

SOFTPRO SELECT

RELEASE NOTES



NOVEMBER, 2015

Testing Release Date: November 5, 2015

Production Release Date: November 20, 2015



NOVEMBER

RELEASE NOTES

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NOVEMBER RELEASE NOTES

ALL STATES/SITES

DOCUMENTS

Escrow

Certificate of Compliance (Outside Notary)

NEW/MOD Mod	REQUESTED BY Settlement	FOOTPRINTS No(s). N/A	TFS No(s). 298133, 300620	FILE NAME (NEW ITEMS ONLY)
<p>Updated to match version effective August 16, 2007 provided by Settlement. Render to view complete document.</p> <p>Certificate of Compliance (Outside Notary) Rev. 8/16/07 SSCORPD0362.doc / Updated: 10.29.15</p> <p>Printed: 11.04.15 @ 12:58 PM by m CA-CT-FWIN-02180.055716-2012080276 JM</p>				

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Closing Disclosure Form				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD			289735, 288582, 294427, 294880, 296653, 296897, 298503, 296069	
<ul style="list-style-type: none"> (Seller version only) - Added prompt option to print seller signatures on Seller Disclosure Note: FNF version currently had a check box option for attachment "Confirm receipt:", this was changed to a drop down "Print seller signatures on:" with options: "blank" (default - no signatures print), "Page 1"; "Attachement"; "Page 1 and Attachment" Page 1 signatures - only print 1st seller signatures Attachment signatures - prints all sellers names (current check box functionality) (All versions) - CDF Page 2 --Removed "Release" from printing on Page 2, Line E.01 (CDF, Buyer & Borrower version) --Buyer's Signature lines option "none" on CDF page 5 removes the signatures from the addendum page. Added checkbox prompt, "Print signatures on Attachment page" default unchecked to control signatures on attachment page over the options for page 5. CDF Seller Page 2: When there are 9 items in Section F, Page 2b goes on to a second page CDF Page 1 - Projected Payments: when Final Payment is selected in the payment calculation section this should print as a Header in the section and a column should be generated for the final payment amount CDF ATTACHMENT - Added lines are missing the leading zero (ex. C.9 vs. C.09). CDF Page 1 - Projected Payments: the rounding formula for the Estimated Total Monthly Payments Total MinimumAmount in column 2 is looking at the TotalRegularPayment field in column 1 to determine if the value should be rounded Updated premiums to calculate the sales tax --for premium charges that are marked as "Taxable", multiple the final premium amount by the sales tax rate for the contact on the selected CDF line, if seller is paying a proration use the seller pay amount. Excluded attorney contact from the Title & Escrow section unless the description starts with "title -" Corrected overlapping issue in HOA section Applied where clause correct to paid by others Updated premiums to calculate the sales tax For premium charges that are marked as "Taxable", multiply the final premium amount by the sales tax rate for the contact on the selected CDF line, if seller is paying a proration use the seller pay amount. Excluded attorney contact from the Title & Escrow section unless the description starts with "title -" Corrected overlapping issue in HOA section 				

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Demands

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT Tula-Visalia	n/a	299450	See below

New docs:

- SCA0002773.doc - Demand - AITD w/ Authorization
- SCA0002774.doc - Demand - Dept. of Alcoholic Beverage Control w/ Authorization
- SCA0002775.doc - Demand - Ground Lease w/ Authorization
- SCA0002776.doc - Demand - Lien for Spousal/Child Support w/ Authorization
- SCA0002777.doc - Demand - Private w/ Authorization

Created new versions of documents that contain authorization verbiage.

The undersigned hereby request(s) and authorize(s) **Payoff Lender** to prepare and issue a demand statement to **Chicago Title Company**.

_____ Date

Brian T. Buyer

_____ Date

Brenda T. Buyer

The Brian and Brenda Buyer Revocable Trust

BY: _____ Date

Brian Buyer
Co-Trustee

BY: _____ Date

Brenda Buyer
Co-Trustee

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HUDs

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	SL		298966	

- Add logic to reduce font size for maximum characters per line

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Lender Balance Sheet

NEW/MOD MOD	REQUESTED BY CT Escondido	FOOTPRINTS No(s).	TFS No(s). 295521	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Added base premiums amount for the Owner's and Loan Policy as part of the description. ex. Lender's Title Insurance (C.03) \$300.00 Base premium 				

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Request for Notice of Default & Delinquency (EXLIEN) (NOCAL ONLY)

NEW/MOD New	REQUESTED BY FNT San Fran	FOOTPRINTS No(s). n/a	TFS No(s). 299448	FILE NAME (NEW ITEMS ONLY) SCA0002772.doc
----------------	------------------------------	--------------------------	----------------------	--

Created a new version of document for use in Northern California which will work off the Existing Liens screen rather than the Security Instrument screen. Render to view complete document.

RECORDING REQUESTED BY:

Chicago Title Company
Order No.: MS Test CDF CA

When Recorded Mail Document To:

Requestor Full Name
Requestor Street Address, City, State Zip

APN/Parcel ID(s): 111-11-1APN

SPACE ABOVE THIS LINE FOR RECORDER'S USE

REQUEST FOR NOTICE OF DEFAULT & NOTICE OF DELINQUENCY

Request for Notice of Default

In accordance with Section 2924b, California Civil Code, request is hereby made that a copy of any Notice of Default and a copy of any Notice of Sale under the Trust Deed recorded on **October 1, 2010**, as **Book 12345, Page 678**, Official Records of County of **Santa Clara**, State of **California** (regarding the property described below) executed by: **Mortgagee Name on Existing Liens Screen**, as trustor, in which **Brian T. Buyer and Brenda T. Buyer and The Brian and Brenda Buyer Revocable Trust** is named as beneficiary, and **Thomas T. Trustee**, as Trustee, to be mailed to Requester:

Requestor Full Name whose address is:
Requestor Street Address, City, State Zip.

NOTICE: A copy of any notice of default and of any notice of sale will be sent only to the address contained in this recorded request. If your address changes, a new request must be recorded.

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Settlement Statements				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CA Commercial		298884	
<ul style="list-style-type: none">Do not show percentage in heading for WI, WA OR CA (settlement agent state of HUD/CDF = 'WI', 'WA', 'CA')				

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NOVEMBER RELEASE NOTES

Title

Loss of Priority Questionnaire for Title Officer

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Glendale	N/A	297333	

Revise document to match approved versom from Tim Morgan. Recording information added to item 24 and signature line added:

24. Are there any mechanic's liens of record on the property in question? _____ If so, provide recording information: _____

25. Is there a recorded notice of completion on this project? _____ If so, provide recording information: _____

26. As to a project completed or near completion, what is the lender's estimate of unpaid bills on the project? _____

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

(Signature)

Date

Erin Woods
(Print Name)

(Title)

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REPORTS

Batch Stale Dated Check Letter				
NEW/MOD MOD	REQUESTED BY EPU	FOOTPRINTS No(s).	TFS No(s). 295804	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Added 2 new free text parameters to the Batch Stale Dated Check Letter where the user can override the user's contact information. Parameter Names: -Contact Name override -Contact Email address override If the users do not enter anything into these fields current functionality will remain. Added the new override parameters below "Checks above X dollars" Removed user's contact phone number and fax number regardless of whether the new override fields are used. Removed "Show stale dtd check replacement form" checkbox Combine Letter and Replacement Form into one letter Removed phone and fax # only leaving the name and email address of sender 				

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Disbursement Summary				
NEW/MOD MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s). 299595	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Excluded misc. adjustments Included other adjustments (voids) 				

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Fees by Selection				
NEW/MOD MOD	REQUESTED BY CRRAR	FOOTPRINTS No(s).	TFS No(s). 296678	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Now using the transaction contact (in pt.revenuedetail) to determine if amount is revenue or not 				

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Marketing Source Activity				
NEW/MOD MOD	REQUESTED BY CT IL Metro	FOOTPRINTS No(s).	TFS No(s). 297250	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Added the ability to search on the contact people lookup codes for both " Mkt source coded or name contains" 				

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Marketing Source Orders				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT IL Metro		297250	
<ul style="list-style-type: none"> Added the ability to search on the contact people lookup codes for both" Mkt source coded or name contains" 				

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New/Updated Lookup Code				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD			296678	
<ul style="list-style-type: none"> Added License# and NMLS# to the export format 				

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Order Task Report				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD			293232	
<ul style="list-style-type: none"> Added filter for Order Type 				

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Post Closing Exceptions				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW			298645	
<ul style="list-style-type: none"> Report Name = Post Closing Exceptions Report Location = added to the "Exception Reports" folder of all ProForm report trees Copied existing SPAdmin report SSCORP5268 				

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Template Applied Report				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD			298412	
<ul style="list-style-type: none"> Added new option "orders with zero templates applied" in the "Order to display" drop down When selected show all orders that has no templates applied, "Template" picklist has no impact on this option. 				

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CALIFORNIA

DOCUMENTS

Escrow

Certification of Financial Statement

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	n/a	297306	

Revised title of document to include "(By Indemnitor)":

Certification of Financial Statement (By Indemnitor)

CERTIFICATION OF FINANCIAL STATEMENT
(BY INDEMNITOR)

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Closing Letter

[Closing Letter \(Listing/Selling Broker\)](#)

[Closing Letter \(Multiple Buyer/Borrowers\)](#)

[Closing Letter \(Multiple Sellers\)](#)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT - San Carlos	n/a	301052	

For CDF transactions, changed "Copy of Closing/HUD-1 Settlement Statement" to "Copy of Closing Statement".

The above referenced escrow has closed as of **November 17, 2015**. The following item(s) are enclosed for your records:

- **Copy of Closing Statement**

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NOVEMBER RELEASE NOTES

Deeds

NEW/MOD Mod	REQUESTED BY CT Los Altos	FOOTPRINTS No(s). n/a	TFS No(s). 297087	FILE NAME (NEW ITEMS ONLY)
----------------	------------------------------	--------------------------	----------------------	----------------------------

Changed CDF logic to look to lines where the description contains "City Transfer Tax" and "County Transfer Tax" for the amounts to pull to the Deeds:

- This transfer is exempt from the documentary transfer tax.
- The documentary transfer tax is **\$214.50** and City Tax is **\$150.00** and is computed on:
 - the full value of the interest or property conveyed.
 - the full value less the liens or encumbrances remaining thereon at the time of sale.

Description	Re	To	Borrower-Paid At Closing	Borrower-Paid Before Closing	Seller-Paid At Closing	Bef
▶ 1 County Transfer Tax		G	\$864.50			

Fees Details Payors Payees

Fee Schedule Type	Pages	Document	Fee Schedule	Amount
▶ City/County tax/stamps		Deed	Santa Clara County Transf...	\$214.50

Description	Re	To	Borrower-Paid At Closing	Borrower-Paid Before Closing	Seller-Paid At Closing	Bef
▶ 1 City Transfer Tax		G	\$450.00			

Fees Details Payors Payees

Fee Schedule Type	Pages	Document	Fee Schedule	Amount
▶ State tax/stamps		Deed		\$150.00

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HCD Forms

NEW/MOD Mod	REQUESTED BY HCD	FOOTPRINTS No(s). n/a	TFS No(s). 294047	FILE NAME (NEW ITEMS ONLY)
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Updated documents to match versions on the HCD website.

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NOVEMBER RELEASE NOTES

Quick View (See What You've Been Missing)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT San Bernardino	n/a	299657	SCA0002779.doc

New document. Render to view complete document.



**CHICAGO TITLE
COMPANY**

**QUICK VIEW
(SEE WHAT YOU'VE BEEN MISSING)**

Chicago Title Quick View process has found the following items regarding your transaction and wanted to bring them to your attention. However, please be advised that this is a preliminary search and may not contain all items affecting the property. Please review the exceptions and requirements in the Preliminary Report upon receipt to confirm the terms upon which the Company may issue its policy.

<p>Property: 100 Test Avenue, Northridge, CA 91324</p> <p>APN: 111-11-1APN</p> <p>Vesting: Brian T. Buyer and Brenda T. Buyer</p>	<p>Effective Date: ■</p> <p>Order No.: 20150810-MS Test CA1</p> <p>Escrow No.: CDF 20150810-MS Test CA1 CDF</p>
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Items to Consider:

These are the items to be considered

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NOVEMBER RELEASE NOTES

Title

SE 440-06 - Non-Borrowing Spouse

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT Irvine	n/a	300828, 300835	E15S440_00_FNF

ENDORSEMENT - SE 440-06

NON-BORROWING SPOUSE

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Attached to Policy Number:

**LoanPolNum-456
REVISION RevID 123**

Charge: \$0.00

The Company insures against loss or damage sustained by the Insured by reason of the invalidity or unenforceability of the lien of the Insured Mortgage resulting from the failure of the spouse of the trustor to join in the execution of the Insured Mortgage.

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.

Chicago Title Insurance Company

Dated: October 20, 2015

Countersigned By:

AUTHORIZED
SIGNATURE HERE

Authorized Officer or Agent

SE 440-06-Non-Borrowing Spouse

(08/01/2015)

Printed: 11.15.15 @ 03:01 PM
CA-CT-FWIN-02180.055713-SPS-1-15-2015040304 - CP Test CA

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NOVEMBER RELEASE NOTES

SE 441-06 - Homeowner's Policy of Title Insurance (Delete Natural Person Requirement)

NEW/MOD New	REQUESTED BY CT Irvine	FOOTPRINTS No(s). n/a	TFS No(s). 300828, 300835	FILE NAME (NEW ITEMS ONLY) E15S441_00_FNF
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Screenshot First Page Only. Render in Test Site to See Full Version.

ENDORSEMENT - SE 441-06

Issued By:
 CHICAGO TITLE INSURANCE COMPANY

Charge: \$0.00

The Policy is hereby amended as follows:

1. The requirement that the insured, "You/Your," be a Natural Person is hereby deleted.
2. Paragraph 2.b. of the Conditions is hereby deleted.
3. Paragraph 1.i. of the Conditions is hereby amended to read:
 - I. You/Your - the insured named in Schedule A and also those identified as follows:
 - (1) Your successors to the Title by operation of law as distinguished from purchase;
 - (2) Successors to You as an insured by dissolution, merger, consolidation, distribution, or reorganization;
 - (3) Successors to You as an insured by Your conversion to a corporation, partnership, trust, limited liability company, or other similar legal entity "entity";
 - (4) A grantee of such a successor insured under a deed delivered without payment of actual valuable consideration conveying the Title
 - (a) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by such a successor insured,
 - (b) if the grantee wholly owns such a successor insured,
 - (c) if the grantee is wholly-owned by an affiliated entity of such a successor insured, provided the affiliated entity and such successor insured are both wholly-owned by the same person or entity; or
 - (5) If You are a limited liability company, or convert to a limited liability company as set forth subparagraph (3) above, an insured under this policy shall also include a successor to such a limited liability company acquiring the Title by a valid grant naming as grantee(s) the trustee(s) of a trust created by a written instrument established by all members of such a limited liability company for estate planning purposes; provided, however, that such grant must be delivered without payment of actual valuable consideration for the conveyance of the Title.

With regard to (1), (2), (3), (4) and (5) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor insured under the policy.

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.

**DELETE NATURAL PERSON
REQUIREMENT**

Attached to Policy Number:

OwnPolNum-123

SE 441-06-Homeowner's Policy of Title Insurance (Delete Natural Person Requirement) Printed: 11:15:15 © 03:05 PM

(08/01/2015) CA-CT-FWIN-02180.055713-SPS-1-15-2015040304 - CP Test CA

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FLORIDA

DOCUMENTS

Escrow

'89 & '09 HUDs				
NEW/MOD MOD	REQUESTED BY FL	FOOTPRINTS No(s).	TFS No(s). 298202	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Removed old verbiage and add new verbiage above Seller and Borrower names New Verbiage The undersigned hereby certify that they have carefully receive the HUD or other settlement statement form, and they approve and agree to the payment of all fees, costs, expenses and disbursement as reflected on the HUD or other settlement statement form to be paid on their behalf. We further certify that we have received a copy of the HUD or other settlement statement. Removed old verbiage and add new verbiage underneath the Seller and Borrower signatures New Verbiage I have reviewed the HUD, the settlement statement, the lender's closing instructions and any and all other forms relative to the funds held in escrow, including any disclosure of the Florida title insurance premiums being paid, and I agree to disburse the escrow funds in accordance with the terms of this transaction and Florida law. 				

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Affidavit (Positive Proof ID and Notary Signature)				
NEW/MOD Mod	REQUESTED BY Support Call	FOOTPRINTS No(s). N/A	TFS No(s). 298747	FILE NAME (NEW ITEMS ONLY)
Corrected typo in title of document from POSTIVE to POSITIVE.				

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CDF Settlement Statements

NEW/MOD MOD	REQUESTED BY FT Tampa	FOOTPRINTS No(s).	TFS No(s). 295082,297270	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Replaced the Settlement agent signature language with the below text on the CDF statements. <p>New Verbiage</p> <p>"I have reviewed the Closing Disclosure, the settlement statement, the lender's closing instructions and any and all other forms concerned with the funds held in escrow, including any disclosure of the Florida title insurance premiums being paid, and I agree to disburse the escrow funds in accordance with the terms of this transaction and Florida law."</p> <p>Existing Language to be replaced:</p> <p>"To the best of my knowledge, the Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction."</p> <ul style="list-style-type: none"> Roll up all charges on CDF line with description of "Title - Closing Fees", show the sum of the debit/credit amounts. Added license # to Settlement agent logo header Added underwriter name to the Policies to be issued Removed old verbiage and added new verbiage above Seller and Borrower names <p>New Verbiage</p> <p>The undersigned hereby certify that they have carefully reviewed the Closing Disclosure or other settlement statement form, and they approve and agree to the payment of all fees, costs, expenses and disbursement as reflected pm the Closing Disclosure or other settlement statement form to be paid on their behalf. We further certify that we have received a copy of the Closing Disclosure or other settlement statement.</p> <ul style="list-style-type: none"> Removed old verbiage and added new verbiage underneath the Seller and Borrower signatures, located on attached pdf <p>New Verbiage</p> <p>I have reviewed the Closing Disclosure, the settlement statement, the lender's closing instructions and any and all other forms relative to the escrow funds, including any disclosure of the Florida title insurance premiums being paid, and I agree to disburse the escrow funds in accordance with the terms of this transaction and Florida law.</p> <ul style="list-style-type: none"> Added escrow officer name and license # under fidelity signature line 				

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NOVEMBER RELEASE NOTES

Deed (Special Warranty - Corporation)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Oviedo	N/A	299509	

Corrected typo of "accuring" to "accruing".

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Escrow Agreement (Tax)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT of Florida	N/A	297319	

Revised document to pull the Settlement Agent rather than the Underwriter:

WHEREAS, **Fidelity National Title Insurance Company** has been engaged to issue Loan Title Insurance Policy to **Fairwinds CU** on certain real property described as:

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

and to effect settlement pursuant to the instructions from Lender.

AND WHEREAS, said instructions require escrow and subsequent payment of ad valorem taxes on said real property for the year _____.

AND WHEREAS, the property valuation, millage rate, and tax bill is not available or has not been determined by the proper governmental authority.

NOW THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. **Fidelity National Title Insurance Company** shall escrow funds for payment of taxes in the amount of _____ Dollars (\$_____).
2. **Fidelity National Title Insurance Company** shall hold the entire amount in escrow until the current year tax bill shall be made available to **Fidelity National Title Insurance Company**.
3. Borrower shall immediately forward tax bill to **Fidelity National Title Insurance Company** upon receipt thereof.
4. **Fidelity National Title Insurance Company** shall then use the amounts escrowed under this agreement to pay said taxes. In the event that the tax amount paid is less than the amount held in escrow, **Fidelity National Title Insurance Company** shall refund the excess to the Borrower. In the event that the tax amount to be paid is more than the amount held in escrow, **Fidelity National Title Insurance Company** shall immediately inform Borrower of the deficiency. Upon notice of such a deficiency Borrower shall immediately forward to **Fidelity National Title Insurance Company** any additional amounts due in order to fully satisfy the outstanding tax obligation. Upon payment of the tax obligation described herein, this agreement shall terminate.

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NOVEMBER

RELEASE NOTES

Florida Insurance Premium Disclosure and Settlement Agent Certification

NEW/MOD New	REQUESTED BY Settlement	FOOTPRINTS No(s). N/A	TFS No(s). 297933	FILE NAME (NEW ITEMS ONLY) FLD1234.doc
-----------------------	-----------------------------------	---------------------------------	-----------------------------	--

New document. Render to view complete document.

FLORIDA INSURANCE PREMIUM DISCLOSURE AND SETTLEMENT AGENT CERTIFICATION

Agency File No.: [JM CD Test](#)

Closing Date: [November 20, 2015](#)

You are being given this form and certification to explain differences between federal and Florida law. Federal law requires the costs of the policies to be calculated using the full premium for the lender policy. Florida law allows the premium for the lender's policy to be calculated using a lower rate when purchased along with an owner's policy.

If both an owner's policy and a lender's policy are being purchased, the title insurance premiums on this form might differ from the premiums on the Closing Disclosure. The owner's policy premium listed on the Closing Disclosure will probably be lower than on this form, and the lender's policy premium will probably be higher.

The chart below lists the amounts disclosed by the lender and the premium for the policies being purchased. These amounts include the charges for endorsements to the policies:

		Closing Disclosure Amount		Florida Premium	
		Buyer	Seller	Buyer	Seller
(a)	Lender's Policy:	\$100.00	\$0.00	\$100.00	\$0.00
(b)	Lender's Endorsements:	\$0.00	\$0.00	\$0.00	\$0.00
(c)	Lender's Policy Total:	\$100.00	\$0.00	\$100.00	\$0.00
(d)	Owner's Policy:	\$796.00	\$0.00	\$796.00	\$0.00
(e)	Owner's Endorsements:	\$0.00	\$0.00	\$0.00	\$0.00
(f)	Owner's Policy Total:	\$796.00	\$0.00	\$796.00	\$0.00
Total All Policies (c+f):		\$896.00		\$896.00	

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NOVEMBER RELEASE NOTES

ILLINOIS

DOCUMENTS

Escrow

Closing Calendar

NEW/MOD MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s). 297681	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Change to legal paper to add a column for closing location (as last column; after notes) • Change grouping to be "Settlement Agent; Settlement Agent, Escrow Officer/Closer" (use the settlement agent lookup code instead of closing location) • Corrected missing underscore on seller attorney • Bolded the word "REMOTE" when it appears • Darkened the line between orders • Exclude canceled non closing time blocks 				

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EI – Disbursement

EI – Disbursement (Legal)

NEW/MOD Mod	REQUESTED BY IL RLC	FOOTPRINTS No(s). N/A	TFS No(s). 298774	FILE NAME (NEW ITEMS ONLY)
----------------	------------------------	--------------------------	----------------------	----------------------------

****ONLY OPERATIONS WITH "FLRC" IN LOOKUP TABLE****

Revised Wire Transfer checkbox to add a note regarding possible charge of incoming wire fee. This verbiage will only print for IL operations that have "FLRC" in the Escrow Office lookup.

NET PROCEEDS DUE THE UNDERSIGNED to be:	<input type="checkbox"/> Wire Transfer, only if receiving \$5,000.00 or more (complete instructions below)
	<i>NOTE: Receiving Bank may charge an incoming wire fee to your account. The nation's top 10 banks charge account holders \$15-\$20 for an incoming wire transfer.</i>
Disbursed as indicated:	<input type="checkbox"/> HOLD for Pick Up <input type="checkbox"/> Overnight Delivery
<input type="checkbox"/> CALL when check is ready for Pick Up, Phone No. _____	
<input type="checkbox"/> Deposit in Local Bank (attach VOIDED check)	

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NOVEMBER

RELEASE NOTES

Georgia Attorney Same Maguire Wiring Instructions				
NEW/MOD Mod	REQUESTED BY FT RLC	FOOTPRINTS No(s). IN15000544008	TFS No(s). 297356	FILE NAME (NEW ITEMS ONLY)
<p>Updated to match version effective June 29, 2015. Render to view complete document.</p> <div style="text-align: center; margin: 20px 0;">  <p style="margin: 0;">THE LAW OFFICES OF Sam Maguire, Jr., P.C.</p> </div> <p style="text-align: center; font-weight: bold; margin: 20px 0;">WIRE TRANSFER INSTRUCTIONS FOR ATLANTA SIGNATURE, P.C. SAM F. MAGUIRE, JR. ESQ. PRESIDENT</p> <p style="text-align: center; font-weight: bold; margin: 20px 0;">***New wiring instructions effective 6/29/2015***</p>				

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PTAX-203				
NEW/MOD Mod	REQUESTED BY IL	FOOTPRINTS No(s). N/A	TFS No(s). 298541	FILE NAME (NEW ITEMS ONLY)
<p>Removed date from Item #9:</p> <div style="margin-left: 40px; margin-top: 20px;"> <p>9 Identify any significant physical changes in the property since January 1 of the previous year and write the date of the change</p> <p>Date of significant change: _____</p> <div style="display: flex; justify-content: center; gap: 20px; margin-top: 5px;"> Month Year </div> </div>				

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NOVEMBER RELEASE NOTES

Second Review Checklist

NEW/MOD New	REQUESTED BY CT Metro	FOOTPRINTS No(s). N/A	TFS No(s). 298848	FILE NAME (NEW ITEMS ONLY) ILD0455.doc
-----------------------	---------------------------------	---------------------------------	-----------------------------	--

New document. Render to view complete document.



SECOND REVIEW CHECKLIST

Chicago Title
Insurance Company

File No.: [MS Test CDF IL CLR](#) _____

Date Reviewed: _____

Reviewed By: _____

Items	Yes	No	N/A
Prior Title used is acceptable	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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NOVEMBER RELEASE NOTES

Underwriter Approval (Transactions Greater Than 10MM)

NEW/MOD New	REQUESTED BY CT Metro	FOOTPRINTS No(s). N/A	TFS No(s). 298848	FILE NAME (NEW ITEMS ONLY) ILD0456.doc
-----------------------	---------------------------------	---------------------------------	-----------------------------	--

New document. Render to view complete document.



**UNDERWRITER APPROVAL FOR
TRANSACTIONS
GREATER THAN \$10MM**

File No.: MS Test CDF IL CLR

Date Reviewed for Approval: _____

Approval Completed by: _____

Second Review Completed by: _____

Items	Yes	No	N/A
1. Transaction is sufficiently described and explained	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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NOVEMBER RELEASE NOTES

NATIONALLINK

DOCUMENTS

Escrow

Errors and Omissions Correction Agreement Waiver and Release Regarding Property Condition

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	SL - Tori Jones	n/a	299458	

Removed "(Fannie)" from document names in tree and "(Fannie Mae)" from document footers in order to expand their use.

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NOVEMBER RELEASE NOTES

OREGON

DOCUMENTS

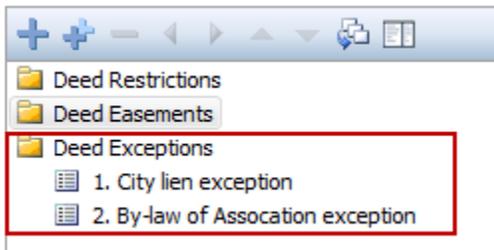
Escrow

Affiant Deeds (6 of them)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Portland	IN15000550709	298123	

The following Deeds have been revised to pull in deed exceptions:

- 🔗 Deed (Affiant's)
- 🔗 Deed (Affiant's), Legal
- 🔗 Deed (Small Estate - Affiant's and Successors')
- 🔗 Deed (Small Estate - Affiant's and Successors'), Legal
- 🔗 Deed (Small Estate - Affiant's)
- 🔗 Deed (Small Estate - Affiant's), Legal



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

This property is free of encumbrances, EXCEPT:

1. City lien exception
2. By-law of Association exception

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Affidavit (Notary)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	n/a	300623	

Matched to the latest version provided by Settlement.

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NOVEMBER RELEASE NOTES

Information Sheet (Buyer)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Portland	N/A	300615	

Revised Escrow No. reference to be consistent throughout document.

SELLER INFORMATION SHEET

Page 1

Date: November 18, 2015
Ref. No.: SettlementAgtRefNum111
Escrow No.: Test Order Number 123-CH
Property: 100 Property Street
Portland, OR 97294

Page 2

Escrow No.: Test Order Number 123-CH

ON (e.g. lighting assessments, street

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Information Sheet (Refinance)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Portland	N/A	299670	

Corrected typo in paragraph from AUTHORORIZES to AUTHORIZES.

THE UNDERSIGNED **AUTHORIZES** TEST ESCROW OFFICE TO OBTAIN PAYOFF INFORMATION ON THE ABOVE-REFERENCED LIEN(S) AND AGREES TO INDEMNIFY AND HOLD HARMLESS IN REGARD TO ANY LOANS OR DEBTS NOT DISCLOSED HEREIN THAT AFFECT THE PROPERTY WHICH IS THE SUBJECT OF THIS TRANSACTION. WE FURTHER INDEMNIFY FROM ANY ERRORS IN PAYOFF STATEMENTS RECEIVED FROM LENDERS AND/OR ANY PAYOFF SHORTAGES WHICH WERE CREATED BY AN ACTION OF THE UNDERSIGNED (NSF CHECKS, ETC.)

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NOVEMBER RELEASE NOTES

Information Sheet (Seller)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Portland	N/A	300615	

Revised Escrow No. reference to be consistent throughout document.

SELLER INFORMATION SHEET

Page 1

Date: November 18, 2015
Ref. No.: SettlementAgtRefNum111
Escrow No.: Test Order Number 123-CH
Property: 100 Property Street
Portland, OR 97294

Page 2

Escrow No.: Test Order Number 123-CH

ON (e.g. lighting assessments, street

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NOVEMBER RELEASE NOTES

Preliminary Report

Preliminary Report (Schedule A)

NEW/MOD Mod	REQUESTED BY FNT Portland	FOOTPRINTS No(s). N/A	TFS No(s). 301066	FILE NAME (NEW ITEMS ONLY)
-----------------------	-------------------------------------	---------------------------------	-----------------------------	-----------------------------------

Added the Escrow License Number to the Schedule A. Cover page also revised to render the Underwriter contact and state of incorporation.

PRELIMINARY REPORT

ESCROW OFFICER: SPS Administrator ORDER NO.: MS Test CDF OR
TITLE OFFICER: SPS Administrator

TO: The Listing Agency
Lisa Lister
1000 Listing Way
Seattle, WA 98111

If there is no license number for the escrow office in the order, this section will "collapse" and nothing will print.

ESCROW LICENSE NO.: 1234567890

OWNER/SELLER: Samuel Seller and Samantha Seller

BUYER/BORROWER: Brian T. Buyer and Brenda T. Buyer

PROPERTY ADDRESS: 100 Property Street, Portland, OR 97294

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby.

The policy(s) of title insurance to be issued hereunder will be policy(s) of [Chicago Title Insurance Company](#), a/an Nebraska corporation.

Please read the exceptions shown or referred to herein and the Exceptions and Exclusions set forth in Exhibit One of this report carefully. The Exceptions and Exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

Order Contacts

Type	Name
Title Company	Fidelity National Title Insurance C...
Underwriter	Chicago Title Insurance Company

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NOVEMBER

RELEASE NOTES

Reconveyance Documents				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Portland	N/A	298864	
<p><u>Affected documents:</u> Deed (Reconveyance) Deed (Reconveyance without Extinguishment of Debt) Deed (Reconveyance without Extinguishment of Debt), Legal Deed (Reconveyance), Legal Full Reconveyance Partial Reconveyance</p> <p>Revised to look to the Title Company location to pull the acknowledgment when there is no Settlement Agent in the file.</p>				

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NOVEMBER RELEASE NOTES

Title

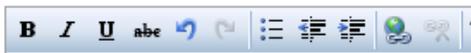
Status of Record Title Report

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Portland TitleGroup	N/A	296367	

Revised document to pull only the Preliminary Opinion/Commitment legal:

Preliminary Opinion/Commitment legal

Lookup code:



Preliminary/Commitment Legal

PROPERTY

We have searched our Tract Indices as to the following described real property:

[Preliminary/Commitment Legal](#)



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NOVEMBER RELEASE NOTES

SERVICELINK

DOCUMENTS

Escrow

Arizona and Nevada Deeds

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	SL	N/A	298544	

The following Deeds have been revised. If user has deed restrictions, easements and/or exceptions and the Show on document checkbox is checked, then these items will render on the deed as an Exhibit (if only one is entered, then it will appear within the body of the document).

- 🔗 Disclaimer Deed (Arizona)
- 🔗 Joint Tenancy Deed (Arizona)
- 🔗 Warranty Deed (Arizona)
- 🔗 Grant, Bargain and Sale Deed (Nevada)
- 🔗 Grant, Bargain and Sale Deed with DOV (Nevada)

Add Restriction, Easement, or Exception

Type: Show on document

Code: Save and Add New Show with numbering

B *I* U abc ↶ ↷ ☰ 🌐 🔄 ABC

▶ |¹. |². |³. |⁴. |⁵.

This is a Deed Restriction

the following described real property in the City of Sonoma, County of Napa, State of California:

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

Subject to:

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

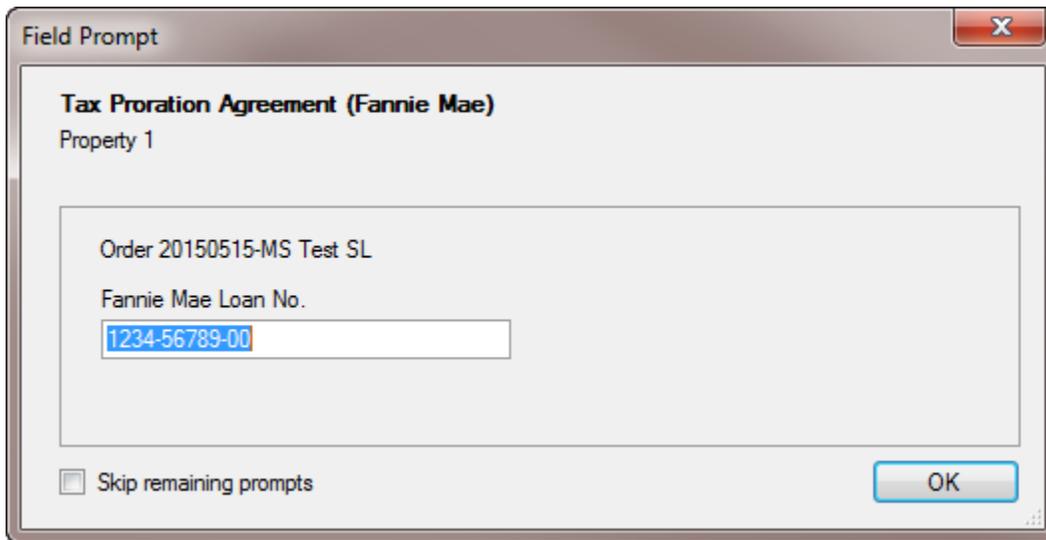
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NOVEMBER RELEASE NOTES

Tax Proration Agreement (Fannie Mae)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	SL - Tori Jones	N/A	299010	

Created a custom field prompt for users to enter the FNMA No.



TAX PRORATION AGREEMENT

Fannie Mae Loan No.: 1234-56789-00
REO No.: REO Number 12345
Date: November 17, 2015
Order No.: 20150515-MS Test SL
Seller(s): Seller Organization, Inc.
 Sally S Seller
Borrower(s): Brian T. Buyer and Brenda T. Buyer
Property: 100 Test Avenue
 Dallas, TX 75207

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NOVEMBER RELEASE NOTES

TEXAS

DOCUMENTS

Escrow

Texas Disclosure Form T-64

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	TX		296474	
<ul style="list-style-type: none"> Changed defaults on parameters: Included in real estate commission disbursement: = All fees without amounts Included in fees paid to settlement agent: = All fees with amounts +Endorsement (new option see below #3) Added new option to "include in fees paid to settlement agent" Option - All fees with amounts +Endorsement - same as "All fees with amounts" but includes endorsement paid to settlement agent 				

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Wire Transfer Authorization

Wiring Instructions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	TX	n/a	299083	
<p>Added language to end of documents as approved by Settlement.</p> <div style="border: 1px solid black; padding: 10px; margin: 10px auto; width: fit-content;"> <p>These are the Wiring Instructions for this transaction, they will not change. In an effort to increase security, should you receive any request to change these instructions, please call SPS Administrator (Closer) at (713)966-4040.</p> </div>				

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NOVEMBER RELEASE NOTES

Title

T-31.1 Supplemental Coverage Manufactured Housing Unit Endorsement

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Compliance	n/a	296346	

At the direction of Texas Compliance, the first paragraph referring to a serial number has been removed.

BEFORE

~~Attached to and made a part of Policy of Title Insurance Loan Pol Num-123, Serial Number FILL IN.~~

1. The term "Land" as defined in this policy includes the manufactured housing unit located on the land at Date of Policy.
2. Unless excepted in Schedule B, the Company insures against loss or damage sustained by the insured if

AFTER

1. The term "Land" as defined in this policy includes the manufactured housing unit located on the land at Date of Policy.
2. Unless excepted in Schedule B, the Company insures against loss or damage sustained by the insured if

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NOVEMBER RELEASE NOTES

Schedule D - Item 2(c) - Fidelity operations ONLY

NEW/MOD Mod	REQUESTED BY Compliance	FOOTPRINTS No(s). n/a	TFS No(s). 300704	FILE NAME (NEW ITEMS ONLY)
-----------------------	-----------------------------------	---------------------------------	-----------------------------	-----------------------------------

Updated agent/operation information that pulls in to item 2(c) of Schedule D for Fidelity National Title Agency operations (updated Officer names)

FIDELITY NATIONAL TITLE INSURANCE COMPANY **COMMITMENT NO.: XFAH5000014 - Test TX**

SCHEDULE D

Commitment No.: XFAH5000014 - Test TX GF No.: -XFAH5000014 - Test TX

Pursuant to the requirements of Rule P-21, Basic Manual of Rules, Rates and Forms for the writing of Title Insurance in the State of Texas, the following disclosures are made:

- The issuing Title Insurance Company, **Fidelity National Title Insurance Company**, is a corporation whose shareholders owning or controlling, directly or indirectly, 10% of said corporation, directors and officers are listed below:
Shareholders: Fidelity National Title Group, Inc. which is owned 100% by FNTG Holdings, LLC which is owned 100% by Fidelity National Financial, Inc.
Directors: Raymond Randall Quirk, Anthony John Park, Michael Louis Gravelle, Michael J. Nolan
Officers: Raymond Randall Quirk (President), Anthony John Park (Executive Vice President), Michael Louis Gravelle (Secretary), Daniel Kennedy Murphy (Treasurer)
- The following disclosures are made by the Title Insurance Agent issuing this Commitment:
Fidelity National Title Agency, Inc.
 - A listing of each shareholder, owner, partner, or other person having, owning or controlling one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium.
Owners: FNTS Holdings, LLC owns 100% of **Fidelity National Title Agency, Inc.**
 - A listing of each shareholder, owner, partner, or other person having, owning or controlling 10 percent (10%) or more of an entity that has, owns or controls one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium.
Owners: FNTG Holdings, LLC owns 100% of FNTS Holdings, LLC
 - If the Agent is a corporation: (i) the name of each director of the Title Insurance Agent, and (ii) the names of the President, the Executive or Senior Vice-President, the Secretary and the Treasurer of the Title Insurance Agent.
Directors: Raymond Randall Quirk, Anthony John Park
Officers: Richard Allen Jones (President), Laurie A. Ford (Senior Vice President), Michael Louis Gravelle (Secretary), Daniel Kennedy Murphy (Treasurer), Joseph William Grealish (Executive Vice President)
 - The name of any person who is not a full-time employee of the Title Insurance Agent and who receives any portion of the title insurance premium for services performed on behalf of the Title Insurance Agent in connection with the issuance of a title insurance form; and, the amount of premium that any such person shall receive.
 - For purposes of this paragraph 2, "having, owning or controlling" includes the right to receipt of a percentage of net income, gross income, or cash flow of the Agent or entity in the percentage stated in subparagraphs (a) or (b).
- You are entitled to receive advance disclosure of settlement charges in connection with the proposed transaction to which this commitment relates. Upon your request, such disclosure will be made to you. Additionally, the name of any person, firm or corporation receiving a portion of the premium from the settlement of this transaction will be disclosed on the closing or settlement statement.
 You are further advised that the estimated title premium* is:

Loan Policy	\$	100.00
Total	\$	100.00

Of this total amount: 15% will be paid to the policy issuing Title Insurance Company; 85% will be retained by the issuing Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:

Percent/Amount	To Whom	For Services

*The estimated premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance.

Form T-7: Commitment for Title Insurance (01/03/14)
TX----SPS-1--XFAH5000014 - Test TX

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NOVEMBER RELEASE NOTES

Schedule D - Item 2(c) - Park Title operations ONLY

NEW/MOD Mod	REQUESTED BY Park Title	FOOTPRINTS No(s). n/a	TFS No(s). 300704	FILE NAME (NEW ITEMS ONLY)
-----------------------	-----------------------------------	---------------------------------	-----------------------------	-----------------------------------

Updated agent/operation information that pulls in to item 2(c) of Schedule D for Park Title operations (updated Officer names)

<u>ALAMO TITLE INSURANCE</u>	<u>COMMITMENT NO.: XPTH15000029- Test</u>									
SCHEDULE D										
Commitment No.: XPTH15000029-Test	GF No.: -XPTH15000029-Test									
Pursuant to the requirements of Rule P-21, Basic Manual of Rules, Rates and Forms for the writing of Title Insurance in the State of Texas, the following disclosures are made:										
<p>1. The issuing Title Insurance Company, Alamo Title Insurance, is a corporation whose shareholders owning or controlling, directly or indirectly, 10% of said corporation, directors and officers are listed below: <u>Shareholders:</u> Fidelity National Title Group, Inc. which is owned 100% by FNTG Holdings, LLC which is owned 100% by Fidelity National Financial, Inc. <u>Directors:</u> Raymond Randall Quirk, Anthony John Park, Michael Louis Gravelle, Joseph W. Grealish, Erika Meinhardt, John A. Wunderlich, Roger S. Jewkes <u>Officers:</u> Raymond Randall Quirk (President), Anthony John Park (Executive Vice President), Michael Louis Gravelle (Secretary), Daniel Kennedy Murphy (Treasurer)</p>										
<p>2. The following disclosures are made by the Title Insurance Agent issuing this Commitment: PARK TITLE COMPANY, LLC (a) A listing of each shareholder, owner, partner, or other person having, owning or controlling one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium. <u>Owners:</u> K. Hovnanian of Houston II, L.L.C., owns 100% of Park Title Company LLC (b) A listing of each shareholder, owner, partner, or other person having, owning or controlling 10 percent (10%) or more of an entity that has, owns or controls one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium. <u>Owners:</u> K. Hovnanian Holdings NJ, L.L.C., owns 100% of the shares of K. Hovnanian of Houston II, L.L.C. (c) If the Agent is a corporation: (i) the name of each director of the Title Insurance Agent, and (ii) the names of the President, the Executive or Senior Vice-President, the Secretary and the Treasurer of the Title Insurance Agent. <u>Officers/Directors:</u> David A. Orlando (President), John C. Rose (Vice President/Assistant Secretary), Darlene R. Trahan (On Site Manager), Dawn Nottebart (Controller), Steven D. Tinnin (Escrow Officer) (d) The name of any person who is not a full-time employee of the Title Insurance Agent and who receives any portion of the title insurance premium for services performed on behalf of the Title Insurance Agent in connection with the issuance of a title insurance form; and, the amount of premium that any such person shall receive. (e) For purposes of this paragraph 2, "having, owning or controlling" includes the right to receipt of a percentage of net income, gross income, or cash flow of the Agent or entity in the percentage stated in subparagraphs (a) or (b).</p>										
<p>3. You are entitled to receive advance disclosure of settlement charges in connection with the proposed transaction to which this commitment relates. Upon your request, such disclosure will be made to you. Additionally, the name of any person, firm or corporation receiving a portion of the premium from the settlement of this transaction will be disclosed on the closing or settlement statement. You are further advised that the estimated title premium* is:</p> <table style="margin-left: auto; margin-right: auto;"> <tr> <td style="text-align: right;">Total</td> <td style="text-align: center;">\$</td> <td style="text-align: right;">0.00</td> </tr> </table> <p>Of this total amount: 15% will be paid to the policy issuing Title Insurance Company; 47.5% will be retained by the issuing Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:</p> <table style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="text-align: left;">Percent/Amount</th> <th style="text-align: left;">To Whom</th> <th style="text-align: left;">For Services</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">37.5%</td> <td style="text-align: center;">Alamo Title Company</td> <td style="text-align: center;">Closing Services</td> </tr> </tbody> </table> <p>*The estimated premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance.</p>		Total	\$	0.00	Percent/Amount	To Whom	For Services	37.5%	Alamo Title Company	Closing Services
Total	\$	0.00								
Percent/Amount	To Whom	For Services								
37.5%	Alamo Title Company	Closing Services								
Form T-7: Commitment for Title Insurance (01/03/14)	TX---SPS-1--XPTH15000029-Test									

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NOVEMBER RELEASE NOTES

WASHINGTON

DOCUMENTS

Escrow

Affidavit (Notary Out of Office)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	n/a	300624	

Matched to the latest version provided by Settlement.

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POA Checklist

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Washington	IN15000516548	296354	

Revised the document so that an individual can be selected:

POA Checklist

- Bob Buyer (B)
- Betty Buyer (B)
- Sam Seller (S)
- Sally Seller (S)

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NOVEMBER RELEASE NOTES

Questionnaires (8)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Washington	N/A	297335	

Affected docs:

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

Reverted back the changes that were in the August Build to include 'last (4) digits of your Social Security Number(s)'. Will now state "Please provide us with your Social Security Number(s)":

Please provide us with your Social Security Number(s):

Seller #1: _____ Seller #2: _____

(These are often required for us to obtain payoff figures on the loans to be paid at closing.)

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NOVEMBER RELEASE NOTES

Utility and Tax Notice

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Tacoma	IN15000535128	296485	

Corrected typo from 'of' to 'a':

NOTICE

**Please read and retain a copy of this notice for your records
CLOSING AGENT'S RESPONSIBILITIES UNDER R.C.W.60.80
(lien for unrecorded utility charges)**

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NOVEMBER RELEASE NOTES

Title

Private Rights - Current Assessments 2015 - ALTA 9.6.1-06

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Underwriting	IN15000436716	300994	E15A009_06_1_FNF

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

ENDORSEMENT - ALTA 9.6.1-06

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Charge: \$0.00

PRIVATE RIGHTS - CURRENT ASSESSMENTS

Attached to Policy Number:

LoanPoI Num-789

1. The insurance provided by this endorsement is subject to the exclusions in Section 4 of this endorsement; and the Exclusions from Coverage, the Exceptions from Coverage contained in Schedule B, and the Conditions in the policy.
2. For purposes of this endorsement only:
 - (a) "Covenant" means a covenant, condition, limitation, or restriction in a document or instrument recorded in the Public Records at Date of Policy.
 - (b) "Private Right" means:
 - (i) a private charge or assessment due and payable at Date of Policy;
 - (ii) an option to purchase;
 - (iii) a right of first refusal; or
 - (iv) a right of prior approval of a future purchaser or occupant.
3. The Company insures against loss or damage sustained by the Insured under the policy if enforcement of a Private Right in a Covenant affecting the Title at Date of Policy:
 - (a) Results in the invalidity, unenforceability, or lack of priority of the lien of the Insured Mortgage, or
 - (b) Causes a loss of the Insured's Title acquired in satisfaction or partial satisfaction of the Indebtedness.
4. This endorsement does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) resulting from:
 - (a) Any Covenant contained in an instrument creating a lease;
 - (b) Any Covenant relating to obligations of any type to perform maintenance, repair, or remediation on the Land;
 - (c) Any Covenant relating to environmental protection of any kind or nature, including hazardous or toxic matters, conditions, or substances; or
 - (d) Any Private Right in an instrument identified in Exception(s) FILL IN in Schedule B.

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ALTA 9.6.1-06-Private Rights-Current Assessments-Loan (04/02/2015) Printed: 11.18.15 @ 06:52 PM
WA----SPS-3-15-XUAT110200 - CP Test WA

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NOVEMBER RELEASE NOTES

Encroachments - Boundaries and Easements-Desc Improvements Land Under Dvlp 2015 - ALTA 28.3-06

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Underwriting	IN15000436716	300994	E15A028_03_FNF

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

**ENCROACHMENTS-
BOUNDARIES AND EASEMENTS-
DESCRIBED IMPROVEMENTS AND
LAND UNDER DEVELOPMENT**

ENDORSEMENT - ALTA 28.3-06

Issued By:  CHICAGO TITLE INSURANCE COMPANY

Attached to Policy Number: LoanPolNum-789

Charge: \$0.00

- The insurance provided by this endorsement is subject to the exclusions in Section 4 of this endorsement; and the Exclusions from Coverage, the Exceptions from Coverage contained in Schedule B, and the Conditions in the policy.
- For purposes of this endorsement only:
 - "Improvement" means a building, structure, or paved area, including any road, walkway, parking area, driveway, or curb located on the surface of the Land or the surface of adjoining land at Date of Policy that by law constitutes real property.
 - "Future Improvement" means any of the following to be constructed on the Land after Date of Policy in the locations according to the Plans and that by law constitutes real property:
 - a building;
 - a structure; or
 - a paved area, including any road, walkway, parking area, driveway, or curb.
 - "Plans" mean the survey, site and elevation plans, or other depictions or drawings prepared by FILL IN dated November 17, 2015, last revised N/A, designated as FILL IN consisting of twelve (12) sheets.
- The Company insures against loss or damage sustained by the Insured by reason of:
 - An encroachment of any Improvement or Future Improvement located on the Land onto adjoining land or onto that portion of the Land subject to an easement, unless an Exception in Schedule B of the policy identifies the encroachment;
 - An encroachment of any Improvement located on adjoining land onto the Land at Date of Policy, unless an exception in Schedule B of the policy identifies the encroachment;
 - Enforced removal of any Improvement or Future Improvement located on the Land as a result of an encroachment by the Improvement or Future Improvement onto any portion of the Land subject to any easement, in the event that the owners of the easement shall, for the purpose of exercising the right of use or maintenance of the easement, compel removal or relocation of the encroaching Improvement or Future Improvement; or
 - Enforced removal of any Improvement or Future Improvement located on the Land that encroaches onto adjoining land.
- Sections 3(c) and 3(d) of this endorsement do not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) resulting from the following Exceptions, if any, listed in Schedule B: FILL IN

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ALTA 28.3-06-Encroachments-Boundaries and Easements-
Described Improvements and Land Under Development (04/02/2015)

Printed: 11.18.15 @ 06:51 PM
WA----SPS-3-15-XUAT110200 - CP Test WA

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NOVEMBER RELEASE NOTES

Dedication - Short Platting

Dedication - Subdivision Platting

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Vancouver	IN15000538157	296654	

Due to the county's request, the title on 'Dedication - Short Plat' has been changed to 'Dedication for Short Platting' and 'Dedication – Subdivision Plat' has been changed to 'Dedication for Subdivision Platting'.

-  [Dedication for Short Platting](#)
-  [Dedication for Subdivision Platting](#)

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NOVEMBER RELEASE NOTES

Supplemental Report

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Washington	N/A	298136	

Document revised to only include the endorsement charges when the 'Check to show Endorsement charges on Commitment' is checked. When unchecked, the endorsement charges will not be included in the Total for the policy.

Revision ID:

Date/time completed: Completed by:

Lock status:

Check to show Endorsement charges on Commitment

When Unchecked:

b. ALTA Loan Policy 2006

Proposed Insured: [Googain Inc, its successors and/or assigns as their respective interests may appear.](#)
 Policy Amount: \$417,000.00

Premium:		\$	741.00
Tax:		\$	70.40
Rate:	Extended		
Discount(s):	Simultaneous		
Total:		\$	811.40

Total is correct and Endorsements don't show

Revision ID:

Date/time completed:

Lock status:

Check to show Endorsement charges on Commitment

Checked:

b. ALTA Loan Policy 2006

Proposed Insured: [Googain Inc, its successors and/or assigns as their respective interests may appear.](#)
 Policy Amount: \$417,000.00

Premium:		\$	741.00
Tax:		\$	70.40
Rate:	Extended		
Discount(s):	Simultaneous		
Endorsement(s) (includes Tax):		\$	273.75
Total:		\$	1,085.15

Total is correct and Endorsements show

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NOVEMBER RELEASE NOTES

REPORTS

Opened/Closed Orders				
NEW/MOD MOD	REQUESTED BY TT WA	FOOTPRINTS No(s).	TFS No(s). 293413	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • The TBD column needs to be broken out to two columns both columns would still need to roll into the Agent Directed column. <ul style="list-style-type: none"> ○ TBD-TO = TBD, TBD-SS and TBD-CM (new) ○ TBD-TE = TBD-E, TBD-Sub, REO-Pre In, REO-Pre Out and TBD-CME (new) • Add additional Directed Column (these columns act the same way as the SS Directed and REO Directed with the codes below. <ul style="list-style-type: none"> ○ Commercial Directed = TBD-CM, TBD-CME, PCM, PCM-E, PCM-EO, PCM-SUB, LCM, LCM-E and LCM-Sub 				

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NOVEMBER RELEASE NOTES

WISCONSIN

DOCUMENTS

Escrow

Affidavit (Construction Lien and SAC)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Midwest IT	n/a	299653	

Corrected typo in title of document from AFFDAVIT to AFFIDAVIT.

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NOVEMBER

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.