

SOFTPRO SELECT

RELEASE NOTES



DECEMBER, 2016

Testing Release Date: December 1, 2016

Production Release Date: December 16, 2016



DECEMBER RELEASE NOTES

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DECEMBER RELEASE NOTES

ALL STATES/SITES

DOCUMENTS

Escrow

CDF Settlement Statements

NEW/MOD MOD	REQUESTED BY CA	FOOTPRINTS No(s).	TFS No(s). 356866	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Orders with Owner's Policy only will show paid by other text. 				

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Employee Fee Waiver Request

NEW/MOD New	REQUESTED BY Tech Memo	FOOTPRINTS No(s). IN16000668919	TFS No(s). 357516	FILE NAME (NEW ITEMS ONLY) SSCORPD5531.doc
----------------	---------------------------	------------------------------------	----------------------	---

New document. Render to view complete document.



Company Name

EMPLOYEE TITLE/ESCROW FEE
WAIVER REQUEST

A signed copy of this form must be kept in both the Title and the Escrow files.

Employee Name: Brian T. Buyer

Employee Branch: _____

Transaction Type: Sale Refinance

Escrow Officer/Closer: Joseph D. Kirby

Branch/Department: Test Escrow Office

File No.: MS Test CDF OR1

Estimated Closing Date: December 30, 2016

Property: 100 Property Street, Portland, OR 97294

Purchase Price:	\$350,000.00
Loan/Refi Amount:	\$200,000.00
Escrow/Closing Fee:	\$ _____
Title Policy Premium(s):	\$ _____

Employee signature: _____ Date: _____

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DECEMBER RELEASE NOTES

Loan Approval Request

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Tech Memo	IN16000668919	357516	SSCORPD5532.doc

New document. Render to view complete document.



Company Name

LOAN APPROVAL REQUEST

To be used in transaction where the lender is an employee of the Company or related to an employee of the Company.

Employee Name: _____

Lender Name (must include the name of any entity the employee or their relative has a beneficial interest in): [Lender Bank](#)

Employee Relationship to Lender: _____

Employee Branch/Department: _____

Borrower Name: [Brian T. Buyer](#)

Transaction Type: Sale Refinance

Escrow Officer/Closer: [Joseph D. Kirby](#)

File No.: [MS Test CDF OR1](#)

Estimated Closing Date: [December 30, 2016](#)

Property: [100 Property Street, Portland, OR 97294](#)

Loan Amount:	\$200,000.00
Sum of Origination Fees:	\$ _____
Interest Rate:	4.125%

Employee signature: _____ Date: _____

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DECEMBER RELEASE NOTES

Rent Statement - Blank

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	WA	n/a	357535	

Revised to have choice between 360 Day or Actual Days Calendar Year.

Field Prompt

Rent Statement - Blank

Property

Choose calendar year

Actual

360

Actual

Skip remaining prompts OK

RENTS PRORATED USING A 360 DAY CALENDAR YEAR ACTUAL DAYS CALENDAR YEAR

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Short Sale Acknowledgment - Buyer

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	n/a	358582	

Removed NOTE FOR USAGE: paragraph.

Removed following as it is a duplicate of language on first page :

SHORT SALE

NOTE FOR USAGE: *This acknowledgment can only be used for lender conditions in short sale transactions prohibiting the transfer of title within a specified period after the date of policy. The provisions of National UW Bulletin No. 2009-RC-04 shall otherwise apply.*

Escrow No.: MS Test CDF OR1-WRB
Title No.: TitleRefNum22222
Buyer: Brian T. Buyer
Property: 100 Property Street, Portland, OR 97294

Buyer acknowledges and agrees as follows:

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DECEMBER RELEASE NOTES

Title

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

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DECEMBER RELEASE NOTES

REPORTS

Order Exceptions				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD			356458	
<ul style="list-style-type: none"> Removed Missing Marketing Source from report for all states. 				

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Orders by Contact				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	SL		357121	
<ul style="list-style-type: none"> Added "Contact address contains" search text box after "Contact lookup code/name/payee name contains..." text box. When entered search any part of the selected contact type full address (address1, address2, city, state, zip) When excel export is checked include the address as columns. <ul style="list-style-type: none"> Include after current contact name <ul style="list-style-type: none"> Contact Address 1 Contact Address 2 Contact City Contact State Contact Zip 				

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Receipts and Disbursements (Pending and Held)				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	IL		356000	
<ul style="list-style-type: none"> Added picklist "Brief - Bill Code Breakdown:" after transaction status; list all active bill codes <ul style="list-style-type: none"> When the a "Bill Code Breakdown" format is selected this picklist can be used to filter bill codes Added new options to "Format option" drop down: <ul style="list-style-type: none"> "Excel-Export" - export columns: Branch, Receipt/Disbursement, Transaction Type, Ledger ID, Medium, Pending/Held, Payee/Payor, Escrow Officer, Transaction Amount, Memo, Ledger Comment, Buyer/Borrower, Property Receipt/Disbursement = group 1, Transaction Type = group 2 "Excel-Export bill code breakdown" - same columns as "Excel-Export" but include columns for: Bill Code, Description, Bill Code Amount <i>Note: if multiple bill codes the transaction will appear for each</i> 				

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SPAdmin-Custom Source of Business Export				
NEW/MOD MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s). 358870	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">Updated the logic for the "Policy Issued Date" NOT to use any checklist task with a name like "%Package Submitted to Policy%". All other logic should remain the same (summarized below)Issued date/time Field located in Policy Schedule" A" Screen or earliest completed date of any Checklist task that contains "Policy" (unless Checklist task contains 'Package Submitted to Policy')				

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Weekly Source of Business				
NEW/MOD MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s). 356624	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">Updated report to included new 2017 dates.				

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DECEMBER RELEASE NOTES

MY SCREENS

Escrow

My Screen Name			
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).

Title

My Screen Name			
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).

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DECEMBER RELEASE NOTES

LOOKUP TABLES

Lookup Table Name			
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).

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DECEMBER RELEASE NOTES

BUSINESS RULES

Business Rule Information			
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).

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DECEMBER RELEASE NOTES

AMERITITLE

MY SCREENS

Title

Policy Schedule A Screen

NEW/MOD Mod	REQUESTED BY AmeriTitle	FOOTPRINTS No(s).	TFS No(s). 358503
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The following custom fields were added to the top of Policy Schedule A under the Title Screens

Order.Mtg1RecordationDate_FNF#

Order.Mtg2RecordationDate_FNF#

Order.Lien1ReleaseRecordationDate_FNF#

Order.Lien2ReleaseRecordationDate_FNF#

The screenshot shows a web interface titled "Policy - Schedule A". It contains four dropdown menus, each with "(None)" selected:

- Mortgage 1 Recordation Date: (None)
- Mortgage 2 Recordation Date: (None)
- Lien 1 Release Recordation Date: (None)
- Lien 2 Release Recordation Date: (None)

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DECEMBER 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 Yuma	n/a	358571	

Revised to pull in Buyer Forwarding address for #5.

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Els (all)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Yuma	n/a	356367	

Removed dashes from titles.

- 📁 FNF Arizona Documents
 - 📁 All
 - 🔗 EI Borrower (EIS)
 - 🔗 EI Closing with Terms and Conditions
 - 🔗 EI Manufactured Housing Supplemental (EIS)
 - 🔗 Mgmt. Approval Required: EI - Deed In Lieu
 - 🔗 Deed in Lieu of Forfeiture (Agreement For Sale)
 - 🔗 EI Assignment of Promissory Note and Deed of Trust (EIS)
 - 🔗 EI Closing
 - 🔗 EI Hold Harmless
 - 🔗 EI In and Out of Trust (Refi)
 - 🔗 EI Land Split Supplemental (EIS)
 - 🔗 EI Loan (EIS)
 - 🔗 EI Loan Modification
 - 🔗 EI Manufactured Home Supplemental (EIS)
 - 🔗 EI Pay Bills
 - 🔗 EI Sale (EIS)
 - 🔗 EI Supplemental (EIS)

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DECEMBER RELEASE NOTES

El Closing with Terms and Conditions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT Yuma	n/a	356348	AZD1214.doc

New document. Render to view complete document.



ESCROW CLOSING INSTRUCTIONS

Wayne Buehrer, Configuration Analyst
Chicago Title Insurance Company
1001 Escrow Way, Suite 1100
Phoenix, AZ 85046
Phone: (559)555-1111 Fax: (559)555-2222

Date: November 30, 2016
Ref. No.: SettleAgtRefNum11111
Escrow No.: MS Test CDF AZ1-WRB
Property: 100 Property Street
Anywhere, AZ 85046

The parties hereby instruct Escrow Agent as follows:

- 1. Proration Date**
The proration date shall be close of escrow. All parties acknowledge that all items to be prorated have been submitted to escrow and the parties further agree to hold Escrow Agent harmless as to any items or information not submitted to escrow for proration purposes.
- 2. Bills for Inspections**
With the exception of any bills submitted to escrow for payment therefore, all parties acknowledge and warrant that the costs and expenses associated with any inspections have been paid directly to the payees outside of escrow. The parties agree to indemnify and hold Escrow Agent harmless as to any liability regarding inspections.
- 3. Bills for Repairs**
With the exception of any bills submitted to escrow for payment therefore, all parties acknowledge and warrant that the costs and expenses associated with any repairs have been paid directly to the payees outside of escrow. The parties agree to indemnify and hold Escrow Agent harmless from any liability regarding repairs.
- 4. Instruction to Record & Disburse**
All parties acknowledge and warrant that all inspections, contingencies and/or conditions have been met, satisfied, or waived. Escrow Agent is instructed to record and disburse this escrow upon receipt of all signatures and funds into escrow.

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DECEMBER RELEASE NOTES

EI Manufactured Housing Supplemental (EIS)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT Yuma	n/a	357508	AZD1215.doc

New document. Render to view complete document.



Chicago Title Insurance Company

**MANUFACTURED HOUSING
ESCROW INSTRUCTIONS**

Wayne Buehrer, Configuration Analyst
Chicago Title Insurance Company
1001 Escrow Way, Suite 1100
Phoenix, AZ 85046
Phone: (559)555-1111 Fax: (559)555-2222

Date: November 30, 2016
Ref. No.: SettleAgtRefNum11111
Escrow No.: MS Test CDF AZ1-WRB
Property: 100 Property Street
Anywhere, AZ 85046

Samuel Seller and Samantha Seller
herein called Dealer/Seller,
whose address is 100 Seller Current Street, Seller Current City, AZ 99999, Phone (888)555-1111
and **Brian T. Buyer and Brenda T. Buyer**
herein called Buyers,
whose address is 100 Buyer Current Street, Buyer Current City, AZ 99999, Phone _____

hereby employ **Chicago Title Insurance Company**, to act as Escrow Agent in connection with a cash only sale of the following described manufactured/mobile home ("Manufactured Home") by Dealer to Buyers, and the disbursal of funds to be deposited by the Buyer, upon the following terms and conditions, which shall be complied with by said parties on or before **December 30, 2016** ("Close of Escrow"), except as otherwise specified herein.

MANUFACTURED HOME. This transaction include(s) manufactured home(s), as follows:

Make:	MAKE
Size:	LENGTH x WIDTH
Year:	2011
Manufacturer:	MANUFACTURER NAME
V.I.N.:	SERIAL NUMBER

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EI Supplemental (EIS) (YUMA ONLY)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Yuma	n/a	357051	

Revised signatures to prompt user to select among Builder, Buyer, Seller, Listing Agent, Selling Agent, Lender and Mortgage Broker contacts.

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Prepared By: ISG

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DECEMBER RELEASE NOTES

Request for Info - Improvement District Assessments (Kingman)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Mohave	n/a	354763	
In City of Kingman Finance Department Response section, previous checkbox for "Improvement District Assessment" now reads as "Not in City Improvement District".				

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DECEMBER RELEASE NOTES

Title

Letter (Loan Policy Cover)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Yuma	N/A	358462	

Revised Address to pull from new field on the Lender contact screen:

<p>Wells Fargo Bank 1 Loan Policy Street Kingman, AZ 12345</p>	<p>Date: December 14, 2016 Order No.: CTMEPROTESTBB Property: 123 Main Street Kingman, AZ 86401</p>
<p>FTP Mailed To:</p>	<p>1 Loan Policy Street Kingman, AZ 12345</p>

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DECEMBER RELEASE NOTES

MY SCREENS

Escrow

Lender Contact screen

NEW/MOD Mod	REQUESTED BY AZ	FOOTPRINTS No(s).	TFS No(s). 358502
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The following custom fields were added to the Lender Contact right above the "People" section:

Lender.FTPMailedToLookupCode_FNF#

Lender.FTPMailedTo_FNF#

Lender.RecPollInstructionsLenderEmail_FNF#

FTP Mailed To Lookup Code:

FTP Mailed To:

Lender Email for Loan Policy:

People

First Name	Last Name	Title	Email

Outgoing Wire Information

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DECEMBER RELEASE NOTES

CALIFORNIA

DOCUMENTS

Escrow

10 Day Demand Letter

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT SoCal	n/a	357521	

Added prompt for paragraph number

Field Prompt

10 Day Demand Letter
Seller Samuel Seller and Samantha Seller (S)

Is this for a Residential Purchase Agreement?

Skip remaining prompts OK

Escrow Holder is in receipt of the attached demand. Pursuant to Paragraph **14H** of the Purchase and Sale Agreement this serves as notice of our receipt of said demand. If we do not receive written objection of the attached demand by December 24, 2016, [Chicago Title Company](#) will release funds on deposit and cancel our file.

Thank you for the opportunity to be of assistance.

If the above custom field prompt checkbox is unmarked, then user will get the following prompt which will render in place of the above "14H":

Field Prompt

10 Day Demand Letter
Seller Samuel Seller and Samantha Seller (S)

Enter paragraph reference

Skip remaining prompts OK

Escrow Holder is in receipt of the attached demand. Pursuant to Paragraph **11A** of the Purchase and Sale Agreement this serves as notice of our receipt of said demand. If we do not receive written objection of the attached demand by December 24, 2016, [Chicago Title Company](#) will release funds on deposit and cancel our file.

Thank you for the opportunity to be of assistance.

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DECEMBER RELEASE NOTES

593 Forms				
NEW/MOD New	REQUESTED BY Settlement	FOOTPRINTS No(s). n/a	TFS No(s). 357489	FILE NAME (NEW ITEMS ONLY)
2017 versions of 593 Forms				
<div style="border: 1px solid black; padding: 5px;"><ul style="list-style-type: none"> 593 Form (2017) - Tax Statement 593 Form Instructions (2017) - Tax Statement 593-C and 593-E Form Cover Page (2017) 593-C and 593-E Form Table of Contents (2017) 593-C Form Instructions (2017) - Certification for Ind Sellers 593-E Form Instructions (2017) - Computation of Est Gain/Loss 593-I Form (2017) - Installment Sale Acknowledgment 593-I Form Instructions (2017) - Installment Sale Acknowledgment 593-V Form (2017) - Payment Voucher</div>				

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DECEMBER RELEASE NOTES

Declaration and Consent				
NEW/MOD New	REQUESTED BY Settlement	FOOTPRINTS No(s). n/a	TFS No(s). 357523	FILE NAME (NEW ITEMS ONLY) SCA0002809.doc

New document. Render to view complete document.



Company Name

DECLARATION AND CONSENT

Date: December 14, 2016

The undersigned hereby declare and give consent as the principal(s) holding a One Hundred Percent (100%) interest in [Seller Company, Inc.](#) (Company) to the _____ of the real property described in that certain [Test Escrow Office](#) Preliminary Report [CommitmentNum1111](#), wherein the undersigned authorize _____ and _____ to act in behalf of the Company. The undersigned further declare the hereinabove described transaction is not comprised of all or substantially all of the Company's assets.

That this Declaration is made for the protection and benefit of and for the purpose of inducing [Test Escrow Office](#) to insure title to the property. I know that [Test Escrow Office](#) will rely on this Declaration and would not insure title without this Declaration.

I/We understand that the foregoing statements are made under the penalty of perjury.

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

BY: _____
Stephen T. Seller
President

_____ Date

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DECEMBER RELEASE NOTES

Els (multiple) - NOCAL ONLY

NEW/MOD Mod	REQUESTED BY Settlement	FOOTPRINTS No(s). N/A	TFS No(s). 358454	FILE NAME (NEW ITEMS ONLY)
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For the Direct Deposit Information lines, moved above the Buyer's/Borrower's signature:

- EI CAR 2000 Amendment (EIS)
- EI Loan (EIS)
- EI Loan/Borrower's (EIS)
- EI Sale (EIS)
- EI Sale (Buyer's) (EIS)
- EI Sale (Buyer and Seller) (EIS)

END OF INSTRUCTIONS

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

BORROWER(S):

Direct Deposit on behalf of: _____
 Receiving Bank: _____
 City/State: _____
 ABA No.: _____
 Account Name: _____
 Account No.: _____

Marie C. Schieber

Date

Paul Schieber

Date

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DECEMBER RELEASE NOTES

REPORTS

Transaction Form				
NEW/MOD MOD	REQUESTED BY EPU SB	FOOTPRINTS No(s).	TFS No(s). 256963	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">• Removed trust account number from Incoming Wires for the following Profiles only.<ul style="list-style-type: none">○ Default\PCA\NOC\EPU - Bay\Santa Barbara\FSBX\FWVE\CT○ Default\PCA\NOC\EPU - Bay\Santa Barbara\FSBX\FWVE\CT\774 Montecito 1○ Default\PCA\NOC\EPU - Bay\Santa Barbara\FSBX\FWVE\CT\779 Solvang○ Default\PCA\NOC\EPU - Bay\Santa Barbara\FSBX\FWVE\CT\780 Santa Barbara○ Default\PCA\NOC\EPU - Bay\Santa Barbara\FSBX\FWVE\CT\885 Montecito 2				

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DECEMBER RELEASE NOTES

FIRST TITLE OF GEORGIA

DOCUMENTS

Escrow

Affidavit (Affixation for Manufactured or Mobile Home - TN)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FTGA	n/a	359718	FGD1181.doc

New document. Render to view complete document.

Order No.: 16RNFL

STATE OF TENNESSEE
DEPARTMENT OF REVENUE
VEHICLE SERVICES
44 VANTAGE WAY
SUITE 160
NASHVILLE, TN 37243-8050

AFFIDAVIT OF AFFIXATION FOR MANUFACTURED OR MOBILE HOME

THIS INSTRUMENT WAS PREPARED BY: Chicago Title Company
Individual or Business Name

1001 Settlement Way, Suite 108 Anywhere FL 99999 █
Address City State Zip County

STATE OF _____

COUNTY OF _____

BEFORE ME, the undersigned notary public, on this day personally appeared

Name(s) of each homeowner signing this affidavit: Stephen Seller and Stephanie Seller

Known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed below (each a "homeowner"), and who, being by me first duly sworn, did each by personal oath state as follows:

1. Homeowner(s) owns the manufactured home ("home") described as follows:

Used 2011 MANUFACTURER NAME MODEL and NUMBER
New/Used Year Manufacturer's Name Model Name and No.

LENGTH/WIDTH SERIAL NUMBER
Length/Width Manufacturer's Serial No.

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DECEMBER RELEASE NOTES

Letter (Payoff - No Release)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FTGA	n/a	359744	
Made document letter-sized.				

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Title Search Request

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FTGA	n/a	359060	
Added functionality that allows users to choose between the inhouse abstractors and outside abstractors.				

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DECEMBER RELEASE NOTES

FLORIDA

DOCUMENTS

Escrow

Affidavit (Supporting Power of Attorney)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FL	n/a	357487	

Revised document to work with organization contacts.

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Deed (UW Special Warranty)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FT FL	n/a	357512	FLD1285.doc

New document. Render to view complete document.

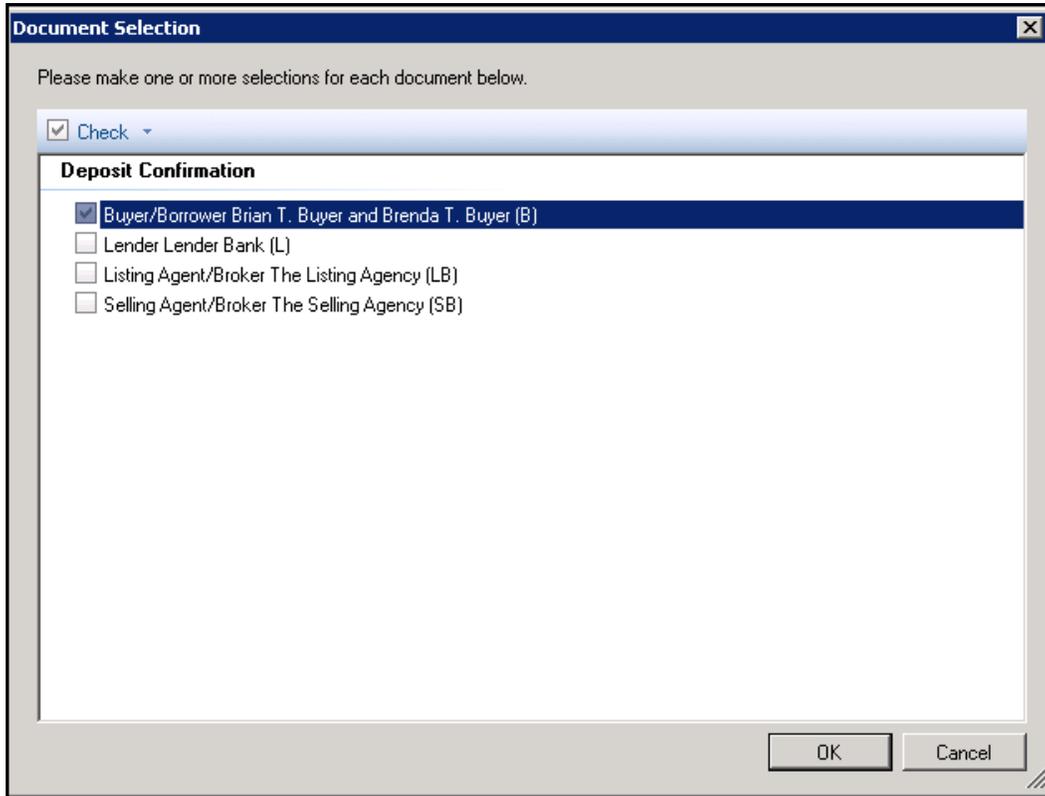
<p>Prepared by and Return To: Wayne Buehrer Chicago Title Insurance Company 101 Test Avenue Jacksonville, FL 32230</p> <p>Property Appraiser's ID No.: AppraiseRefNum11111</p>	
<hr/> <p>APN/Parcel ID(s): 111-11-1-1APN Tax/Map ID(s): 111-11-1-1TAX</p>	
<p>SPECIAL WARRANTY DEED</p>	
<p>THIS SPECIAL WARRANTY DEED is executed this 12th day of December, 2016 by Grantor Name on Deed Screen ("Grantor") whose post office address is 100 Seller Current Street, Seller Current City, FL 99999 to Grantee Name on Deed Screen ("Grantee") whose post office address is 100 Buyer Current Street, Buyer Current City, FL 99999.</p> <p>"Grantor" and "Grantee" are used for singular or plural, as context requires.</p>	

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DECEMBER RELEASE NOTES

Deposit Confirmation				
NEW/MOD Mod	REQUESTED BY Trident Title	FOOTPRINTS No(s). n/a	TFS No(s). 358460	FILE NAME (NEW ITEMS ONLY)

Added Buyer as an Addressee to this form.



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DECEMBER RELEASE NOTES

Letter (Buyer Mail Out)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Wollinka Wikle	n/a	358853	FLD1287.doc

New document. Render to view complete document.



**CHICAGO TITLE
COMPANY**

1001 Settlement Way, Suite 108
Anywhere, FL 99999
Phone: (360)456-7878 / Fax: 360-493-1985

Brian T. Buyer and Brenda T. Buyer
100 Buyer Forward Street
Buyer Forward City, OR 99999

Date: December 15, 2016
Title No.: TitleRefNum22222
File No.: 16RNFL-SLM
Property: 100 Property Street
Tampa, FL 33633

Dear [Brian T. Buyer and Brenda T. Buyer](#),

Please be advised that we have completed title work on the property you are purchasing.

Enclosed you will find all of the necessary documents related to the purchase of the above referenced property. Please sign all documents exactly as your name(s) is/are typed and return all documents as soon as possible. If there is a duplicate package marked COPY, it is to keep for your records.

Funds to close must be in the form of a WIRE TRANSFER. Please note that we cannot accept personal checks. You will need to send the necessary funds to close in the amount listed on your Closing Disclosure. Please do not actually send cash.

A copy of your driver licenses or some form of PICTURE identification is required as well.

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DECEMBER RELEASE NOTES

Letter (Seller Mail Out)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Wollinka Wikle	n/a	358853	FLD1286.doc

New document. Render to view complete document.



1001 Settlement Way, Suite 108
Anywhere, FL 99999
Phone: (360)456-7878 / Fax: 360-493-1985

Stephen Seller and Stephanie Seller
100 Seller Forward Street
Seller Forward City, OR 99999

Date: December 15, 2016
Title No.: TitleRefNum22222
File No.: 16RNFL-SLM
Property: 100 Property Street
Tampa, FL 33633

Dear [Stephen Seller and Stephanie Seller](#),

Please be advised that we have completed title work on the property you are selling.

Enclosed you will find all the necessary documents related to the sale of the above referenced property. Please sign all documents exactly as your names are typed. You **MUST** execute the deed and the affidavit in front of a **NOTARY PUBLIC**. Please note that the **DEED** must also have **TWO DIFFERENT WITNESSES** (the Notary Public may be one of the witnesses but must sign as a witness and as the Notary).

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DECEMBER RELEASE NOTES

HAWAII

DOCUMENTS

Escrow

Vesting Information

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT HI	N/A	357537	

Modified to reflect the same vesting options as the Escrow Information Sheet (Buyer):

2. NATURE OF TENANCY: Please check one

- Tenancy in Common: is the relationship in which each tenant has an undivided interest, presumed to be equal unless otherwise stated. If one tenant dies, his share passes to his heirs held by his estate and not to the surviving tenants. If not equal, please specify percentages that equal one hundred percent (100%) below:

- Tenants by the Entirety: can exist ONLY between husband and wife or civil union partners. Upon the death of one, the survivor takes all. While both are alive, no conveyance of an interest can be made without the signature of both spouses/partners.
- Joint Tenancy: is the relationship which, upon the death of one tenant, his interest passes automatically to the surviving tenant or tenants.
- Tenant in Severalty: sole ownership.
- Limited Liability Company (Please provide articles of organization/operating agreement)
- Trust (Please provide trust documents, including any amendments)
- Partnership (Limited or General) (Please provide partnership agreement)
- Corporation (State of _____) (Please provide articles of incorporation/corporation resolution)
- Other _____

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DECEMBER RELEASE NOTES

IDAHO

DOCUMENTS

Escrow

Recording and Policy Instructions - Out of County

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	ID	N/A	357539	

New prompt and coding added:

List documents in recording order:
[Deed](#)
[Mortgage](#)
[Release](#)

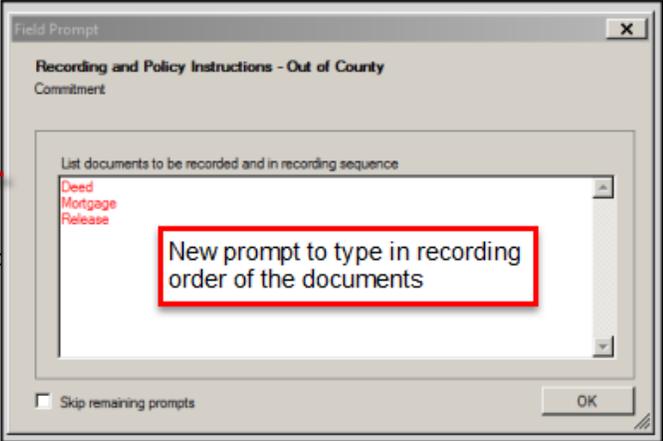
We have enclosed the following documents per your request:
[Deed](#)

POLICY ISSUANCE INSTRUCTIONS:

OWNER'S POLICY
[ALTA Owner's Policy 2006](#)

Endorsements:

Send Owner's Policy to:
[Fidelity National Title Company](#)
 Attn: Nanci Boslau
 950 W. Bannock St., Suite 420
 Boise, ID 83702



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DECEMBER RELEASE NOTES

ILLINOIS

DOCUMENTS

Escrow

Cashier's Check Request
Cashier's Check Request (CT Metro)
Cashier's Check Request (Downstate)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Regional Acct	n/a	357504	

All versions have been brought current per Regional Accounting and MWIT

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Seller CDF

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
	CT Metro		351382	

IL ONLY

- Seller Closing Disclosure Form (CDF) will now print seller signature on: Attachment

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DECEMBER RELEASE NOTES

REPORTS

Fee Quote				
NEW/MOD MOD	REQUESTED BY CT Metro	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">• Fee Quote updated for IL only.<ul style="list-style-type: none">○ Bill to: Default to the AT contact○ Added 'Include recording/transfer charges: Checked (true)				

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DECEMBER RELEASE NOTES

MASTERPIECE TITLE

DOCUMENTS

Escrow

Cover Sheet - Buyers

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	MT	n/a	359572	FLD1289.doc

New document. Render to view complete document.

**THESE DOCUMENTS HAVE BEEN
ESPECIALLY PREPARED FOR**

**Brian T. Buyer and Brenda T.
Buyer**

December 30, 2016

YOUR REAL ESTATE PROFESSIONAL
The Selling Agency
100 Selling Way, Anywhere, OR 99999



File No.: 16RNFL-SLM

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DECEMBER RELEASE NOTES

Cover Sheet - Refi

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	MT	n/a	359572	FLD1290.doc

New document. Render to view complete document.

***THESE DOCUMENTS HAVE BEEN
ESPECIALLY PREPARED FOR***

***Brian T. Buyer and Brenda T.
Buyer***

December 30, 2016

***YOUR TITLE PROFESSIONAL
Sandy L. Moore
(360)456-7878
360-493-1985***

File No.: 16RNFL-SLM

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DECEMBER RELEASE NOTES

Cover Sheet - Sellers

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	MT	n/a	359572	FLD1288.doc

New document. Render to view complete document.

***THESE DOCUMENTS HAVE BEEN
ESPECIALLY PREPARED FOR***

***Stephen Seller and Stephanie
Seller***

December 30, 2016

YOUR REAL ESTATE PROFESSIONAL
The Listing Agency
1000 Listing Way, Anywhere, OR 99999

Lisa Lister

File No.: 16RNFL-SLM

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DECEMBER RELEASE NOTES

MVS Processing Sheet

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	MT	n/a	359572	FLD1291.doc

New document. Render to view complete document.



**CHICAGO TITLE
COMPANY**

ORDER ENTRY SHEET

Date of Order: October 27, 2016
File No.: 16RNFL-SLM
Estimated Closing Date: December 30, 2016
Ordered By: The Listing Agency
Marketing Rep: ■

Mailaway Buyer: Y N **Mailaway Seller:** Y N

Borrower: Brian T. Buyer and Brenda T. Buyer
Address: 100 Buyer Current Street, Buyer Current City, OR 99999
Phone: ■
Email: ■
SSN: _____ /

Seller: Stephen Seller and Stephanie Seller
Address: 100 Seller Current Street, Seller Current City, OR 99999
Phone: ■
Email: ■
SSN: _____ /

Property Address: 100 Property Street, Tampa, FL 33633
Property County: Hillsborough
Property Tax ID No.: 111-11-1-1APN and ■
Part Legal Description: This is the Escrow BRIEF Legal for the Property

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DECEMBER RELEASE NOTES

MICHIGAN

DOCUMENTS

Escrow

Policy at Closing Endorsement (PACE)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CTMI	n/a	359742	

Revised document to account for split files.

For cash transactions or any time there is no loan associated with the order:

5. The land herein described and insured by this policy is encumbered by the following mortgage or trust deed, and assignments:

NONE

and the matters shown in Schedule B.

For any transaction involving a loan, even if we are only issuing an Owner's Policy, users will need to verify/select a contact for "Lender" and verify/enter the loan amount on the Loan Information & Funding screen:

Loan Information & Funding

Loan Contacts

Lender: Lender Bank

Title company:

Mortgage broker:

Loan servicer:

Loan Funding

CDF:

Principal amount of loan:

5. The land herein described and insured by this policy is encumbered by the following mortgage or trust deed, and assignments:

Mortgage executed by Brian Buyer and Brenda Buyer, husband and wife to Lender Bank in the amount of One Hundred Fifty Thousand And No/100 Dollars (\$150,000.00) dated December 1, 2016.

and the matters shown in Schedule B.

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DECEMBER RELEASE NOTES

MONTANA

REPORTS

Title Production				
NEW/MOD MOD	REQUESTED BY MT	FOOTPRINTS No(s).	TFS No(s). 356312	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">Changed Stop time "Task Contains 'Distributed'" (do not rename) logic to look for "%distrib%" not "%Distributed%" (like WA/CA/ID)				

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DECEMBER RELEASE NOTES

NORTH CAROLINA

DOCUMENTS

Title

CLTA 110.10.-06				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CTNC	n/a	358588	
Modified so that when <i>only</i> the PROFORMA checkbox is checked, the endorsement will render as other endorsements currently do.				

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DECEMBER RELEASE NOTES

OHIO

DOCUMENTS

Escrow

Affidavit (Successor Trustee) Memorandum of Trust - Notice of Successor Trustee

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	AmeriTitle	N/A	358393	
Modified to accommodate for non-individuals				

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Affidavit (Extinguish Life Estate - Death)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	AmeriTitle	N/A	359740	OHD1130.doc

New document. Render to view complete version.

**AFFIDAVIT OF FACTS RELATING TO TITLE
FOR TRANSFER OF INTEREST IN REAL ESTATE PURSUANT TO LIFE ESTATE RIGHTS**

STATE OF _____ Escrow No.: GA041-1500045PR-JF

COUNTY OF _____

Name of Decedent: Donald Rutherford Williams, Jr. to
Survivors: Kelli Denise Smith as Executrix of the Last Will and Testament of Donald Rutherford Williams, Jr.

State of Georgia, County of Barrow, ss:

The undersigned, Kelli Denise Smith, being first duly sworn deposes and says that he/she has personal knowledge of the facts given herein, and that he/she is competent to testify concerning them in open court, and that the facts stated herein pertain to the happening of a condition or event that terminates the interest of Donald Rutherford Williams, Jr., deceased, in the real property described hereinafter:

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DECEMBER RELEASE NOTES

Title

Special Encroachment

NEW/MOD New	REQUESTED BY AmeriTitle	FOOTPRINTS No(s). n/a	TFS No(s). 355724	FILE NAME (NEW ITEMS ONLY) MEyrS_SPENC_OH_FNF
----------------	----------------------------	--------------------------	----------------------	--

ENDORSEMENT

SPECIAL ENCROACHMENT

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Charge: \$0.00

The Company hereby insures the Insured against loss or damage which the Insured shall sustain by reason of the entry of any court order or judgment which constitutes a final determination and requires the forced removal or relocation of the existing improvement on the land because of the encroachments thereof specifically set forth at exception nos. FILL IN of Schedule B-Part I.

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:

Countersigned By:

Authorized Officer or Agent

Attached to Policy Number:

LoanPolNum-456

Special Encroachment

Printed: 12.13.16 @ 10:23 AM
OH-CT-FNOY-02150.620142-SPS-1--2016090346 - CP Test OH-AMT

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DECEMBER RELEASE NOTES

OKLAHOMA

REPORTS

Corporate Invoice				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT OK		358381	
<ul style="list-style-type: none">Modified report so that if remit to state= OK, suppress bill codes on invoice.				

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DECEMBER RELEASE NOTES

OREGON

DOCUMENTS

Escrow

Escrow Reference Sheet

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	OR	n/a	357525	

Added Qualified Intermediary to the qualifying contacts for this document. Also, will now show all loans amounts associated with the file.

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Indemnity Agreement (Construction Liens - Contractor)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	OR	N/A	357527	ORD1435.doc

New document. Render to view complete version. Looks to Builder, General Contractor or Subcontractor Contacts that have a person attached to generate.



Chicago Title
Company of Oregon

**CONTRACTOR'S INDEMNITY,
SUBORDINATION AND HOLD HARMLESS**

Date: December 14, 2016
Escrow No.: PENNYHCCP31416-WB
Title No.: 12345
Property: 1 Property Street, Merlin, OR 97532

THIS CONTRACTOR'S INDEMNITY, SUBORDINATION AND HOLD HARMLESS AGREEMENT (hereinafter referred to as this "AGREEMENT") is executed by John Doe (hereinafter referred to as "INDEMNITOR") for the benefit of the Chicago Title Insurance Company, Chicago Title Company of Oregon, and their policy issuing agents and affiliated title companies (hereinafter referred to as "COMPANY"). For valuable consideration, the receipt and sufficiency of which is hereby acknowledged;

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Indemnity Agreement (Construction Liens - General)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	OR	N/A	357527	ORD1435.doc

Renamed 'Indemnity Agreement (General - Construction Liens)' to 'Indemnity Agreement (Construction Liens - General)'

2-OR State Documents

- ☐ All
- ☑ Indemnity Agreement (Construction Liens - General)

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DECEMBER RELEASE NOTES

Letter (City Lien)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	OR	N/A	357530	

Modified to pull the vesting:

Name:	Sam Seller
Payee name:	Sam Seller
<u>Vesting:</u>	, a single man
<u>Owner:</u>	Sam Seller, a single man

A map is attached for your convenience. An envelope is enclosed for your response. Thank you.

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DECEMBER RELEASE NOTES

Notice of Intent

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	OR	N/A	358457	

Revise to match June 2015 version. Render to view complete document.



Company Name

1001 Recon Way, Suite 100
Anywhere, OR 99999
Phone: (888)555-1000 / Fax: (888)555-1111

NOTICE OF INTENTION TO RECORD RELEASE OF TRUST DEED

To: [Lienholder Name](#)
[Address1Address2](#)
[City, State Zip](#)
Certified Mail No.: 2016-1201

[Test Escrow Office](#) has been asked to release, in accordance with Oregon Revised Statutes 86.720, the Trust Deed described as follows:

Original Grantor:	Borrower Name
Original Trustee:	Trustee Name
Original Beneficiary:	Lienholder Name
Date of Trust Deed:	November 11, 2011
Date of Recording:	November 14, 2011
Recording Reference:	Lien Book 12345, Page 678, Instrument 987654
County of Recording:	Multnomah
Last Recorded Assignment:	December 12, 2012 as Assignment Book 12345, Page 67

[Test Escrow Office](#) notifies you that the obligation(s) secured by the Trust Deed were paid in full as follows:

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DECEMBER RELEASE NOTES

Title

ALTA Loan Policy 2006 (OTIRO PL-05)

NEW/MOD Mod	REQUESTED BY Admin	FOOTPRINTS No(s). n/a	TFS No(s). 357483	FILE NAME (NEW ITEMS ONLY)
-----------------------	------------------------------	---------------------------------	-----------------------------	-----------------------------------

The document has been modified to enable the user to remove item 6 (endorsements list) in its entirety from Schedule A of the policy. If the file contains endorsements which aren't issued at the time of policy, the user may check the box under the Custom Fields bar on the Policy Schedule A screen, which will omit item 6 from the policy when rendered.

POLICY NO. LoanPolNum-456
REVISION RevID-123

SCHEDULE A

Date of Policy	Amount of Insurance	Premium
at	\$400,000.00	\$0.00

Name and Address of Title Insurance Company: Chicago Title Insurance Company

Policy - Schedule A

Custom Fields

Enter any additional Proforma language, if applicable:

1. Name of Insured:
The Lenders Gr

2. The estate or intere
Fee Simple
Tax:

3. Title is vested in:
This is the Loan

4. The Insured Mortga
A deed of trust

Amount:
Dated:
Trustor/Grantor:
Trustee:
Beneficiary:
Loan No.:
Recording Date: February 17, 2015
Recording No: RECORDING NUMBER

Check to remove item 6 list of endorsements from Schedule A of ALTA Loan 2006 policy

5. The Land referred to in this policy is described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

END OF SCHEDULE A

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ALTA Loan Policy (05/17/2006)
Printed: 12.13.16 @ 11:17 AM

OTIRO No. PL-05
WA-CT-FNOY-02150.620142-SPS-72307-1--2015050308 - CP Test OR

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DECEMBER RELEASE NOTES

Multiple Docs

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	State Counsel	N/A	359720	

Replaced current version with form provided by State Counsel. Render to see complete version.

OLTA Public Record Report (New Subdivision or Land Partition)
Ownership and Monetary Encumbrances Report
Personal Property Search
Property Profile Report (with General Index Liens)
Title Plant Records Report

The following were made inactive per State Counsel:

Floating Home Report
Letter (Manufactured Home Tax Lien Report)
Lien and Encumbrance Report
Lot Book Report
Manufactured Structure Report
Plant Service Report
Personal Property Report
Property Profile Report (without General Index Liens)
Recorded Document Search Report
Status of Record Title Report

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DECEMBER RELEASE NOTES

REPORTS

Weekly Source Of Business				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	FT Portland		355751	
<ul style="list-style-type: none">• Added checkbox 'Count Order Type Title & Subescrow as Title & Escrow' after 'Include Canceled Orders' checkbox.<ul style="list-style-type: none">○ When checked Count Order Type Title & Subescrow as Title & Escrow rather than it being counted as Title Only when report is ran.○ Updated footer to note how TS is counted.○ Checked: "TS counted as TE"○ Unchecked: "TS counted as TO"				

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DECEMBER RELEASE NOTES

TEXAS

DOCUMENTS

Escrow

Affidavit (Purchaser - Builder)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	AT San Antonio	n/a	358349	SSTXD00241.doc

New document. Render to view complete document.

AFFIDAVIT OF PURCHASER

STATE OF _____

GF#: [ATH-01-MS Test CDF TX1](#)

COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared [Brian T. Buyer](#) and [Bethany T. Buyer](#), known to be the person(s) who subscribed his/her name below, which after having been duly sworn by me, on oath deposes and says:

"I am the Purchaser of the following described property, to wit: [100 Property Street, This is the Escrow BRIEF Legal for the Property, Dallas, Texas](#)

MY/OUR MAILING ADDRESS IS:

[100 Buyer Forward Street, Buyer Forward City, TX 99999](#)

OR

_____"

"I have been delivered a copy of the Declaration of Covenants, Conditions and Restrictions of the [Sunny Meadows HOA.](#)"

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DECEMBER RELEASE NOTES

WASHINGTON

DOCUMENTS

Escrow

Dedication for Subdivision Platting

NEW/MOD Mod	REQUESTED BY WA	FOOTPRINTS No(s). IN16000661502	TFS No(s). 357514	FILE NAME (NEW ITEMS ONLY)
----------------	--------------------	------------------------------------	----------------------	----------------------------

Updated to include "Return to:" in the upper left section with 3 blank lines underneath and updated heading to "DEDICATION OF SUBDIVISION/SHORT PLAT".

Return to:

DESCRIPTION

ORDER NO.: [MS Test CDF WA1](#)

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

Abbreviated Legal: [This is the Escrow BRIEF Legal for the Property](#)

Tax Account No.: [111-11-1-1APN](#)

DEDICATION OF SUBDIVISION/SHORT PLAT

We the undersigned owners of the above described real estate, do hereby lay out and plat the same into lots and streets, as shown upon the accompanying map; to be known as:

[Subdivision Plat Name](#)

and we hereby dedicate said streets to the public use forever, but the ownership, use and enjoyment of all lots are subject to the easements and restrictions as shown thereon.

DATED [December 1, 2016](#)

added to document

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DECEMBER RELEASE NOTES

Personal Representative Deed - Not Statutory (LPB 74)
Personal Representative Deed - Not Statutory (LPB 74), Letter

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	WA	n/a	357532	WA00001029.doc WA00001030.doc

New document. Render to view complete document.

When recorded return to:

Joseph D. Kirby
 Test Escrow Office
 1001 Escrow Way
 Tacoma, WA 98401

Filed for record at the request of:



Company Name

1001 Escrow Way
 Tacoma, WA 98401

Escrow No.: MS Test CDF WA1

**PERSONAL REPRESENTATIVE DEED
(Not Statutory)**

THE GRANTOR(S)

Samuel Seller and Samantha Seller

for and in consideration of

in hand paid, bargains, sells, and conveys to

Brian Buyer

the following described estate, situated in the County of King, State of Washington:

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

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DECEMBER RELEASE NOTES

REPORTS

Aggregate Recording Charge				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	WA		355677	
<ul style="list-style-type: none"> When 'Include all product types' checkbox is selected include all product types. <ul style="list-style-type: none"> Currently the reports still excludes commercial, cash sale, construction etc. Modified report for WA so that now the 'include all product types' includes any and all type of orders. 				

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Revenue by Sales Rep/Title Officer (CT)				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT Seattle		355286	
<ul style="list-style-type: none"> In the 'Revenue by' drop down list parameter add selection for Builder, Selling Agent/Broker, Lender, Listing Agent/Broker, Mortgage Broker, and Other <ul style="list-style-type: none"> Logic for enhancement; Show number of orders and total revenue for listed contacts. 				

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DECEMBER RELEASE NOTES

WISCONSIN

DOCUMENTS

Escrow

Letter (Closing Confirmation)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FT WI	n/a	358580	WID0203.doc

New document. Render to view complete document.

 Company Name	1001 Escrow Way Sheboygan, WI 53081 Phone: (972)111-1111 / Fax: (972)111-2222
CONFIRMATION OF CLOSING	
<p> Date: December 14, 2016 Case No.: MS Test CDF WI-JDK Buyer(s): Brian Buyer, Bethany Buyer, Buyer Company, Inc. and Brenda T. Buyer Revocable Trust Seller(s): Samuel Seller, Samantha Seller and Seller Partnership Property: 100 Property Street, Sheboygan, WI 53081 200 Test Avenue, Sheboygan, WI 53083 Closing Contact Person: Joseph D. Kirby </p>	
<p>This letter is to confirm that the Closing of the above listed property has been scheduled for:</p> <p> Date: December 30, 2016 Time: 09:00 AM Place: Test Escrow Office 1001 Escrow Way Sheboygan, WI 53081 Phone: (972)111-1111 </p>	
<p>ALL PARTIES TO THE TRANSACTION MUST BE PRESENT AT CLOSING UNLESS OTHER ARRANGEMENTS HAVE BEEN MADE (HUSBAND AND WIFE, ETC.)</p>	

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DECEMBER RELEASE NOTES

Title

- ALTA 28.3-06 - Encroachments - Boundaries and Easements-Described Improvs and Land Under Dvlp
- ALTA 36.7-06 - Energy Project - Fee Estate (Owner's Policy)
- ALTA 36.8-06 - Energy Project - Fee Estate (Loan Policy)
- ALTA 38-06 - Mortgage Tax
- ALTA 45-06 - Pari Passu Mortgage
- ALTA 9.6.1-06 - Private Rights - Current Assessments

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Underwriting	n/a	359556	E15A028_03_FNF, etc.

Screenshot One Example Only. Render in Test Site to see Each Endorsement.

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

ENDORSEMENT - ALTA 28.3-06

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Charge: \$0.00

Attached to Loan Policy Number:

LoanPoNum-456

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) "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.
 - (b) "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:
 - (i) a building;
 - (ii) a structure; or
 - (iii) a paved area, including any road, walkway, parking area, driveway, or curb.
 - (c) "Plans" mean the survey, site and elevation plans, or other depictions or drawings prepared by FILL IN dated January 12, 2016, last revised N/A, designated as FILL IN consisting of two hundred eighty-three (283) sheets.
3. The Company insures against loss or damage sustained by the Insured by reason of:
 - (a) 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;
 - (b) 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;
 - (c) 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
 - (d) Enforced removal of any Improvement or Future Improvement located on the Land that encroaches onto adjoining land.
4. 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: 12.13.16 @ 10:00 AM
 WI-CT-FWIN-02180.055701-SPS-72434-1--2015050312 - CP Test W

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DECEMBER RELEASE NOTES

REPORTS

Title Production				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	WI		356466	
<ul style="list-style-type: none">Added task contains "Exam Done/Title Sent" to Turn-Time stop drop down.				

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DECEMBER 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.



DECEMBER RELEASE NOTES

REPORTS

Report Name			
NEW/MOD	ACTION REQUIRED	APPLICABLE STATES/SITES	FILE NAME (NEW ITEMS ONLY)

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DECEMBER RELEASE NOTES

MY SCREENS

My Screens Name			
NEW/MOD	ACTION REQUIRED	APPLICABLE STATES/SITES	FILE NAME (NEW ITEMS ONLY)

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DECEMBER RELEASE NOTES

RATES

Rate Information			
NEW/MOD	ACTION REQUIRED	APPLICABLE STATES/SITES	FILE NAME (NEW ITEMS ONLY)

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DECEMBER RELEASE NOTES

FEE SCHEDULES

Fee Schedule Information			
NEW/MOD	ACTION REQUIRED	APPLICABLE STATES/SITES	FILE NAME (NEW ITEMS ONLY)

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DECEMBER RELEASE NOTES

LOOKUP TABLES

Lookup Table Information			
NEW/MOD	ACTION REQUIRED	APPLICABLE STATES/SITES	FILE NAME (NEW ITEMS ONLY)

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DECEMBER RELEASE NOTES

BUSINESS RULES

Business Rule Information			
NEW/MOD	ACTION REQUIRED	APPLICABLE STATES/SITES	FILE NAME (NEW ITEMS ONLY)

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