

SOFTPRO SELECT

RELEASE NOTES



DECEMBER, 2015

Testing Release Date: December 3, 2015

Production Release Date: December 18, 2015



DECEMBER

RELEASE NOTES

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DECEMBER RELEASE NOTES

ALL STATES/SITES

DOCUMENTS

Escrow

Borrower Closing Disclosure Form Buyer Closing Disclosure Closing Disclosure Form

NEW/MOD MOD	REQUESTED BY Escrow Admin	FOOTPRINTS No(s).	TFS No(s). 297590	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Included any zero endorsements sent to the CDF on the attachment page <ul style="list-style-type: none"> endorsement must have a CDF line selected endorsement policy must be sent to a CDF line and have a contact selected "CDF to" will not show on seller version Added new check box options "Print settlement agent signature on Attachment page" default unchecked. When checked print settlement agent signature line with current user signature on the attachment page. <p>Verbiage: The fees input by the Settlement Agent on this closing disclosure are true and accurate.</p> <p>Signature logic:</p> <ul style="list-style-type: none"> If CDF Settlement Agent state is not TX: prints digital signature of the current user (if exists), only if the current user is in the Escrow Officer or Escrow Assistant dropdown of SPS (does not have to be selected in the order) If CDF Settlement Agent state is TX: prints digital signature of the current user (if exists), only if the current user is the Escrow Officer selected in the order Included a line for the date. 				

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FIRPTA – Waiver of Settlement Agent Responsibility

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	n/a	304804	

Updated FIRPTAs to most recent versions per request from Settlement. Render to view complete documents.

WAIVER OF SETTLEMENT AGENT RESPONSIBILITY

Wayne Buehrer, Configuration Analyst
 Chicago Title Company
 1460 West 7th Street, Suite 102
 Hanford, CA 93230
 Phone: (559)584-3381 Fax: (559)584-2978

Date: December 15, 2015
 Ref. No.: SettleAgRefNum1111
 Escrow No.: 20150810-MS Test CA1 CDF-WRB
 Seller(s): Stephen T. Seller and Samantha T. Seller
 Borrower(s): Brian T. Buyer and Brenda T. Buyer
 Property: 100 Test Avenue
 Northridge, CA 91324

Settlement Agent/Escrow Holder/Closing Agent is released from and shall have no liability, obligation or responsibility with respect to, (a) withholding of funds pursuant to Section 1445 of the Internal Revenue Code 1986 as amended, (b) advising the parties as to the requirements of such Section or (c) determining whether the transferor is a foreign person under such Section, acting as the Qualified Substitute or otherwise making any inquiry concerning compliance with such Section for any party to the transaction.

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Seller Closing Disclosure				
NEW/MOD MOD	REQUESTED BY Escrow Admin	FOOTPRINTS No(s).	TFS No(s). 297590	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Included any zero endorsements sent to the CDF on the attachment page <ul style="list-style-type: none"> ○ endorsement must have a CDF line selected ○ endorsement policy must be sent to a CDF line and have a contact selected "CDF to" ○ will not show on seller version • Added new check box options "Print settlement agent signature on Attachment page" default unchecked. When checked print settlement agent signature line with current user signature on the attachment page. <p>Verbiage: The fees input by the Settlement Agent on this closing disclosure are true and accurate.</p> <p>Signature logic:</p> <ul style="list-style-type: none"> • If CDF Settlement Agent state is not TX: prints digital signature of the current user (if exists), only if the current user is in the Escrow Officer or Escrow Assistant dropdown of SPS (does not have to be selected in the order) • If CDF Settlement Agent state is TX: prints digital signature of the current user (if exists), only if the current user is the Escrow Officer selected in the order • Included a line for the date. 				

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Settlement Statements				
NEW/MOD MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s). 298884	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">• User will now be able to print signature with TDB charges, when the Is Commercial check box is checked and the Use commercial Statement format is checked.• The master statement added the lender information like on the buyer statement per escrow admin.				
Oregon Only				
<ul style="list-style-type: none">• Removed the branch code from the escrow number in the heading				

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Title

ALTA 12-06 - Aggregation 2013

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Metro	n/a	304212	

The endorsement has been modified, so when the endorsement is selected for a Proforma policy, if the Aggregate amount field is not filled in on the Endorsements screen the document will return TBD when rendered. (If it is filled in, the amount will show on the rendered endorsement.)

1. The following policies are issued in conjunction with one another:

Policy Number: POLICY NUMBER 1
 State: STATE 1
 Amount of Insurance: \$100,000.00

Policy Number: POLICY NUMBER 2
 State: STATE 2
 Amount of Insurance: \$23,456.00

2. The amount of insurance available to cover the Company's liability for loss or damage under this policy at the time of payment of loss shall be the Aggregate Amount of Insurance defined in Section 3 of this endorsement.

3. Subject to the limits in Section 4 of this endorsement, the Aggregate Amount of Insurance under these policies is TBD.

4. Section 7(a)(i) of the Conditions of this policy is amended to read:

7. OPTIONS TO PAY OR OT

In case of a claim under this

(a) to pay or tender payment of insurance applicable to the Indebtedness.

(i) to pay or tender payment by the Insured Claimant any cost, attorneys' fees or

5. Section 8(a) and 8(b) of the Co

8. DETERMINATION AND E

This policy is a contract of Claimant who has suffered

(a) The extent of liability of

(i) the Aggregate Am

(ii) the Indebtedness,

(iii) the difference bet insured against by

This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

NOTE: For non-Proforma policies, the Aggregate amount remains a required field.

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REPORTS

1099 - S Exception by Branch, Escrow Officer/Closer				
NEW/MOD MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
			300099	
<ul style="list-style-type: none"> Corrected the tcc/tin pick lists 				

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Corporate Invoice				
NEW/MOD MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
	LT-San Jose		300526	
<ul style="list-style-type: none"> Added LT logic so that the Lawyers Title logo will display properly 				

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Invoice Aging				
NEW/MOD MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
	CT Metro		298981	
<ul style="list-style-type: none"> Added the marketing source lookup code and name to the export version Added 2 free text lookup parameters for <ul style="list-style-type: none"> Mkt source code or name contains: Mkt src code (separate mult w/comma): 				

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New/Updated Lookup Codes				
NEW/MOD MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
	CT Metro		300101	
<ul style="list-style-type: none"> Added Date/Time "Order Received" and "Received by": under the "Examiner" Included the License # & NMLS # on the non-export version. The information will show when populated under the existing contacts email 				

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Policy Production				
NEW/MOD MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
	SoftPro		300668	
<ul style="list-style-type: none"> Updated back log section to exclude canceled orders 				

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Single Ledger Balance				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CA Auditor		302088	
<ul style="list-style-type: none"> Added the Sales Price (below current Responsible Party) and Loan Amount (below current Ledger Comment) to the heading <p>Note: if multiple loans the amount is the total of all loans.</p>				

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Title Production				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	WA		201925	
<ul style="list-style-type: none"> Added new drop down "Title officer/examiner by group:" above current "Title officer/examiner:" pick list. List any groups starting with "PLUS_LimitedReports_TPG" and "Any" (Default) When selected (any value other than Any) filter the report by title officer/examiner for any users in the selected group that are marked as title officer in SPAdmin List the members (title officers only) under the selected group in the heading 				

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Weekly Summary of Business				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD			300182	
<ul style="list-style-type: none"> Updated report to include hard coded WSOB 2016 dates. 				

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DECEMBER RELEASE NOTES

CALIFORNIA

DOCUMENTS

Escrow

593 Forms

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	n/a	302710	

New 2016 Forms have been added:

-  593 Form (2016) - Tax Statement
-  593 Form Instructions (2016) - Tax Statement
-  593-C and 593-E Form Cover Page (2016)
-  593-C and 593-E Form Table of Contents (2016)
-  593-C Form (2016) – Certification for Ind Sellers
-  593-C Form Instructions (2016) - Certification for Ind Sellers
-  593-E Form (2016) – Computation of Est Gain/Loss
-  593-E Form Instructions (2016) - Computation of Est Gain/Loss
-  593-I Form (2016) - Installment Sale Acknowledgment
-  593-I Form Instructions (2016) - Installment Sale Acknowledgment
-  593-V Form (2016) - Payment Voucher

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Broker's Demand

NEW/MOD Mod	REQUESTED BY CA	FOOTPRINTS No(s). n/a	TFS No(s). 302225	FILE NAME (NEW ITEMS ONLY)
----------------	--------------------	--------------------------	----------------------	----------------------------

Correct document to show half percentages rather than rounding up for CDF orders:

Details | Payors | Payees

1 Commission Re: To: LB Name: Pacific Union International

Percent Calculation
3.0000 % of Sales Price Round to nearest whole dollar Adjustment +/-: For:

Details | Payors | Payees

1 Commission Re: To: SB Name: Vision Realty Group

Percent Calculation
2.5000 % of Sales Price Round to nearest whole dollar Adjustment +/-: For:

BEFORE

The total commission under the above escrow is 6.000% = \$48,015.00 to be disbursed as follows:

Pacific Union International	\$26,190.00
Vision Realty Group	\$21,825.00

You are authorized to deduct from my commission to be credited to:

AFTER

The total commission under the above escrow is 5.500% = \$48,015.00 to be disbursed as follows:

Pacific Union International	\$26,190.00
Vision Realty Group	\$21,825.00

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DECEMBER RELEASE NOTES

El Authorization to Pay Bills

NEW/MOD Mod	REQUESTED BY CT San Diego	FOOTPRINTS No(s). n/a	TFS No(s). 302682	FILE NAME (NEW ITEMS ONLY)
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Revised document to look to the Payoffs and Payments section for CDF Refinance orders:

CDF Pg3-Sections K-N & Calc Cash to Close

CDF: Loan 1 - WELLS FARGO BANK, N.A.

Payoffs and Payments

	Description	Re	To	Name	Amount
01	Payoff - Wells Fargo		P	Wells Fargo Bank, N.A. HBLOC	\$24,918.17
02	Payment / payoff on account		04	Wells Fargo Home Mortgage	\$61,499.52
03	Payment / payoff on account		05	Carmax Auto Finance	\$4,723.00
04	Payment / payoff on account		06	Wells Fargo Credit Card Services	\$9,063.00

Pay the following bills as shown below and mail them as indicated:

Payee: [Wells Fargo Home Mortgage](#)
 Address: [1 Home Campus, Des Moines, IA 50328](#)

Acct. No.: [0316973668](#)
 Amount: [\\$61,499.52](#)

Payee: [Carmax Auto Finance](#)
 Address: [PO Box 440609, Kennesaw, GA 30160](#)

Acct. No.: [16531563](#)
 Amount: [\\$4,723.00](#)

Payee: [Wells Fargo Credit Card Services](#)
 Address: [PO 30066, Los Angeles, CA 90030](#)

Acct. No.: [4465-4203-1972-2948](#)
 Amount: [\\$9,063.00](#)

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Escrow Instructions (6) – NOCAL ONLY

NEW/MOD Mod	REQUESTED BY Settlement	FOOTPRINTS No(s). n/a	TFS No(s). 298872 & 298880	FILE NAME (NEW ITEMS ONLY)
----------------	----------------------------	--------------------------	-------------------------------	----------------------------

The following documents have been revised for the Buyer's signature to include Bank information lines per Settlement:

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

Ex from EI CAR 2000 Amendment (EIS):

END OF INSTRUCTIONS

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

BORROWER(S):

Thomas E. Buyer

Date

Sally A. Buyer

Date

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

Forwarding Address:

Phone: _____ Fax: _____
Email: _____

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DECEMBER RELEASE NOTES

Notification to Buyer On Disposition of California Real Property Notification to Buyer On Disposition of California Real Property - DS

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	n/a	304801	

Updated FIRPTAs to most recent versions per request from Settlement. Render to view complete documents.



EFFECTIVE JANUARY 1, 2007

**NOTIFICATION TO BUYER ON DISPOSITION
OF CALIFORNIA REAL PROPERTY**

Date: December 15, 2015
Escrow No.: 20150810-MS Test CA1 CDF--WRB
Property: 100 Test Avenue
Northridge, CA 91324

In accordance with Section 18662 of the Revenue and Taxation Code, a Buyer may be required to withhold an amount equal to Three And One Third Percent (3 1/3 %) of the sale price or an alternative withholding amount certified by the Seller in the case of a disposition of California real property interest by either:

1. A Seller who is an individual, trust, estate, or when the disbursement instructions authorize the proceeds to be sent to a financial intermediary of the Seller; OR
2. A Corporate Seller that has no permanent place of business in California immediately after the transfer of title to the California property.

The Buyer may become subject to penalty for failure to withhold an amount equal to the greater of Ten Percent (10%) of the amount required to be withheld or Five Hundred And No/100 Dollars (\$500.00).

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DECEMBER RELEASE NOTES

Wire/Proceeds Instructions

NEW/MOD Mod	REQUESTED BY Settlement	FOOTPRINTS No(s). n/a	TFS No(s). 302248	FILE NAME (NEW ITEMS ONLY)
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Updated to match Settlement's version. Render to view complete document.



WIRE/PROCEEDS INSTRUCTIONS

Chicago Title Company
 316 West Mission Avenue, Suite 121
 San Bernardino, CA 92408
 Phone: (800)722-0824 Fax: (909)384-7858

Date: December 15, 2015
 Ref. No.: SA1234
 Escrow No.: 2012080276JM-DJR

The undersigned hereby authorizes and directs [Chicago Title Company](#) to wire transfer funds, as indicated below, to the Receiving Bank and Account identified below. The undersigned warrants that the information provided in this Authorization is complete and accurate.

- NET PROCEEDS DUE THE UNDERSIGNED
- \$ _____
- OTHER: _____

Receiving Bank: _____
 City/State: _____
 ABA No.: _____

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DECEMBER RELEASE NOTES

Title

Preliminary Report - NOCAL ONLY

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNTG San Jose	n/a	302341	

The Title Officer's email address is now included in the contact information on the Preliminary Report.

With Local Experience And Expertise Make A Difference

PRELIMINARY REPORT

Title Officer: Terry Title	Escrow Officer: Ellen Escrow
Email: terry.title@email.com	Email: ellen.escrow@email.com
Title No.: 2015040304 - test	Escrow No.: 2015040304 - test

PROPERTY ADDRESS(ES): 12345 Property Street, Lake Forest, CA

EFFECTIVE DATE: December 5, 2015 at 12:00 AM

The form of policy or policies of title insurance contemplated by this report is:

MI TA Owner Policy 2006

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DECEMBER RELEASE NOTES

FLORIDA

DOCUMENTS

Escrow

Florida Insurance Premium Disclosure and Settlement Agent Certification

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT FL	n/a	304285	

Updated to pull the Settlement Agent and the Settlement Agent's License Number for the Title Agency Holding Funds section.

Settlement Agent Certification	
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.	
Settlement Agent Signature	Date Signed
<u>Barbara Mott Howe</u> Settlement Agent Name	<u>A185946</u> Florida License Number
<u>Fidelity National Title of Florida, Inc.</u> Title Agency Holding Funds	<u>A090982</u> Florida License Number

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Title

Notice of Availability of Owner's Title Insurance

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Title Admin	n/a	304006	FLD1235.doc

New document. Render to view complete document.



**CHICAGO TITLE
COMPANY**

**NOTICE OF AVAILABILITY OF
OWNER'S TITLE INSURANCE**

Date: December 15, 2015

File No.: 2012080276JM

Purchaser – Mortgagor's Name ("You or "Your"): Sam McLaughlin and Sally McLaughlin

Purchaser – Mortgagor's Mailing Address: 1 Seller Fwd Address, City, NE 45975

Purchaser – Mortgagor's Email Address: Seller@email.com

Address of Property ("Property"): 1 Property Address, Jacksonville, FL 32230

An ALTA Loan Policy of Title Insurance ("Loan Policy") only insures Your lender's mortgage on the Property You are purchasing. Even though You pay for the Loan Policy, it will not provide title insurance protection to You.

If You want Your own title insurance protection, You must buy Your own ALTA Owner's Policy of Title Insurance ("Owner's Policy").

An Owner's Policy is available with a coverage amount not less than the fair market value of the Property. An Owner's Policy is purchased for a one-time premium and protects You for as long as You own the Property. Possible problems covered by an Owner's Policy can include:

- Someone claims to own Your Property;
- Someone claims a lien on Your Property, including an unpaid lien for real estate taxes, a mortgage, a judgment, or an unpaid owner's association lien; or
- You do not have legal access to Your Property.

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DECEMBER RELEASE NOTES

ILLINOIS

DOCUMENTS

Escrow

Agent Policy Authorization Form

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT Metro	n/a	302245	ILD0457.doc

New document. Render to view complete document.



Chicago Title Insurance Company

10 S LaSalle Street, Suite 2850
Chicago, IL 60603
Phone: (312)765-0201 / Fax: (312)765-0226

The Law Firm
1001 Legal Eagle Way
Anywhere, IL 99999

Date: December 2, 2015
Ref. No.: AttorneyRefNum111
Order No.: 150916-MS Test CDF IL1CLR

You are hereby authorized to issue commitment number 150916-MS Test CDF IL1 in the amount of Fifty Thousand And No/100 Dollars (\$50,000.00).

Reason for Review:

Over the Limit
 Land acquisition for new construction

by a

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Attorney Agent Disclosure Statement

NEW/MOD Mod	REQUESTED BY MWIT/CT Illinois	FOOTPRINTS No(s). IN15000605183	TFS No(s). 303823	FILE NAME (NEW ITEMS ONLY)
----------------	----------------------------------	------------------------------------	----------------------	----------------------------

Document will now pull the Owner's Policy Premium and Lender's Policy Premium from the file if entered:

Only those charges which may be paid by the party(ies) to whom this disclosure is made, are (were) disclosed herein. If there are additional parties who choose to utilize services from the above named company/business, there may be additional charges for those services.

*Owner's Title Policy:	\$	<u>920.00</u>
*Mortgage Title Policy:	\$	<u>110.00</u>
Escrow or Closing Fee:	\$	_____
Other Fees: _____	\$	_____
_____	\$	_____
Total Estimated Charges:	\$	_____

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Title

Chain of Title Endorsement - IL CT Metro ONLY

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT Metro	n/a	302496	EyrS_CHOT_IL_FNF

The Chain of Title endorsement is now available (to be issued for Commitments only).

Note: Conveyance information can be added in the field on the Endorsements screen - OR leave the field blank and add N7 exception code(s) on the Commitment Schedule B screen to select when rendering.

ENDORSEMENT - IL CHOT	CHAIN OF TITLE
<p>Issued By:</p> <div style="display: flex; align-items: center; margin-top: 5px;"> <p>CHICAGO TITLE INSURANCE COMPANY</p> </div>	<p>Attached to Commitment Number:</p> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 5px auto; text-align: center;"> <p>CommitNum-12345</p> </div>
<p>The Company hereby insures the Insured against loss or damage the Insured shall sustain in the event that the conveyances shown below are not the only conveyances of the Land appearing in the Public Records within the last FILL IN (NUMBER) months preceding the effective date of this commitment/policy.</p> <p style="color: red; font-weight: bold;">FILL IN CONVEYANCE(S) - OR leave field blank and add N7 exception code(s) on Commitment Schedule B screen to select when rendering.</p> <p>This endorsement is issued as part of the commitment and is subject to all of the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the commitment and any prior endorsements, nor does it extend the effective date of the commitment and any prior endorsements, nor does it increase the face amount thereof.</p> <p>Chicago Title Insurance Company</p> <p>Dated: December 3, 2015</p>	
<div style="display: flex; justify-content: space-between; font-size: small;"> Chain of Title Printed: 12.08.15 @ 11:36 AM IL-FNT-FILL-03000.233215-SPS-1-15-2015040304 - CP Test IL </div>	

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DECEMBER RELEASE NOTES

REPORTS

Lookup Table Search				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT Metro		302933	
<ul style="list-style-type: none"> • Added new option "Contract" You still use the "Lookup table name" to search only the selected tables. • Changed the layout of the report (and export version to have the same columns of "Format for Excel export" is checked) for this option. • Columns: <ul style="list-style-type: none"> ○ Address (address 1 & 2, City, state, Zip – separate in export), ○ Email, Phone Number, Fax Number, ○ Sales Rep (1-3) (show each rep 1, 2 or 3 if there), ○ Lookup Code, Contact Number (CF: .ContractNo##), ○ Contact People (all people associated with the entries lookup code based on the filter) • The "Search for (use % for wildcard or all)" would search based on the company name • Limited this option to the same Plus Group as the "Sales Rep" option, only users in this group can run the report for this option 				

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DECEMBER RELEASE NOTES

TEXAS

DOCUMENTS

Escrow

Borrower Closing Disclosure Form Buyer Closing Disclosure

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	TX		297590	

Added checkbox option to "Exclude amounts when "Print additional disbursements from broker's commissions on the Attachment" is checked

Default checked, when checked do not show the amounts on the commissions breakdown, when unchecked show the amounts (current functionality)

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Buyers Receipt and Confirmation

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	TX	IN15000595774	302413	

Signature section revised to pull from the individual's signature line instead of pulling their name:

Name 1:

Michael W. Bass by Linda Jangula as his agent and attorney-in-fact

BEFORE

12. I agree to indemnify and hold [Chicago Title Insurance](#), Underwriter and its Agent harmless from any loss or expense, including reasonable attorney fees, resulting from false or incorrect information in this affidavit.

Michael W. Bass

AFTER

12. I agree to indemnify and hold [Fidelity National Title Insurance Company](#), Underwriter and its Agent harmless from any loss or expense, including reasonable attorney fees, resulting from false or incorrect information in this affidavit.

Michael W. Bass by Linda Jangula as his agent and attorney-in-fact

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DECEMBER RELEASE NOTES

Closing Disclosure Form

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	TX		297590	

Added checkbox option to "Exclude amounts when "Print additional disbursements from broker's commissions on the Attachment" is checked

Default checked, when checked do not show the amounts on the commissions breakdown, when unchecked show the amounts (current functionality)

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FIRPTA - No T.I.N. Instructions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	n/a	304810	

Updated document to match most recent version provided by Settlement. Render to view complete document.

**INSTRUCTION TO REMIT F.I.R.P.T.A. WITHHOLDING
WITHOUT TAXPAYER I.D. NUMBER FOR TRANSFEROR
HOLD HARMLESS**

Date: December 15, 2015
 To: Chicago Title Insurance Company
 GF #: TEST-X9-MS Test CDF TX
 Property: 100 Property Street, Dallas, TX 75207
 200 Test Avenue, Houston, TX 77054

The undersigned Seller of this transaction, being a foreign transferor, has informed Buyer(s) and Escrow Holder that the undersigned does not have a U.S. Taxpayer Identification Number (T.I.N.), that is now required by the U.S. Internal Revenue Service for the processing of all forms and taxes paid.

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DECEMBER RELEASE NOTES

FIRPTA - Waiver of Settlement Agent Responsibility

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	n/a	304810	

Updated document to match most recent version provided by Settlement. Render to view complete document.

WAIVER OF SETTLEMENT AGENT RESPONSIBILITY

Chicago Title Insurance Company
 5501 Lyndon B Johnson Fwy, Suite 200
 Dallas, TX 75240
 Phone: (214)987-6789 Fax: (214)987-6788

Date: December 15, 2015
Ref. No.: SettleAgRefNum333
Title No.: TitleCoRefNum22222
GF#: TEST-X9-MS Test CDF TX
Seller(s): Stephen T. Seller and Susan T. Seller
 The Seller Partnership
Borrower(s): Brian T. Buyer
 The Buyer Company, Inc.
Property: 100 Property Street
 Dallas, TX 75207
 200 Test Avenue
 Houston, TX 77054

Settlement Agent/Escrow Holder/Closing Agent is released from and shall have no liability, obligation or responsibility with respect to, (a) withholding of funds pursuant to Section 1445 of the Internal Revenue Code 1986 as amended, (b) advising the parties as to the requirements of such Section or (c) determining whether the transferor is a foreign person under such Section, acting as the Qualified Substitute or otherwise making any inquiry concerning compliance with such Section for any party to the transaction.

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DECEMBER RELEASE NOTES

FIRPTA - Withholding Instructions

NEW/MOD Mod	REQUESTED BY Settlement	FOOTPRINTS No(s). n/a	TFS No(s). 302234, 304810	FILE NAME (NEW ITEMS ONLY)
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Updated document to match most recent version provided by Settlement. Render to view complete document.

ESCROW INSTRUCTIONS FOR F.I.R.P.T.A. WITHHOLDING

Chicago Title Insurance Company
 5501 Lyndon B Johnson Fwy, Suite 200
 Dallas, TX 75240
 Phone: (214)987-6789 Fax: (214)987-6788

Date: December 15, 2015
Ref. No.: SettleAgRefNum333
Title No.: TitleCoRefNum22222
GF #: TEST-X9-MS Test CDF TX
Property: 100 Property Street
 Dallas, TX 75207
 200 Test Avenue
 Houston, TX 77054

It has been determined by the Parties that one or more of the Sellers in the above captioned transaction is a foreign transferor and may be subject to F.I.R.P.T.A. withholding under Section 1445 of the Internal Revenue Code.

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DECEMBER RELEASE NOTES

Form T-00 (Verification of Services Rendered) Fee Atty, In County

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT/Fee Attorney	303560	302234	

Revised coding to pull the percentage for item 2:

Split to		Adjustment		Percent		
U	Fidelity...		+	15.00000	% of	Final Premium to Split
E	Anders...		+	55.00000	% of	Final Premium to Split
			±		% of	Balance after 1st Split

BEFORE

Address of location where work was done for selected service(s):

[1604 8th Avenue, Fort Worth, TX 76104](#)

Order/File/GF# assigned to this order by Agent/Entity doing the work:

[FT-3AN-9000921500180](#)

2. AGREEMENT REGARDING PAYMENT FOR SERVICE: Percentage or amount of premium (remaining after remittance to Underwriter) agreed to be paid to the agent/entity doing the work.

0.00% _____ or _____ \$658.35 _____

AFTER

Address of location where work was done for selected service(s):

[1604 8th Avenue, Fort Worth, TX 76104](#)

Order/File/GF# assigned to this order by Agent/Entity doing the work:

[FT-3AN-9000921500180](#)

2. AGREEMENT REGARDING PAYMENT FOR SERVICE: Percentage or amount of premium (remaining after remittance to Underwriter) agreed to be paid to the agent/entity doing the work.

55.00% _____ or _____ \$658.35 _____

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Seller Closing Disclosure

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	TX		297590	

Added checkbox option to "Exclude amounts when "Print additional disbursements from broker's commissions on the Attachment" is checked

Default checked, when checked do not show the amounts on the commissions breakdown, when unchecked show the amounts (current functionality)

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DECEMBER RELEASE NOTES

WASHINGTON

DOCUMENTS

Escrow

Affidavit (Identity) Affidavit (Identity), Letter

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)										
Mod	FT Vancouver	IN15000637817	304813											
Verbiage added:														
<p>***** AFFIANT(S) IS/ARE/WERE INVOLVED IN THE FOLLOWING COURT PROCEEDINGS (including Bankruptcy) *****</p> <hr/> <hr/>														
<table border="1"> <thead> <tr> <th>Case No. & Court</th> <th>Plaintiff</th> <th>Defendant</th> <th>Date of Judgment</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="5">*****</td> </tr> </tbody> </table>					Case No. & Court	Plaintiff	Defendant	Date of Judgment	Amount	*****				
Case No. & Court	Plaintiff	Defendant	Date of Judgment	Amount										

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Affidavit (Owner's Extended Cvg)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT SeaTac	n/a	302652	
Adjusted the justification formatting to avoid odd spacing:				
BEFORE				
Nothing contained herein shall be construed so as to obligate the Company to issue said Policy or Policies without showing said General Exceptions. However, should the Company do so, it will do so <u>in</u> part in reliance upon the undertakings of the undersigned Affiant. The issuance of the Policy or Policies shall be the consideration for the undertakings contained herein.				
AFTER				
Nothing contained herein shall be construed so as to obligate the Company to issue said Policy or Policies without showing said General Exceptions. However, should the Company do so, it will do so in part in reliance upon the undertakings of the undersigned Affiant. The issuance of the Policy or Policies shall be the consideration for the undertakings contained herein.				

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DECEMBER RELEASE NOTES

EI - Lender's Private Loan (EIS)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	WA	IN15000562905	302217	WA00001003.doc

New document. Render to view complete document.

NOTE: The Escrow Instructions screen has been revised to include a new more/less bar for this instructions. See the MyScreens section of the Release Notes.



CHICAGO TITLE INSURANCE COMPANY

LENDER ESCROW INSTRUCTIONS

Chicago Title Insurance Company
1111 Main Street, Suite 200
Vancouver, WA 98660
Phone: (360)696-0551 Fax: (877)675-5394

Date: December 2, 2015
Escrow No.: PENNYH2-AL
Borrower(s): Bob Buyer and Betsy Buyer
Brother Buyer
Seller(s): Sam S. Seller and Susie S. Seller
Property: 123 Cherry St.
Vancouver, WA 98000

I/We hand you herewith:

- Approved copy of Note and Deed of Trust
- Approved copy of Preliminary Report
- Loan funds in the form of wire transfer, certified check, cashier's check, or teller's check payable to Chicago Title Insurance Company pursuant to the "Deposit of Funds," Paragraph 4 contained in the General Provisions attached hereto and made a part hereof

which you are authorized to deliver and/or record when;

You hold for my account the following:

- Original, executed promissory note corresponding to the above referenced copy, with interest commencing at Five And Three Quarters Percent (5.750%), first payment beginning January 1, 2000, with all principal and accrued interest due in its entirety on December 1, 2029.
- New field on the screen for info, if applicable

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DECEMBER RELEASE NOTES

Real Estate Excise Tax Affidavit (4)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Seattle	n/a	303788 & 304087	

The below documents have been revised to prompt user with most commonly needed prompts first:

-  Real Estate Excise Tax Affidavit
-  Real Estate Excise Tax Affidavit - Exempt
-  Real Estate Excise Tax Affidavit - Land Use
-  Real Estate Excise Tax Affidavit - Personal Property

These five will now prompt first:

Assessed Value-Improvements

Enter the land use code

Select who is signing for Grantor

Select who is signing for Grantee

Order 2012080276JM

 Include school district?

If Grantor/Grantee selected here, you will no longer be prompted to select a name. Coding as been added to pull the first person's name instead.

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DECEMBER RELEASE NOTES

MY SCREENS

Escrow

Escrow Instructions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).
Mod	WA	IN15000562905	302328

New more/less bar for 'Lender's Private Loan' has been added to go along with the new Escrow Instruction:

Lender's Private Loan

Escrow to hold the following:

Subject to exception no(s):

List any additional prorations (other than TAXES) for this escrow:

Name of Seller/Buyer Agreement:

Omit 'Fire Insurance' paragraph

Personal Property included?

Select if escrow will pay utilities

Enter amount to withhold for utilities:

Enter utilities being paid by Escrow Office (if applicable):

Omit 'Completion or Correction of Documents' paragraph

Omit 'Payment of Omitted Taxes' paragraph

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DECEMBER RELEASE NOTES

SERVICELINK

DOCUMENTS

Escrow

CALFIRPTA Notice to Withhold - Buyer

NEW/MOD Mod	REQUESTED BY Settlement	FOOTPRINTS No(s). n/a	TFS No(s). 304808	FILE NAME (NEW ITEMS ONLY)
-----------------------	-----------------------------------	---------------------------------	-----------------------------	-----------------------------------

SLD1071.doc has been inactivated. Please be sure to add SCA0000056.doc to your tree in place of this document.

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DECEMBER RELEASE NOTES

LANDCASTLE

DOCUMENTS

Escrow

Listing Agent Information Sheet

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FL LandCastle	n/a	303900	604227_ListingAgentInformationSheet.doc

New document. Render to view complete document.

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Payoff Letter Authorization

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FL LandCastle	n/a	303900	604227_PayoffLetterAuthorization.doc

New document. Render to view complete document.

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Selling Agent Information Sheet

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FL LandCastle	n/a	303900	604227_SellingAgentInformationSheet.doc

New document. Render to view complete document.

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DECEMBER RELEASE NOTES

Shellpoint (Cover Sheet - Deed Package FL)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FL LandCastle	n/a	302240	

Revised the Date: to pull in the Sales Contract Expiration Date rather than the Settlement Date.

RETURN DEED TO:
LandCastle Title, LLC
7000 Central Parkway, Suite 300, Atlanta, GA 30328
 Input your closing office info here for returning deed

Document for Processing

REO Deed ___ QC Deed X Assignment ___ Other ___

Shellpoint Asset Number **RefNum12345**

Express Order Entry

Settlement date/time: 12/31/2015 12:00 AM

Do you need an original POA? YES ___ NO X

Note that we use certified copies as originals. If you need an unrecorded original please note that in the special instructions below.

Sales Contract & Earnest Money

Contract expires: 01/29/2016

Required Paper Size: LEGAL ___ LETTER X

Has a closing date been scheduled?
Enter date below.

Date : **January 29, 2016**

If closing has not been scheduled, use contract schedule closing date.

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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.

593 Forms			
NEW/MOD	ACTION REQUIRED	APPLICABLE STATES/SITES	FILE NAME (NEW ITEMS ONLY)
New	Add to tree(s)	CA	
The 2016 versions of the 593 Forms have been added.			
<u>The following are in the CA-All tree:</u>			
SCA0002677.doc - 593-C and 593-E Form Cover Page (2016)			
SCA0002681.doc - 593-C and 593-E Form Table of Contents (2016)			
SCA0002668.doc - 593 Form (2016) - Tax Statement			
SCA0002669.doc - 593 Form Instructions (2016) - Tax Statement			
SSCORPD5313.rpt - 593-C Form (2016) – Certification for Ind Sellers			
SCA0002670.doc - 593-C Form Instructions (2016) - Certification for Ind Sellers			
SSCORPD5314.rpt - 593-E Form (2016) – Computation of Est Gain/Loss			
SCA0002672.doc - 593-E Form Instructions (2016) - Computation of Est Gain/Loss			
SCA0002674.doc - 593-I Form (2016) - Installment Sale Acknowledgment			
SCA0002675.doc - 593-I Form Instructions (2016) - Installment Sale Acknowledgment			
SCA0002676.doc - 593-V Form (2016) - Payment Voucher			
<u>The following are NOT in the CA-All tree. Please add where applicable:</u>			
SCA0002677.doc - 593-C/E (2016) Booklet pg 1			
SCA0002681.doc - 593-C/E (2016) Booklet pg 2			
SSCORPD5313.rpt - 593-C/E (2016) Booklet pg 3			
SCA0002670.doc - 593-C/E (2016) Booklet pg 4			
SSCORPD5314.rpt - 593-C/E (2016) Booklet pg 5			
SCA0002672.doc - 593-C/E (2016) Booklet pg 6			
* heads-up: The 2015 versions will be inactivated on 1/4/16.			

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