provide the marital status, mailing address, phone number and email address for the buyer(s). ***This information is required to prepare and record the Deed. Note: The buyer(s) will be taking the title as their name(s) appear on the contract, an addendum to the contract will be needed immediately for any changes.***

3. HOA/Condo Association(s)? Yes No *If yes, how many?* _____
 Contact names(s) _____
 Phone _____ Email _____

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OCTOBER RELEASE NOTES

Same Agent Questionnaire - LA

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Trident	n/a	348724	FLD1273.doc

New document. Render to view complete document.



SAME AGENT QUESTIONNAIRE

Property Address: 100 Property Street, Orlando, FL 32817
Agent Name/Company: Lisa Lister/The Listing Agency

If the buyer(s) have chosen a different title company, be aware seller will not pay for any closing costs (lien search, closing fee, title search, courier, wire, etc.) from another title company including the owner's title policy. Buyer's title company will still have to go through us for seller HUD/CDF approval and the Deed to be executed (I will send them the only version seller will sign to prepare). We will provide them instructions to follow, meanwhile please provide the following information:

- Buyer(s) marital status - so we can prepare the deed for seller signature:

- Contact information to include name and email address for title company that will be handling the closing/title work:

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Survey Waiver

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Wollinka	n/a	349281	

Removed acknowledgment as it is not needed.

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OCTOBER RELEASE NOTES

HAWAII

DOCUMENTS

Escrow

Demand (Payoff)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT HI	N/A	348461	

Revised to always pull in the Loan No., so it can be hotspotted and filled in:

Wells Fargo 4800 Fargo Lane Raleigh, NC 27609	Date: October 5, 2016 Loan No.: Escrow No.: X-2016080776 ■ Borrower: Beth Buyer TMK: 123 Property: 25947 Testing Trail Honolulu, HI 96825
---	---

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Letter (HOA Closing)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FNT HI	N/A	348743	HID1107.doc

New document. Render to view complete document.

Dear Ala Wai Palms AOA:

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

Bernard Buyer and Betty Buyer
123456 Property Avenue
Honolulu, HI 11111

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

123456 Property Avenue, Honolulu, HI 11111

If checks are included in this package, please negotiate as soon as possible. Should you have any questions or need further assistance, please contact the undersigned at 808-564-0481 or leann.choy@fnf.com.

Sincerely,
Fidelity National Title & Escrow of Hawaii

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OCTOBER RELEASE NOTES

Recording and Policy Instructions

NEW/MOD Mod	REQUESTED BY FNT HI	FOOTPRINTS No(s). N/A	TFS No(s). 349594	FILE NAME (NEW ITEMS ONLY)
-----------------------	-------------------------------	---------------------------------	-----------------------------	-----------------------------------

Revised to pull in all endorsements regardless of charge amount.

RECORDING AND POLICY INSTRUCTIONS
(continued)

2. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the Public Records.

ENDORSEMENTS

	Fee
CLTA 107.2-06 - Amount of Insurance Increase	\$ 0.00
CLTA 119.4 - Bondholder's Policy, Validity of Sublease, Joint Powers	\$ 100.00
CLTA 116.4-06 - Contiguity - Single Parcel	\$ 178.80

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Stop Payment Request

NEW/MOD New	REQUESTED BY FNT HI	FOOTPRINTS No(s). N/A	TFS No(s). 349190	FILE NAME (NEW ITEMS ONLY) HID1108.doc
-----------------------	-------------------------------	---------------------------------	-----------------------------	--

New document. Render to view complete document.



Chicago Title
Insurance Company

3000 Settlement Way, Suite 300
Anywhere, HI 99999
Phone: (559)555-1111 / Fax: (559)555-2222

To: OAC
Fax No.: (808)555-1234
Pages: 2
From: Michele Scarbrough, Documents Specialist
Subject: MS Test CDF HI OneMS
Date: October 5, 2016

STOP PAYMENT REQUEST

Please immediately process a stop payment on the following check:

Check No.: 4655566
Bank Name: Test Bank
Amount: \$75.00
Payable to: Sunny Meadows HOA
Check Dated: September 28, 2016
Reason: User enters the reason for the stop payment request here via custom field prompt and adding more text to test formatting when text wraps to additional line.
Testing formatting after a hard return.
Attachment: Copy of Check

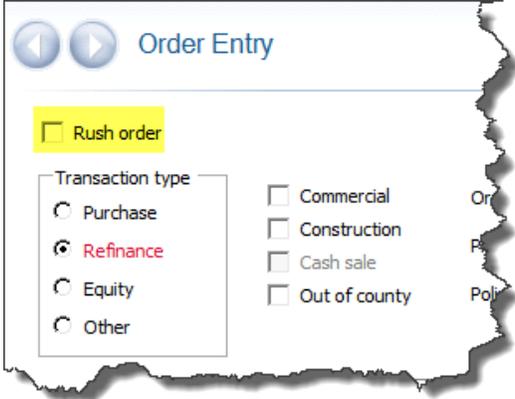
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OCTOBER RELEASE NOTES

MY SCREENS

Escrow

Order Entry Screen

NEW/MOD Mod	REQUESTED BY	FOOTPRINTS NO(S).	TFS NO(S).
<ul style="list-style-type: none"> • HI All Screens • HI Escrow Screens • HI Title Screens <p>Added Rush Order checkbox to top of Order Entry screen:</p> 			

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OCTOBER RELEASE NOTES

IDAHO

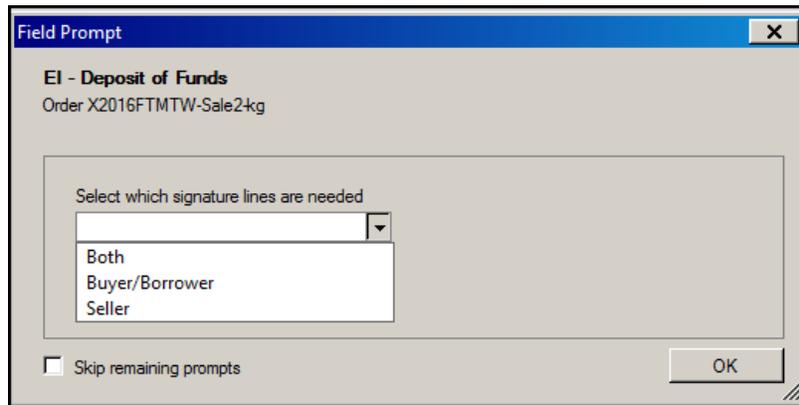
DOCUMENTS

Escrow

EI - Deposit of Funds

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	ID	IN16000539416	348698	

Revised to give a prompt to select the Signatures needed. If nothing is selected the default is 'Both':



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OCTOBER RELEASE NOTES

Reconveyance Documents (5)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FT Boise	N/A	348766	IDD1133.doc IDD1134.doc IDD1135.doc IDD1136.doc IDD1137.doc

New documents that need an Existing Lien of a Deed of Trust to generate. Render to view complete documents.

- 📁 All
 - 🔍 Deed (Reconveyance without Extinguishment of Debt)
 - 🔍 Deed (Reconveyance without Extinguishment of Debt), Legal
 - 🔍 Deed (Reconveyance)
 - 🔍 Deed (Reconveyance), Legal
 - 🔍 Partial Reconveyance

Existing Liens (1)

+ -	Priority	Borrower/Mortgagor	Lender/Mortgagee	Document Type
	1			Deed of Trust

Instrument type: Deed of Trust ▼

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OCTOBER RELEASE NOTES

Title

Lot Book Guarantee Judgment and Tax Lien Guarantee

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FT Boise	n/a	352387	G12S_LotBook_ID, G10S_JudgTax_ID

Screenshot First Page One Example Only. Render in Test Site to See Each Version.

JUDGMENT AND TAX LIEN

Guarantee Number:
LoanPolNum-456

Issued By:

Fidelity National Title
Insurance Company

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND THE CONDITIONS AND STIPULATIONS OF THIS GUARANTEE,

FIDELITY NATIONAL TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

the Assured named in Schedule A against actual monetary loss or damage not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

IN WITNESS WHEREOF, FIDELITY NATIONAL TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereunto affixed by its duly authorized officers, the Guarantee to become valid when countersigned by an authorized officer or agent of the Company.

Fidelity National Title Insurance Company
By: 

President

Attest: 

Secretary

Fidelity National Title Company
485 East Riverside Dr., Suite 200
Eagle, ID 83616

Countersigned By: _____
Authorized Officer or Agent



Judgment and Tax Lien Guarantee (06/06/1992) Page 1 Printed: 10/19/16 03:55 AM ID--SP8-1-16-X346010 00123 - CP Test ID

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OCTOBER RELEASE NOTES

REPORTS

Transaction Form				
NEW/MOD MOD	REQUESTED BY IDM	FOOTPRINTS No(s).	TFS No(s). 348631	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">Now the form will only print the user who originally posted the receipt under the signature line on the receipt.				

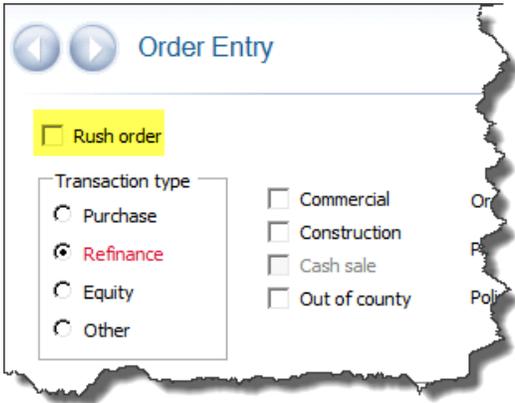
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OCTOBER RELEASE NOTES

MY SCREENS

Escrow

Order Entry Screen

NEW/MOD Mod	REQUESTED BY	FOOTPRINTS NO(S).	TFS NO(S).
<ul style="list-style-type: none"> • IDMT All Screens • IDMT Title Screens <p>Added Rush Order checkbox to top of Order Entry screen:</p> 			

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ILLINOIS

DOCUMENTS

Escrow

Cashier's Check Request

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT IL	n/a	348484	ILD0477.doc

New document. Render to view complete document.



Chicago Title Insurance Company

2000 Escrow Way, Suite 200
Anywhere, IL 99999
Phone: (888)555-2000 / Fax: (888)555-2222

October 5, 2016

Test Bank
12345 Test Way
Anywhere, CA 99999

This is authorization to debit our account [123456789](#) to issue a Cashiers Check per the instructions listed below.

The Cashiers Check should be payable to:

Samuel Seller and Samantha Seller
100 Seller Current Street, Unit 1
Seller Current City, IL 99999

In the amount of \$300,000.00

MEMO: Closing Proceeds
Cash To Seller \$300,000.00

The original Cashiers Check is to be delivered by UPS/FedEx to:

Chicago Title Insurance Company
Attn: Wayne Buehrer
2000 Escrow Way, Suite 200
Anywhere, IL 99999

Please fax a copy of the check to (312)223-3774:

Chicago Title and Trust Company
Attn: Shoma Krishna or Lucie Lokanc, Escrow No.: [MS Test CDF IL1-WRB](#)
Illinois Accounting Department
10 S. LaSalle St., 32nd Floor
Chicago, IL 60603



OCTOBER RELEASE NOTES

Letter (Dormant Escrow)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT IL	n/a	348526	IN16000482340

Will now print for each contact chosen.

Document Selection

Please make one or more selections for each document below.

Check ▾

Letter (Dormant Escrow)

Seller Samuel Seller and Samantha Seller (S)

Buyer/Borrower Brian Buyer and Brenda Buyer (B)



Chicago Title Insurance Company

2000 Escrow Way, Suite 200
 Anywhere, IL 99999
 Phone: (888)555-2000 / Fax: (888)555-2222

Samuel Seller and Samantha Seller
 100 Seller Forward Street, Unit 1A
 Seller Forward City, IL 99999

Date: October 5, 2016
Escrow Acct: 11-234567890
Escrow No.: MS Test CDF IL 1
Property: 100 Property Street
 Chicago, IL 60605

Please be advised that we are holding the sum of One Hundred Twenty-Three Thousand Four Hundred Fifty-Six And 99/100 Dollars (\$123,456.99) in the above referenced over [Sole Order Escrow](#). Please provide the status on this matter.



Chicago Title Insurance Company

2000 Escrow Way, Suite 200
 Anywhere, IL 99999
 Phone: (888)555-2000 / Fax: (888)555-2222

Brian Buyer and Brenda Buyer
 100 Buyer Forward Street
 Buyer Forward City, IL 99999

Date: October 5, 2016
Escrow Acct: 22-345678901
Escrow No.: MS Test CDF IL 1
Property: 100 Property Street
 Chicago, IL 60605

Please be advised that we are holding the sum of Two Hundred Thirty-Four Thousand Five Hundred Sixty-Seven And 89/100 Dollars (\$234,567.89) in the above referenced over [Joint Order Escrow](#). Please provide the status on this matter.

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OCTOBER RELEASE NOTES

Personal Undertaking (All Estates)

Personal Undertaking (Gap)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	State Counsel	n/a	348564	
Revised per State Counsel.				

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OCTOBER RELEASE NOTES

Title

Exhibit Page - Commitment Legal
Exhibit Page - Commitment Legal (with Address)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	IL	N/A	349620	

Modified so that the APN/Tax Map will always show:

Check to exclude Parcel and/or Tax ID from legal description

LEGAL DESCRIPTION

Order No.: 15005004LP

For APN/Parcel ID(s): 19-31-407-065-0000

LOT 69 (EXCEPT THE EAST 100 FEET AND EXCEPT THE WEST 100 FEET) IN BARTLETT'S FIRST ADDITION TO FREDRICK H. BARTLETT'S 79TH STREET ACRES, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, AND THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 31, AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, ALL IN TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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OCTOBER RELEASE NOTES

REPORTS

Orders by Selection				
NEW/MOD MOD	REQUESTED BY CT IL	FOOTPRINTS No(s).	TFS No(s). 346674	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Added Flash Code to the parameter screen • Added Excel format drop down option of "Excel-IL" In this excel option, only the data that for the fields Branch Order Number Order Opened Date Order Status Status Date Settlement Date Order Type Commercial/Residential Transaction Type Product Type Marketing Source Lookup Code Marketing Source Order Opened By 				

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Title Production				
NEW/MOD MOD	REQUESTED BY CT IL	FOOTPRINTS No(s).	TFS No(s). 350037	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Added start times <ul style="list-style-type: none"> ○ T03. Request Plant Chain ○ T04. Request Tax Search • Added stop times <ul style="list-style-type: none"> ○ T3b. Return Suburban Plant Chain ○ T3c. Return Cook County Plant Chain ○ T4b. Return Suburban Plant tax Search 				

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OCTOBER RELEASE NOTES

LANDCASTLE

DOCUMENTS

Escrow

File Checklist REO

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	LCT	n/a	350218	FileChecklistREO.doc

New document. Render to view complete document.

FILE CHECKLIST REO

File No.: MS Test CDF LCT1
Closing Date: December 31, 2015
Buyer: Brian T. Buyer, Brenda T. Buyer, Brandon Buyer and Belinda Buyer
Seller: Samuel T. Seller, Samantha T. Seller, Sean Seller and Seller Company, Inc.
Lender: Lender Bank
Property: 100 Property Street, Columbus, OH 43209

Processing:	Sent	Rec'd	SmartView
<input type="checkbox"/> Fully executed contract			
<input type="checkbox"/> Contract extension, if needed			
<input type="checkbox"/> TitleWave search (effective date: _____)			
<input type="checkbox"/> TitleWave update 3 days before closing (effective date: _____)			
<input type="checkbox"/> Escrow Deposit			
<input type="checkbox"/> Lien Search ordered			
<input type="checkbox"/> Commission checklist to agents			
Listing agent:			
Selling agent:			
<input type="checkbox"/> Deed package			
<input type="checkbox"/> Survey (N/A if Condo or Cash)			
Quote (if needed)			

Estoppel:

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OCTOBER RELEASE NOTES

MICHIGAN

DOCUMENTS

Title

SE 446-06 - Construction Draw

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Underwriting	n/a	352217	E16S446_00_FNF

Screenshot First Page Only. Render in Test Site to See Full Version

ENDORSEMENT - SE 446-06

Issued By:



Fidelity National Title
Insurance Company

Charge: \$0.00

- Covered Risk 11(a) of this policy is deleted.
- The insuring of Construction Loan Advances ("Advances") is subject to the following provisions and exclusions of this Endorsement and the Exclusions from Coverage in the Policy, the provisions of the Conditions, and the exceptions contained in Schedule B. For the purposes of this endorsement and each subsequent Construction Draw Endorsement:
 - "Date of Coverage" under this Endorsement is January 18, 2016.
 - "Construction Loan Advance" or "Advances" shall mean an advance that constitutes Indebtedness made on or before Date of Coverage for the purpose of financing in whole or in part the construction of improvements on the Land.
 - "Construction Lien" shall mean any statutory lien or claim of lien affecting the Title that arises from services provided, labor performed, or materials or equipment furnished.
- The liability of the Company for Advances is hereby increased by One Hundred Twenty-Three Thousand Four Hundred Fifty-Six And No/100 Dollars (\$123,456.00).
- Schedule A is hereby amended as follows:
FILL IN
- Schedule B is hereby amended as follows:
FILL IN
- Anything herein contained to the contrary notwithstanding, the liability of the Company as of Date of Coverage extends only to Four Hundred Fifty-Six Thousand Seven Hundred Eighty-Nine And No/100 Dollars (\$456,789.00) being the aggregate of amount of Advances actually disbursed, at or prior to Date of Coverage in Section 2a. above, under the terms of the Mortgage set forth in Schedule A-4 and shall have the effect of insuring such Advances as a valid lien prior to any interest or liens of record not shown in Schedule B and prior to any unrecorded construction liens arising from non-payment of the amounts shown as paid to any construction lien claimant or the subcontractor through whom the lien claimant is claiming under "Amount Already Paid", or "Amount Currently Owing", covering those improvements in place, as shown on the general contractor's sworn statement dated January 18, 2016 and submitted in connection with such Advance.

It is further understood and agreed that this policy does not insure against the possibility of construction liens relating to labor, services and materials furnished subsequent to the general contractor's sworn statement dated January 18, 2016 submitted in connection with this disbursement or for any previous work performed and not reflected as an "Amount Already Paid" or "Amount Currently Owing" on the sworn statement, nor does this policy guarantee completion of the improvements not in progress, compliance with plans and specifications, or the sufficiency of the mortgage proceeds or funds from any other source as adequate to complete any improvements now or hereafter to be 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.

CONSTRUCTION DRAW

Attached to Policy Number:

LoanPoINum-456

SE 446-06-Construction Draw (09/06/2016) Printed: 10/19/16 02:56 PM
MI-CT-FGTF-02330.3 11437-BPB-307-1-X 2016010005 - CP Test MI

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OCTOBER RELEASE NOTES

REPORTS

Order Exceptions				
NEW/MOD MOD	REQUESTED BY CT MI	FOOTPRINTS No(s).	TFS No(s). 347342	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">If order has the word 'Branch' populated in the Special Instructions field in the Title Company lookup table, it will no longer pull into the report as 'Closed Order, Missing/Pending Revenue'				

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OCTOBER RELEASE NOTES

MONTANA

DOCUMENTS

Escrow

Affidavit and Indemnity by Owner

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Billings	n/a	349275	

Removed "Extended" from the title on the document.

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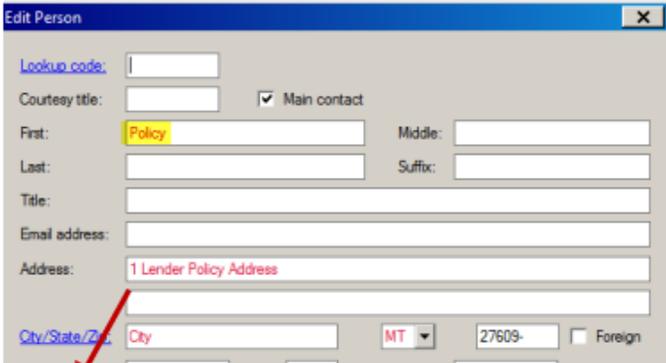
Letter (Policy Coversheet II)

Letter (Post Closing Title Cover Sheet)

Letter (Title Cover Sheet)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT-Flathead, CT-Billings, CT- Great Falls	N/A	350074	

If the Lender has a person entered as 'policy' or 'Policy', the documents will look here for the Address:



Policy Department
First Ever Savings and Loan
1 Lender Policy Address
City, MT 27609

Date: October 5, 2016
Order No.: X2016FTMTW-Sale2-kg
Borrower(s): Barbara L Buyer
Policy: X2016FTMTW-Sale2-kg
Closer:
Title Officer:

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OCTOBER RELEASE NOTES

Open Order Sheet

NEW/MOD New	REQUESTED BY CT Billings	FOOTPRINTS No(s). n/a	TFS No(s). 351305	FILE NAME (NEW ITEMS ONLY) MTD0192.doc
-----------------------	------------------------------------	---------------------------------	-----------------------------	--

New document. Render to view complete document.



Company Name

OPEN ORDER FORM

Escrow No.:	MS Test CDF MT1	Order Date:	October 20, 2016
Escrow Officer:	Wayne Buehrer	Title No.:	TitleCoRefNum22222
Order Taken By:	Michele Scarbrough	Title Officer:	Carly L Robidoux
County/Branch No.:	SettleAgtRefNum11111	Est. Settlement Date:	November 30, 2016
Sales Rep:		Transaction Type:	Purchase
Due Date:	October 31, 2016	Source of Business:	The Mortgage Broker

Property Address:	100 Property Street, Helena, MT 59625		
County:	Lewis And Clark		
Property Type:	Single Family		
Legal/Vesting Info. Required:	Samuel Seller and Samantha Seller, vesting information from seller contact screen		

Escrow Type: Purchase	Sales Price: \$300,000.00
Order Type: Title & Escrow	Loan Amount: \$200,000.00
Product Type: Sale/ Re-Sale	

PROPOSED POLICY INFORMATION

Policy Type:	Coverage Amount:	Premium Amount:
ALTA Owner's Policy 2006	\$300,000.00	\$92.90
Endorsement(s)		
ALTA 22-06 - Location	\$0.00	
ALTA 39-06 - Policy Authentication	\$0.00	

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OCTOBER RELEASE NOTES

Recording and Policy Instructions				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT Flathead Valley	N/A	350169 & 350074	

Revised for Out of County Orders:

Transaction type	
<input checked="" type="radio"/> Purchase <input type="radio"/> Refinance <input type="radio"/> Equity <input type="radio"/> Other	<input type="checkbox"/> Commercial <input type="checkbox"/> Construction <input type="checkbox"/> Cash sale <input checked="" type="checkbox"/> Out of county

Escrow Office Logo and Branch Address will pull in


Fidelity National Title

RECORDING AND POLICY INSTRUCTIONS

Title Companies Reference No. will pull

Title Order No.: TC123
Title Officer: ■

File No.: X2016FTMTW-Sale2-kg ■

Closing Officer: ■

Phone No.: ■

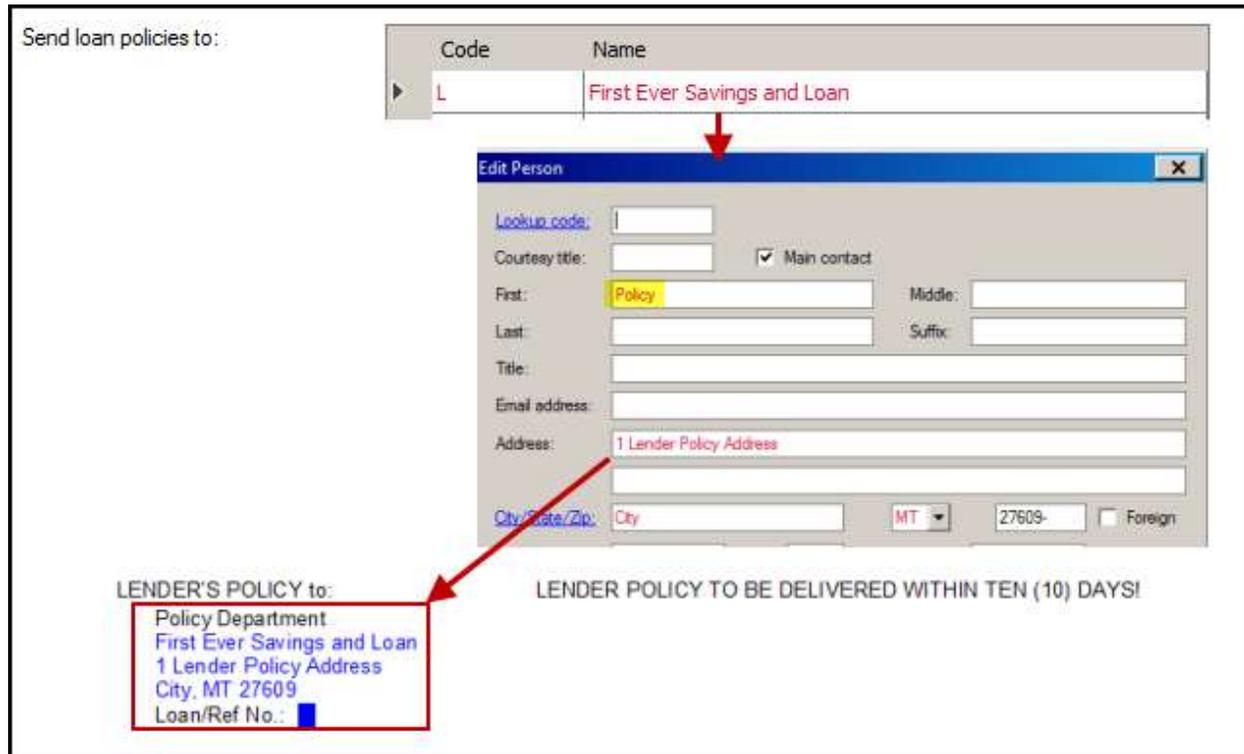
Branch: 911 Wisconsin Ave, Suite 102, Whitefish, MT 59937

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OCTOBER RELEASE NOTES

Recording and Policy Instructions (continued)

Also, for the Lender's Policy it will be looking to the Contact entered on the Final Title Opinion Screen to 'Send loan policies to'. If the Contact has a person entered as 'policy' or 'Policy', the document will look here for the Address:



Send loan policies to:

Code	Name
L	First Ever Savings and Loan

Edit Person

Lookup code:

Courtesy title: Main contact

First: Middle:

Last: Suffix:

Title:

Email address:

Address:

City/State/Zip: Foreign

LENDER'S POLICY to:

Policy Department
 First Ever Savings and Loan
 1 Lender Policy Address
 City, MT 27609
 Loan/Ref No.:

LENDER POLICY TO BE DELIVERED WITHIN TEN (10) DAYS!

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OCTOBER RELEASE NOTES

Title

Property Profile

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Great Falls	N/A	351916	

Profile number font changed to match the rest of the document. For the Exceptions, will now pull with space between each one.

Prepared For: Keller Williams Capital Realty 1419 11th Avenue Helena, MT 59601	Prepared By: Linda Smith Profile No.: 3522160705 Prepared On: October 10, 2016
--	---

ENCLOSED ARE COPIES OF THE FOLLOWING:

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

1. Rights or claims of parties in possession not shown by the Public Records.*
2. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the Land including, but not limited to, insufficient or impaired access and matters contradictory to any survey plat shown by the Public Records.*
3. Easements, or claims of easements, not shown by the Public Records.*

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OCTOBER RELEASE NOTES

Report (Flash)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Great Falls	N/A	351916	

Profile number font changed to match the rest of the document. For the Exception, will now only pull those marked as 'Show on Document'.

Prepared For:
 Keller Williams Capital Realty
 1419 11th Avenue
 Helena, MT 59601

Prepared By: [Linda Smith](#)
Profile No.: 3522160705
Prepared On: [October 10, 2016](#)

Exceptions

- G47: Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the plat
- 1. A 100a: Rights or claims of parties in possession not shown by the Public Records.*
- 2. A 100b: Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the Land including, but not limited to, insufficient or impaired access and matters contradictory to any survey plat shown by the Public Records.*
- A 100c: Easements, or claims of easements, not shown by the Public Records.*
- 3. A 100d: Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.*
- A 100e: (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance of patents.
- 4. A 100f: Taxes to special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.*
- 5. A 100h: Mineral rights, claims or title to minerals in or under said land, including but not limited to metals, oil, gas, coal, or other hydrocarbons, sand, gravel, or stone, and geothermal energy rights, and easement or other rights or matters relating thereto, whether express or implied, recorded, or unrecorded.*

Encumbrances:

1. Rights or claims of parties in possession not shown by the Public Records.*
2. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the Land including, but not limited to, insufficient or impaired access and matters contradictory to any survey plat shown by the Public Records.*
3. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.*
4. Taxes to special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.*
5. Mineral rights, claims or title to minerals in or under said land, including but not limited to metals, oil, gas, coal, or other hydrocarbons, sand, gravel, or stone, and geothermal energy rights, and easement or other rights or matters relating thereto, whether express or implied, recorded, or unrecorded.*

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OCTOBER RELEASE NOTES

REPORTS

Disbursement Summary				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	MT		349510	
<ul style="list-style-type: none"> • Instead of the buyer/seller names the Disbursement Summary will now print 2 blank lines for signature 1 and 2. 				

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Policy Production				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	MT		350407	
<ul style="list-style-type: none"> • Added Turn-time start options <ul style="list-style-type: none"> ○ First Submitted to Policy Workflow/Workflow Step Containing "Policy" ○ Policy Desk Task Complete ○ First Escrow Lock Date • Added Turn-time stop options <ul style="list-style-type: none"> ○ Task Contains "Policy Typed/Completed" 				

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Title Production				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	MT		350407	
<ul style="list-style-type: none"> • Added Turn-time start options <ul style="list-style-type: none"> ○ Order Received Task Complete ○ Order Open Date ○ First Submitted to Workflow Date • Added Turn-time stop options <ul style="list-style-type: none"> ○ Task Contains "Typed/Completed" ○ Task Contains "Exam" ○ Task Contains "Distributed". 				

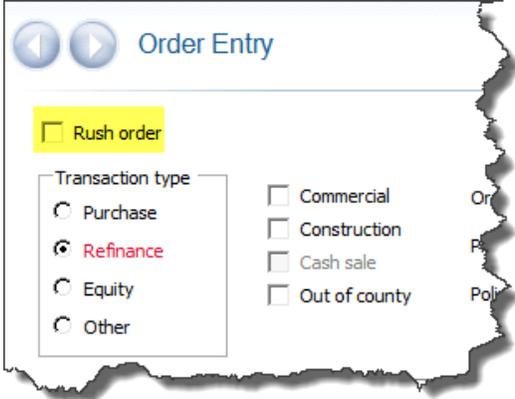
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OCTOBER RELEASE NOTES

MY SCREENS

Escrow

Order Entry Screen

NEW/MOD Mod	REQUESTED BY	FOOTPRINTS NO(S).	TFS NO(S).
<ul style="list-style-type: none"> • MT All Screens • MT Escrow Screens • MT Title Screens <p>Added Rush Order checkbox to top of Order Entry screen:</p> 			

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OCTOBER RELEASE NOTES

NEVADA

DOCUMENTS

Escrow

General Provisions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT Mohave	N/A	350024	NVD1019.doc

New document. Render to view complete document.



GENERAL PROVISIONS OF ESCROW AND ESCROW INSTRUCTIONS

1. DEPOSIT OF FUNDS

Escrow is instructed to clear all funds deposited in accordance with any applicable good funds laws prior to disbursement.

All funds received in this escrow shall be deposited with other escrow funds in a general escrow account or accounts of [Chicago Title Insurance Company](#) with any state or national bank, or savings and loan association (the "depository institution") and may be transferred to any other such general escrow account or accounts. The parties to this escrow acknowledge that the maintenance of such escrow accounts with some depository institutions may result in Escrow Agent's being provided with an array of bank services, accommodations or other benefits by the depository institution. Escrow Agent or its affiliates also may elect to enter into other business transactions with or obtain loans for investment or other purposes from the depository institution. All such services, accommodations and other benefits shall accrue to Escrow Agent and Escrow Agent shall have no obligation to account to the parties to the escrow for the value of such services, accommodations or other benefits.

Said funds will not earn interest unless the instructions otherwise specifically state that funds shall be deposited in an interest-bearing account. All disbursements shall be made by check of [Chicago Title Insurance Company](#) or by wire transfer if so instructed.

Some methods of deposit may subject funds to a holding period (twenty-four (24) hours for local Cashier's Checks and five (5) business days for out of state Cashier's Checks) which must expire before any funds may be disbursed. In order to avoid any such delays, all deposits should be done through wire transfer, certified check, cashier's check or teller check.

To the extent provided by law, if for any reason funds are retained or remain in escrow following the close of escrow, Escrow Agent reserves the right to deduct therefrom a reasonable monthly charge as custodian thereof of not less than Twenty And No/100 Dollars (\$20.00) per month.

2. PRORATIONS AND ADJUSTMENTS

All prorations and/or adjustments called for in this escrow are to be made on the basis of a thirty (30) day month unless

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OCTOBER RELEASE NOTES

NEW MEXICO

DOCUMENTS

Escrow

Letter (Welcome - Seller)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT NM	n/a	348323	

Modified verbiage as highlighted below.

Congratulations on the sale of your **property!** We are pleased to announce that your Escrow Officer will be ELIZABETH T. ESCROWER. The office is located at 101 TEST AVENUE, ALBUQUERQUE, NM 87106.

We have enclosed, for your review:

- Document One
- Document Two
- Document Three

Please note that we will need the completed sellers authorization form at your earliest convenience.

YOU ARE THE SELLER.....

WHAT YOU CAN EXPECT.....

CASHIERS CHECK: In the event funds are due from you at closing, please be prepared to present a Cashier's Check payable to FIDELITY NATIONAL TITLE OF NEW MEXICO or wire transfer said funds to our account. We will inform you of the amount due if any required.

IDENTIFICATION: We will need identification at closing for Notary purposes. Please bring the necessary documentation to closing.

SIGNING DOCUMENTS: Your appointment should take 20-30 minutes, depending on the complexity of your transaction. **WE will coordinate closing based on the scheduled close date of the transaction.**

END OF MONTH: If your appointment is scheduled for the last week of the month, your patience is appreciated. Please understand we sometimes must schedule appointments very close to each other. Last minute changes can result in delays. We appreciate your business, you are IMPORTANT to us. We hope you will appreciate THE FIDELITY DIFFERENCE and are pleased with our service.

We look forward to meeting you at closing.

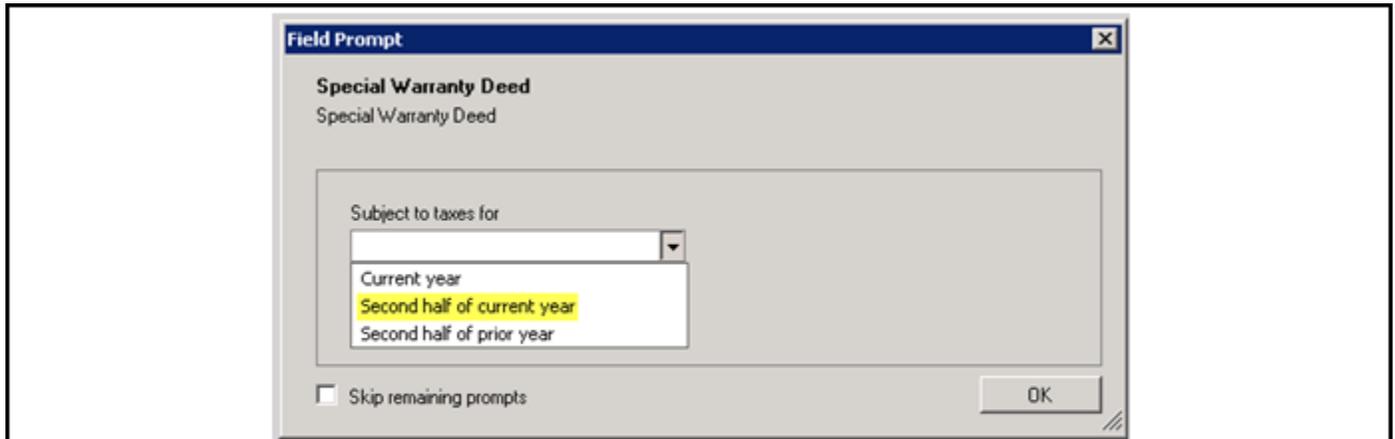
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OCTOBER RELEASE NOTES

[Special Warranty Deed](#)
[Special Warranty Deed \(Joint Tenants\)](#)
[Warranty Deed \(Joint Tenants\)](#)
[Warranty Deed \(Joint Tenants\)](#)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT NM	n/a	348307	

Added "Second half of current year" to the prompt for Taxes Subject to.



SUBJECT TO Patent, reservations, restrictions, and easements of record and to taxes for the **second half of 2016**, and subsequent years.

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OCTOBER RELEASE NOTES

REPORTS

Underwriter Commitment Summary				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	NM		345912	SSCORP5295.rpt - Underwriter Commitment Summary
<p>General: Title – Underwriter Commitment Summary Tree location – Title Reports in the NM tree / custom reports/NM/Title Reports in the All tree</p> <p>Logic:</p> <ul style="list-style-type: none"> ○ Summary report only by underwriter (U) ○ Report pulls all orders closed in the entered date range with a HUD/CDF charge containing “insurance binder” in the description with amount greater than zero. ○ Only order type codes of TE or TO are included ○ Canceled orders are excluded 				

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OCTOBER RELEASE NOTES

OHIO

DOCUMENTS

Title

Amendment to Commitment

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	AmeriTitle	n/a	349869	EyrS_AMDCMT_OH_FNF

ENDORSEMENT - OH AMDCMT	AMENDMENT TO COMMITMENT
<p>Issued By:</p>  <p>CHICAGO TITLE INSURANCE COMPANY</p> <p>Charge: \$0.00</p> <p>PROPOSED INSURED:</p> <p>a. Lender: ABC Mortgage Company</p> <p>b. Borrower: Bill B. Borrower and Betty B. Borrower</p> <p>PROPERTY ADDRESS: 12345 Property Street Akron, OH 44333</p> <p>The above referenced commitment is hereby amended as follows: FILL IN</p> <p>All other terms, conditions and stipulations remain the same.</p> <p>Chicago Title Insurance Company</p> <p>Dated: September 19, 2016</p> <p>Countersigned By:</p> <p>_____</p> <p>Authorized Officer or Agent</p>	<p>Attached to Policy Number:</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>X001-1600008 - Test</p> </div>
<p>Amendment to Commitment</p>	<p>Printed: 10/19/16 @ 10:03 AM —SPB-306-1—X001-1600008 - Test</p>

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OCTOBER RELEASE NOTES

OREGON

DOCUMENTS

Escrow

Accommodation Recording - General Form

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	OR	IN16000539403	349772	ORD1431.doc

New document. Render to view complete version.



Fidelity National Title
Company of Oregon

**ACCOMMODATION RECORDING WAIVER
OF LIABILITY AGREEMENT**

Escrow No.: 45141511802

The undersigned hereby requests that [Fidelity National Title Company of Oregon](#) ("Title Company") record the following document(s) with the Recorder's Office of [Multnomah County, State of Oregon](#):

Document	First Party	Second Party	Transfer Tax	Recording Fee
TOTAL RECEIVED				

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Accommodation Recording Authorization and Waiver of Liability Agreement

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	OR	IN16000539403	349772	

Renamed to Accommodation Recording - Noninsurance Product:


All
 Accommodation Recording - Noninsurance Product

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OCTOBER RELEASE NOTES

Envelope Page 3

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	TT Portland	n/a	350180	ORD1433.doc

Added new Envelope Page to accommodate envelopes that have a window located 3 inches down from the top and one inch over from the left.

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Escrow Reference Sheet

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	LT Lake Oswego		348488	

Added Sales Price and Loan Amount:

 Fidelity National Title <small>Company of Oregon</small>	ESCROW REFERENCE SHEET	
	Settlement Order No.: 45141511802 Title Order No.: ■ Sales Price: \$475,000.00 Loan Amount: \$250,000.00 Open Date: July 28, 2015 Settlement Date: September 17, 2015	Settlement Contact: Robin Liebelt Title Contact: Mihyun Steinberg Marketing Source: Re/Max Equity Group Project Name: ■

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OCTOBER RELEASE NOTES

Information for Seller re Oregon Tax Withholding

NEW/MOD Mod	REQUESTED BY State Counsel	FOOTPRINTS No(s). IN16000595697	TFS No(s). 351900	FILE NAME (NEW ITEMS ONLY)
----------------	-------------------------------	------------------------------------	----------------------	----------------------------

Revised document per State Counsel.

(2) EXEMPT TRANSACTION: DOR FORM WC, PART A: EXEMPTION FROM WITHHOLDING

Certain transaction exemptions must be affirmed under penalty of perjury on DOR Form WC. Determining whether an Exemption applies may require that you obtain advice from a tax professional and may require review of the Internal Revenue Code, Oregon statutes, and applicable federal and state regulations.

To claim a transaction exemption, the seller or the seller's tax advisor must complete Part A of DOR Form WC explaining why tax is not likely to be due for the tax year in which the sale occurs. Examples of transaction exemptions are shown in **OAR 150-314-0040(2)(a)**. See the attached sheet. Perhaps the most frequently applicable transaction exemptions are the sale of a Principal residence where the gain qualifies for exclusion under Section 121 of the Internal Revenue Code, or a sale that qualifies for non-recognition in a tax-deferred exchange under Section 1031 of the Internal Revenue Code.

If you claim a transaction exemption, you must provide escrow with your completed and signed DOR Form WC prior to closing. If you determine that no exemption applies, you must calculate the withholding amount as discussed below.

(3) WITHHOLDING: DOR FORM WC, PART B: CALCULATION OF GAIN AND WITHHOLDING AMOUNT

When no exemption applies, the seller must identify or calculate the withholding amount by completing Part B of DOR Form WC. The withholding amount is the lesser of: 4% of the sale price; all net proceeds, or 8% of gain includable in seller's Oregon income. Calculating the withholding amount may require that you obtain advice from a tax professional and may require reference to your records for such facts as tax basis and costs of sale, and may require review of the Internal Revenue Code, Oregon statutes, and applicable federal and state regulations.

When withholding applies, the Escrow Agent will prepare DOR Combined Form OR-18/TPV. The Escrow Agent will send DOR Form TPV and the amount withheld to the DOR. The Escrow Agent will provide DOR Form OR-18 to the seller and the seller may claim a credit for that amount on seller's tax return.

WHERE TO OBTAIN FORMS AND INSTRUCTIONS

Forms discussed above are available upon request at any time from your escrow officer.

DOR forms, including Form OR-18, Tax Payments on Real Property Conveyances, may be found at <http://www.oregon.gov/dor/forms/pages/default.aspx>. (Select for the current year.)

*See ORS 314.258, OAR 150-314-0040, and Form OR-18, Tax Payments on Real Property Conveyances (Form No. 150-101-183).

October 7, 2018

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OCTOBER RELEASE NOTES

Park Rent Demand Request

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	OR	IN16000552514	349823	ORD1432.doc

New document that needs an HOA or HOA Management Company to generate. Render to view complete document.



Fidelity National Title
Company of Oregon

PARK RENT DEMAND REQUEST

Robin Liebelt, Escrow Officer
Fidelity National Title Company of Oregon
471 NW Burnside Road
Gresham, OR 97030
Phone: (503)665-6151 Fax: (503)667-9336

Date: October 5, 2016
Escrow No.: 45141511802-RL
HOA Name: Leland Management
Property: 4143 NE Hoyt Street
Portland, OR 97232

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

1. Park Rent is presently: \$ _____ per: _____
and is now paid to: _____ and next due _____.
2. Outstanding or delinquent fees have now accrued in the amount of: \$ _____
covering the period: _____.
3. Late charges, if any, are: \$ _____ per: _____
after payment is: _____ days late.

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Partial Satisfaction (Support Judgment)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Eugene	N/A	348467	

Revise to work for any Existing Lien type, not just Judgments:

Document Selection X

Please make one or more selections for each document below.

Check ▾

Partial Satisfaction (Support Judgment)

- Existing Deed of Trust for loan
- Existing Judgment for loan
- Existing Lien for loan

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OCTOBER RELEASE NOTES

Power of Attorney Approval Request

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	LT Portland	N/A	349247	

Added multiple prompts to answer all document questions. Render document to see all of the new prompts.

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Request (Stop Payment)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	OR	IN16000578419	351310	

Modified to add signature lines for Requestor and Approver.

Person Requesting: [Jane Doe](#)

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

[Jane Doe](#)

Date

Time

Signature of Approver

Date

Time

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OCTOBER RELEASE NOTES

Title

OTIRO 77 - Date-Down for LCLP

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	LT Portland	n/a	348972	

The endorsement has been modified to reflect the recording information if filled in by the user on the Security Instruments screen. Also, per underwriter instruction, the first fill in has been removed and instead hard-coded as "3" on the form.

The Company hereby certifies that since the Date of the Policy no documents (i) effecting a change in ownership of the Mortgaged Premises, or (ii) creating monetary liens against the Mortgaged Premises, have been entered in the Public Records, except:

1. A deed of trust or mortgage (being the "Lender's Mortgage" referred to in paragraph 3 of the face page of said policy), recorded January 7, 2016 as Recording No. 2016-111406

2. FILL IN

The "Lender" under the Policy is hereby amended to be the beneficiary or mortgagee under the above Lender's Mortgage.

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Ownership and Monetary Encumbrances Report

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	TT Portland	N/A	350130	

Modified to pull in Title Office Name in the first paragraph instead of the Escrow Office Name:

The information contained in this report is furnished by **Fidelity National Title Company of Oregon** (the "Company") as a real property information service based on the records and indices maintained by the Company for the county identified below. THIS IS NOT TITLE INSURANCE OR A PRELIMINARY TITLE REPORT FOR, OR A COMMITMENT FOR, TITLE INSURANCE. No examination has been made of the title to the herein described property, other than as specifically set forth herein. Liability for any loss arising from errors and/or omissions is limited to the lesser of the charge paid or the actual loss, and the Company will have no greater liability by reason of this report.

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OCTOBER RELEASE NOTES

Policy and Guarantee Jackets

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	LT Portland	n/a	350193	

The policy jackets now reflect the issuing office information above the countersignature.

4. The Company makes no representation regarding the legal effect or priority of any monetary lien shown in Exhibit 2 or in any endorsement which may be attached to this Policy. The Company makes no representation regarding the condition of title to the Mortgaged Premises, except as to the matters specifically certified herein.

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

Issuing Office or Agent:
Lawyers Title of Oregon, LLC
 121 SW Morrison St, Ste 500
 Portland, OR 97204
 (503)553-5675 FAX (503)222-3019

Chicago Title Insurance Company



By: _____

 President

Attest: _____

 Secretary

Countersigned By: _____

 Authorized Officer or Agent

Also, the Limited Coverage Loan Policy (LCLP) will reflect the office address on Schedule A.

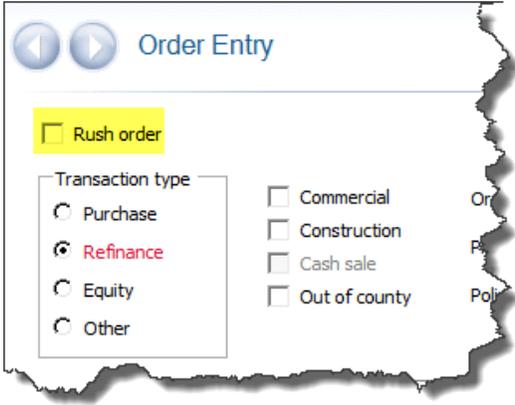
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OCTOBER RELEASE NOTES

MY SCREENS

Escrow

Order Entry Screen

NEW/MOD Mod	REQUESTED BY	FOOTPRINTS NO(S).	TFS NO(S).
<ul style="list-style-type: none"> • OR All Screens • OR Title Screens <p>Added Rush Order checkbox to top of Order Entry screen:</p> 			

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OCTOBER RELEASE NOTES

TEXAS

DOCUMENTS

Escrow

1099-MISC (Assignor Tax Information)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	1099 Dept.	N/A	348969	

Updated fax number per most recent version, and email information added.

Escrow/Settlement: Fax this completed Form to (714)573-3953. Email this completed Form to 1099info@fnf.com. Retain copy for your file.

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OCTOBER RELEASE NOTES

Other Title Company Policy Instructions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT San Antonio	N/A	349319	

Removed the prompt for "Number of Policies" under the Owner's and Loan Policy sections.

BEFORE

DELIVERY/MAILING INSTRUCTIONS

Owner's Policy:

T-1R_14

Jose Cuevas and Casiana Cuevas

Number of Policies: 1

Send Owner's Policy To:

Loan Policy:

T-2_14

Number of Policies: 1

Send Loan Policy To:

AFTER

DELIVERY/MAILING INSTRUCTIONS

Owner's Policy:

T-1R_14

Jose Cuevas and Casiana Cuevas

Send Owner's Policy To:

Loan Policy:

T-2_14

Send Loan Policy To:

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OCTOBER RELEASE NOTES

Owner's Policy Rejection Form

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Houston	N/A	350158	

Added prompts for File No. _____, Consideration of \$ _____, Owner's Policy in the amount of \$ _____, additional premium of \$ _____.

Pursuant to requirement of §2704.051 and §2704.052, Insurance Code, and Procedural Rule P-65, the undersigned hereby acknowledge that a Loan Policy is to be issued in File No. **LT-MS Test CDF TX** in consideration of **One Thousand Four Hundred Twenty-Nine And No/100 Dollars (\$1,429.00)** premium to the lender and that such policy does not afford title insurance coverage to the undersigned in the event of a defect in the title to the real estate which is being acquired. An Owner's Policy in the amount of **No Dollars And No/100 Dollars (\$0.00)** shall be issued for an additional premium of **No Dollars And No/100 Dollars (\$0.00)** unless rejected hereby.

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Policy Instructions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT San Antonio	N/A	349319	

Under 'Owner's Policy' removed "Number of Policies: 1" and under 'Loan Policy' removed the prompt for "Number of Policies"

BEFORE

DELIVERY/MAILING INSTRUCTIONS

Owner's Policy:
T-1R_14

Loan Policy:
T-2_14

Number of Policies: 1
Send Owner's Policy To:

Number of Policies: 1
Send Loan Policy To:

AFTER

DELIVERY/MAILING INSTRUCTIONS

Owner's Policy:
T-1R_14
Jose Cuevas and Casiana Cuevas
Send Owner's Policy To:

Loan Policy:
T-2_14
Send Loan Policy To:

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OCTOBER RELEASE NOTES

Tax Proration Agreement and Disclosures

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT San Antonio	N/A	349376	

Revised to pull in the estimated tax amount

Field Prompt

Tax Proration Agreement and Disclosures
Order MS Test CDF TX1

Order MS Test CDF TX1

Amount of estimated taxes

TAX PRORATION AGREEMENT AND DISCLOSURES

(Continued)

limitation, credits allowed by such bank on loans to Escrow Agent's parent company and on accounting, reporting and other services. All parties depositing funds in connection with this escrow are hereby notified that the funds so deposited are insured only to the limit provided by the Federal Deposit Insurance Corporation.

Agreement:

- Buyer and Seller agree and hereby instruct Settlement Agent to use the following estimated amount(s) for proration of taxes for the current year: One Thousand Two Hundred And No/100 Dollars \$1,200.00

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OCTOBER RELEASE NOTES

Transfer of Contract and Escrow

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT San Antonio	N/A	347673	SSTXD00239.doc

New document. Render to view complete version.

TRANSFER OF CONTRACT AND ESCROW

October 5, 2016

Seller(s): Earl J. Wilson
Buyer(s): Jose Cuevas and Casiana Cuevas
Date of Contract:
Property: 532 Mill Street, Denton, TX 76202
Amount of Earnest Money Deposited: \$0.00
Originating Escrow Agent: ■
Closing Date: February 15, 2015

The parties hereto designated above as the Seller and Buyer, by mutual agreement do hereby agree to modify the Contract described above only in the following respects: the Escrow Agent named in the Contract is hereby deleted and in each provision of the Contract in which the term Escrow Agent appears it shall hereafter refer to Fidelity National Title Agency, Inc., with its offices located at 3424 Long Prairie Rd, #100, Flower Mound, TX 75022.

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OCTOBER RELEASE NOTES

Title

Letter (San Antonio Data-Out of County Commitment)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT San Antonio	N/A	350063	SSTXD00240.doc

New document. Render to view complete version.

AN "OUT-OF-COUNTY TITLE COMPANY" IS DEFINED TO BE A TITLE INSURANCE COMPANY, TITLE INSURANCE AGENT, OR ANY REPRESENTATIVE OR AGENT THEREOF, WHICH HAS NOT CONTRACTED WITH TEXAS TITLE DATA TO ACCESS THE TITLE PLANT USED TO PREPARE A TITLE INSURANCE COMMITMENT. THIS COVER LETTER *MUST* ACCOMPANY A TITLE INSURANCE COMMITMENT PROVIDED TO AN OUT-OF-COUNTY TITLE COMPANY.

Required Language for a Title Insurance Commitment Cover Letter: Out-of-County Title Company

The attached title insurance commitment contains information which has been obtained or derived from records and information owned by Texas Title Data, Inc. ("Texas Title Data"). Texas Title Data owns and maintains land title plants for various Texas counties, and has granted our company a license to use one or more of these title plants. Our company's right to access and use Texas Title Data's title plants is governed by the agreement we have with Texas Title Data. This agreement restricts who can receive and/or use a title insurance commitment which is based, in whole or in part, upon Texas Title Data's records and information.

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OCTOBER RELEASE NOTES

REPORTS

T-64				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	Regional Compliance		347779	
<ul style="list-style-type: none">T-64 will now pull all endorsements to the T64 regardless of the payee (per Elise Kitchens)				

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Title Production				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT San Antonio		350135	
<ul style="list-style-type: none">Added 'Title Open' start time				

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OCTOBER RELEASE NOTES

MY SCREENS

Escrow

Commercial Screen

NEW/MOD	REQUESTED BY	FOOTPRINTS NO(S).	TFS NO(S).
Mod	DFW		
Removed Commercial screen from DFW groups.			

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OCTOBER RELEASE NOTES

WASHINGTON

DOCUMENTS

Escrow

Affidavit (Lack of Probate)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	WA	IN16000592981	351666	

Revised to pull in the brief legal description and tax parcel fields to the recordable section. If these fields are empty, the document will continue to print blank lines.

<p>Grantor (Name of Decedent): _____</p> <p>Grantee (Heirs): _____</p> <p>Abbreviated Legal Description: This is the Escrow BRIEF Legal for the Property</p> <p>Tax Parcel No.(s): 111-11-1-1APN</p> <p style="text-align: center;">INHERITANCE LACK OF PROBATE AFFIDAVIT (To Be Recorded for Excise Tax Affidavit Claiming Exempt Transfer of Ownership)</p>

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OCTOBER RELEASE NOTES

Assessment Information Request (Columbia Irrigation District)

NEW/MOD New	REQUESTED BY CT WA	FOOTPRINTS No(s). IN16000547967	TFS No(s). 349277	FILE NAME (NEW ITEMS ONLY) WA00001028.doc
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New document. Render to view complete document.



COLUMBIA IRRIGATION DISTRICT

10 EAST KENNEWICK AVENUE • KENNEWICK, WASHINGTON 99336
OFFICE: (509) 586-6118 • FAX: (509) 586-0485
WWW.COLUMBIAIRRIGATION.COM

Fee _____
Date _____
Rec.# _____

ASSESSMENT INFORMATION REQUEST PLEASE ALLOW NO LESS THAN 48 HOURS RETURN TIME

Parcel Number: 111-11-1-1APN and 111-11-1-1TAX

Title Company: Chicago Title Insurance Company 1. These fields do not pull in except when order type is

Mailing Address: Order CB Test CDF WA Escrow "Title only". When "Escrow only" and "Title & Escrow", doc
Order CB Test CDF WA Escrow does not pull from order. Testing with CB Test CDF WA.

Phone Number: Order CB Test CDF WA Escrow Fax No. Order CB Test CDF WA Escrow

Signature: _____ Date October 3, 2016

Landowner Name: Samuel Seller, Samantha Seller, Seller Company, LLC and Seller Partnership

CID RESPONSE

Owner of record _____

Yr _____ assessment \$ _____ Construction portion \$ _____
of current assessment

Late Fee \$ _____

Interest through _____ \$ _____

Payment/Date _____ \$ _____ Receipt # _____

Assessment Balance Due: \$ _____ Payable to Benton County Treasurer Good until _____

LID # _____ Construction: \$ _____ Payable to CID Good until _____

Reclassification Fee: \$ _____ Payable to CID Good until _____

*Delinquent:	Year	Principal Amount	Year	Principal Amount
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OCTOBER RELEASE NOTES

Questionnaire

Questionnaire, Letter

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT WA	IN16000557906	349676	

Revised for Buyer's version:

Please tell us what your mailing address is after closing:

Address of property being purchased

No change (current mailing address)

Other: _____

My current mailing address is: _____

Contact Information:

Also, revised for Buyer/Seller version to include 'Widowed' status:

Please provide your marital status:

Married. Spouse's name: _____

Unmarried, not a member of a domestic partnership

Unmarried, member of a domestic partnership. Domestic partner's name: _____

Widowed, my spouse _____ (name of deceased spouse) is now deceased
If Widowed, was spouse receiving any assistance from the State of Washington at the time of their death? Yes No

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OCTOBER RELEASE NOTES

REPORTS

Open/Closed Orders by Selection

NEW/MOD MOD	REQUESTED BY WA	FOOTPRINTS No(s).	TFS No(s). 352317	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Added alternate bill codes. Now using the current bill codes but include "NOTe" in other revenue 				

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Order Count/Revenue Summary

NEW/MOD MOD	REQUESTED BY WA	FOOTPRINTS No(s).	TFS No(s). 352317	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Added alternate bill codes. Now using the current bill codes but include "NOTe" in other revenue 				

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Order Exceptions

NEW/MOD MOD	REQUESTED BY WA	FOOTPRINTS No(s).	TFS No(s). 348622	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Report will now include a balance check so zero balance invoices are not counted as pending. 				

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Orders by Selection

NEW/MOD MOD	REQUESTED BY WA	FOOTPRINTS No(s).	TFS No(s). 346484	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Added "TRANSACTION TYPE: REFINANCE – REORGANIZATION" for cases when the title insurance calculation description has "reorg blanket" in the description and the order is refinance. 				

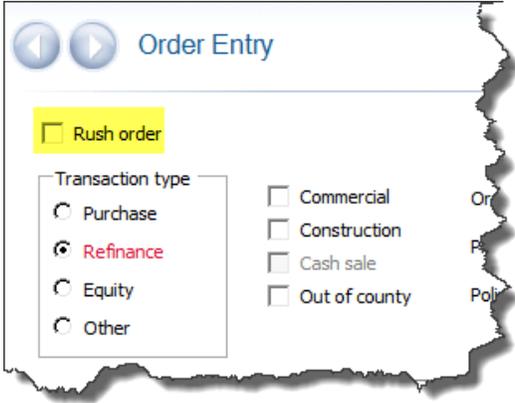
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OCTOBER RELEASE NOTES

MY SCREENS

Escrow

Order Entry Screen

NEW/MOD Mod	REQUESTED BY	FOOTPRINTS NO(S).	TFS NO(S).
<ul style="list-style-type: none"> • Washington Commercial Screens • Washington Payoff Screens • Washington Screen List • Washington Title Screens <p>Added Rush Order checkbox to top of Order Entry screen:</p> 			

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OCTOBER RELEASE NOTES

WISCONSIN

DOCUMENTS

Escrow

Settlement Statements				
NEW/MOD MOD	REQUESTED BY Waukesha NBU	FOOTPRINTS No(s).	TFS No(s). 345914	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">For commercial orders settlement statements will print a separate page for signatures/options for profile 0254 Waukesha NBU				

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OCTOBER RELEASE NOTES

Title

Master Commitment (FT WI only)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT WI	n/a	351317	

Modified to pull in the property reference at the top of Schedule A.

SCHEDULE A

ORDER NO. MS Test CDF WI One

Property Ref.: 100 Property Street, Sheboygan, WI 53081

1. Effective Date: **September 23, 2016**

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OCTOBER RELEASE NOTES

REPORTS

Order Exceptions				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	WA		348622	
<ul style="list-style-type: none">• Report will now Include a balance check so zero balance invoices are not counted as pending.				

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OCTOBER RELEASE NOTES

MY SCREENS

Escrow

Order Information Screen

NEW/MOD Mod	REQUESTED BY CTWI	FOOTPRINTS NO(S).	TFS NO(S).
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CTWI only

Added (4) fields:

Order Information

Project name:

Ownership profile:

Settlement date/time: Estimated date/time

This order has a rescission period

Rescission date: Include Saturday in rescission period

Disbursement date:

Proration date: Charge buyer for proration date in all prorations

Escrow office: [Chicago Title Co...](#) Escrow officer/Closer:

Pre-closer/Escrow assistant:

Title office: [Chicago Title Co...](#) Title officer/Examiner:

Mortgage 1 Recordation Date:

Mortgage 2 Recordation Date:

Lien 1 Release Recordation Date:

Lien 2 Release Recordation Date:

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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.