

SOFTPRO SELECT

RELEASE NOTES



DECEMBER, 2017

Testing Release Date: December 7, 2017

Production Release Date: December 22, 2017



DECEMBER RELEASE NOTES

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ALL STATES/SITES

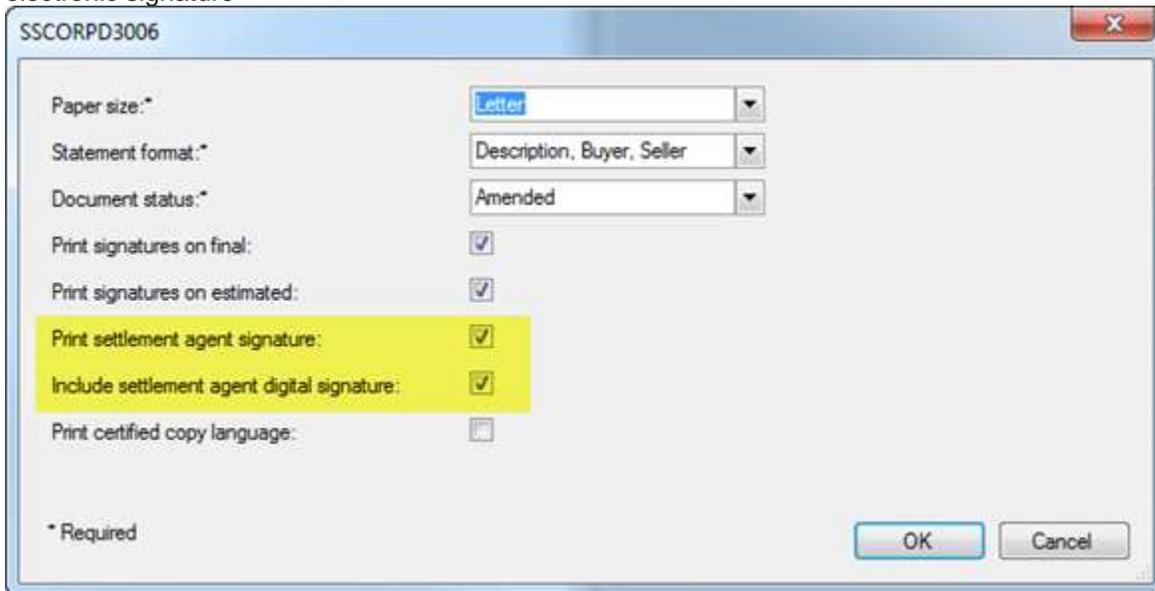
DOCUMENTS

Escrow

Commercial Settlement Statements

NEW/MOD MOD	REQUESTED BY CORP	FOOTPRINTS No(s).	TFS No(s). 423158	FILE NAME (NEW ITEMS ONLY)
----------------	----------------------	-------------------	----------------------	----------------------------

- Added option on parameter screen to choose the settlement agent signature as print lines or print lines with electronic signature



- Updated logo to work the same as the invoice with the new custom fields and size adjustment. Shifted logo down so it is not at the top of the page.
- Remove seller place holder from statement when order transaction type is not purchase.

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Corporate Invoice

NEW/MOD MOD	REQUESTED BY FT/CT NY	FOOTPRINTS No(s).	TFS No(s). 422316	FILE NAME (NEW ITEMS ONLY)
----------------	--------------------------	-------------------	----------------------	----------------------------

- Updated the HTML Ready Doc to pull the logo from the contact and limited the size based on the new custom field:
 - LogoWidthHTML_FNF#

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Settlement Statements

NEW/MOD MOD	REQUESTED BY Escrow Adm	FOOTPRINTS No(s).	TFS No(s). 4429119	FILE NAME (NEW ITEMS ONLY)
----------------	----------------------------	-------------------	-----------------------	----------------------------

- All states (master, buyer, seller versions only) per Escrow Admin.
 - If the document grid has a fee schedule containing "affordable housing" with a document type of "Other" the document details print (if multiple) and the fee schedule name is printed as the document name for the affordable housing fee. Otherwise current logic applies, the document details are only shown in the following states: CA, IN, IL, OR, WA and WI



DECEMBER RELEASE NOTES

E. Taxes and Other Government Fees

Charges for Line 01

Description	Re	To	Borrower-Paid At Closing	Borrower-Paid Before Closing	Seller-Paid At Closing	Seller-Paid Before Closing	Paid By Others
▶ 1 Recording Fees		G	\$3.00				

Fees							
Fee Schedule Type	Pages	Document	Fee Schedule	Amount	Seller Pay %	Fee Type	
▶ Recording	1	Other	Affordable Housing Recor...	\$1.00			
Recording	2	Deed		\$2.00		Recording Fee For Deed	
•							

GOVERNMENT CHARGES

Recording Fees to Government	3.00
Affordable Housing Recording Fee	\$1.00
Deed	\$2.00

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Wire Account Notification (NCS - Commercial)

WireSafe Fraud Alert

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CTNC and TT Portland	N/A	427061	

For a Commercial Order, contact information now includes the ability to look to the Title Company, Underwriter and Settlement Agent.



Select which branding to appear on form

Settlement Agent

Settlement Agent

Title Company

Underwriter

↓

Escrow Office Name
Melissa G. Smith
100 Main Street, Place, OR 92025
Phone: (800)111-2222 Fax: (800)222-3333

WIRE FRAUD ALERT

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DECEMBER RELEASE NOTES

REPORTS

1099- Misc Details

NEW/MOD MOD	REQUESTED BY CORP	FOOTPRINTS No(s).	TFS No(s). 428550	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Rolled back v4.2 only to pull from TaxID to prevent entries with XXX-XX masking SSN. 				

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1099- Misc Exception

NEW/MOD MOD	REQUESTED BY CORP	FOOTPRINTS No(s).	TFS No(s). 428553	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • 4.3 Only change <ul style="list-style-type: none"> ○ Updated report, all versions (PDF and excel) to pull tax ID from the SSN column. • 4.2 & 4.3 change <ul style="list-style-type: none"> ○ Added column after W9 Location labeled "EO" and pull in the escrow officer name {{Order.Escrow.Officer}} 				

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1099- S Exceptions by Branch, Escrow Officer/Closer

NEW/MOD MOD	REQUESTED BY CORP	FOOTPRINTS No(s).	TFS No(s). 426612	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Added an excel export checkbox on parameter screen under page break on escrow officer/closer. Each exception will show as a separate row. If an order has 2 exceptions it will have two rows of data. • Column list: <ul style="list-style-type: none"> ○ Branch ○ Escrow Officer/Closer ○ TCC ○ Tax ID ○ Order number ○ payee name ○ exception • Sort by branch, then escrow officer 				

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EPU Task Summary/Productivity by Employee

NEW/MOD MOD	REQUESTED BY CT FT CO	FOOTPRINTS No(s).	TFS No(s). 426458	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Added 'Title Curative Inquiry' as a task when the Task rows to display dropdown = 'CO-Standard EPU Tasks'. This should show for purchase and refi like all other tasks do. 				

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Escrow Trial Balance

NEW/MOD MOD	REQUESTED BY FT OR	FOOTPRINTS No(s).	TFS No(s). 427035	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Changed balance column to show "As of Balance" • After EMD column added new column "Current Balance" to display the balance as of the date the report was run. 				

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Orders by Selection				
NEW/MOD MOD	REQUESTED BY OR	FOOTPRINTS No(s).	TFS No(s). 427323	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • On parameter screen between Sales price and additional description added "Loan amount between:" with from and through amount text boxes (like Sale price has currently). This will ONLY look at the value of loan #1 • Added note to programming notes that this search option will only look at the value of loan #1. 				

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SPAdmin Group Memebers				
NEW/MOD MOD	REQUESTED BY CORP	FOOTPRINTS No(s).	TFS No(s). 424446	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Updated excel export: when the privilege rights box is checked added a column "Key Field" and will show the values like on the PDF version. • Added in top level logic: If summary for SPAdmin Module permission is not Execute, do not show user on the report even if they have any of the other "privileged rights" • Next to each Key identify for user or group show in parenthesis if the permission is explicit or implicit • EX: IBA-E (I) or IBE-E (E) 				

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Weekly Summary of Business				
NEW/MOD MOD	REQUESTED BY CORP	FOOTPRINTS No(s).	TFS No(s). 422289	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • Added new 2018 weeks to the WSOB • Added new Excel Export Option <ul style="list-style-type: none"> ○ Parameter Screen: added check for "Format Results for Excel" and default to unchecked ○ Export Columns <ul style="list-style-type: none"> ▪ Branch = lookup code for winning branch ▪ Opened/closed = status of the order using the current opened closed logic ▪ File # = {{Order.Number}} ▪ Week = week that order was counted in week 1, week 2, week 3, etc. using current report logic ▪ Order Type = {{Order.Type}} ▪ Transaction Type = {{Order.TransactionType}} ▪ Product Type = {{Order.ProductType}} ▪ Resi/Commercial = same logic report uses to determine residential or commercial, then list 'Residential' or 'Commercial' in the column ▪ Direct/Indirect = list order as 'Direct' or 'Indirect' using the same logic as the report does now ▪ Revenue = use same revenue logic in the report. ○ Sorting <ul style="list-style-type: none"> ▪ Branch first ▪ Opened/closed status 				

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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	426707	

Revised font size and spacing to bring up enough vertical space to leave room for seals at the bottom.

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Authorization For Impound Account

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	LoanCare	N/A	426418	

Updated document to match latest version provided.

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Deed (Joint Tenants With Right of Survivorship)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Yuma	N/A	426751	

Changed language from "not as joint tenants, but as Community Property with Right of Survivorship" to "not as Community Property, but as joint tenants with Right of Survivorship".

WARRANTY DEED
(Joint Tenants With Right Of Survivorship)

For the consideration of Ten and No/100 Dollars, (\$10.00), and other valuable consideration, I or we,
Selling Org,

Convey to
Benny Buyer and Bethany Buyer, husband and wife

not as tenants in common and not as Community Property, but as joint tenants with Right of Survivorship, the following described as real property situated in COUNTY County, Arizona:

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LoanCare Account Servicing Agreement

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	LoanCare	N/A	426416	

Updated document to match latest version provided.

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CALIFORNIA

DOCUMENTS

Escrow

593 Forms

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	N/A	422556	

2018 versions of the 593s are now available.

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Affidavit (Transfer Tax)

Affidavit (Transfer Tax - Alameda)

Affidavit (Transfer Tax - Imperial)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	N/A	426625	

Removed documents from system per Settlement.

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Corporate E&O Insurance - Chicago

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT SoCal	N/A	424151	

Updated document to reflect new version.

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Funds Due (Buyer/Seller)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT SoCal	N/A	427065	

Changed 3rd sentence verbiage and eliminated page 2 attached wiring instructions.

BEFORE

IMPORTANT NOTICE PLEASE READ CAREFULLY

Money is due to close your transaction

In order for us to comply with the California Insurance Code 12413.1 your funds must be delivered to [Escrow Office Name](#) no later than twenty-four (24) hours prior to the closing date of your transaction.

Funds can be in the form of a Cashier's check payable to [Escrow Office Name](#) OR Wire Transferred. **Our wiring information is attached for your convenience.**

AFTER

IMPORTANT NOTICE PLEASE READ CAREFULLY

Money is due to close your transaction

In order for us to comply with the California Insurance Code 12413.1 your funds must be delivered to [Escrow Office Name](#) no later than twenty-four (24) hours prior to the closing date of your transaction.

Funds can be in the form of a Cashier's check payable to [Escrow Office Name](#) OR Wire Transferred. **Our wiring information has previously been provided.**

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PCOR, documents containing

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CA	N/A	428260	

Updated PCOR to latest version provided.

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Recordables

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	N/A	422665	

Affordable Housing Recording Fee options have been added to these documents. Please refer to the "Affordable Housing Recording Fee" Tip of the Day for clarification.

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DECEMBER RELEASE NOTES

Walz Mailer

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	CORP	N/A	423878	SSCORPD3004.spdoc - WALZ Certified Mailer

General:

Title – Walz Mailer
Tree location – CA Docs Tree

Parameters:

- Dropdown: Mailer Type
 - o Options: 10 Day, 30 Day, Courtesy, Sale
 - o Each of the 10 day, 30, Courtesy will tie to a specific custom field, see logic below
 - o If Sale is chosen, then it will print for any contact where any one or more of the boxes (10 day, 30 day, courtesy) are checked in the contact
- Date = default to current date, but allow user to change
- Confirm Date = second prompt to select a date
 - o Show error or warning when date and confirm date are not the same

ERROR - Selected "Mailer date" is different than selected "Confirm mailer date". Please ensure you have the correct Mailer Date selected.

Logic:

- Mailer will only be related to Buyer, Seller or Other contact types
- New custom fields being added to buyer, seller, other contacts
 - o Buyer: {{10DayMail_FNF#}}, {{30DayMail_FNF#}}, {{CourtesyMail_FNF#}}
 - o Seller: {{10DayMail_FNF#}}, {{30DayMail_FNF#}}, {{CourtesyMail_FNF#}}
 - o Other: {{10DayMail_FNF#}}, {{30DayMail_FNF#}}, {{CourtesyMail_FNF#}}
- New custom fields will be check boxes on each contact and will pull to the report when the dropdown on the parameters screen chosen corresponds to one of the boxes being checked
 - o EG: buyer and seller each have the 30 Day Mailer box checks, but other contact does not. If we chose 30 day mailer on the parameter screen we would only see forms for the buyer and seller
- All contacts will show on a separate page for all unique addresses
 - o Note that joint contact (buyer or seller) would show as two separate forms
 - o Example: joint buyer where current and forwarding address are different. We would show 4 forms, two for the husband for both addresses and two for the wife for both addresses
 - o We would print for all buyers, seller, other contacts listed in the file.
- Add warning if settlement agent is blank
 - o We can do one of the glaring red text like the statement when a user select individual, but that box is not checked on the options screen

NO SETTLEMENT AGENT (A) ON ORDER

Layout:

- Top-half (A):
 - o Label 1 = contact address, individual person, with order number above
 - o Label 2 = same as label 1, with order number above
 - o Label 3 = A contact
 - o To = Same as label 1, with order number above
 - o Sender = A contact
 - o Reference = 'Order Number' / 'Date from prompt' / Contact Logic (see below) / 'Initials of user printing'
 - § Contact logic: if buyer contact print 'TRUSTOR', if seller contact print 'OWNER', if other contact print 'OTHER'
 - § Buyer Sample: FWLV-1703125874 / 11/16/2017 / TRUSTOR / NDP
- Bottom-half (B):
 - o Label 5 = label 1, with order number above
 - o Article Addressed to = label 1, with order number above and Reference line (Top-half A above)
- Affidavit Page ©:
 - o Print after the label page(S) and will list all contacts and addresses that were shown on the labels



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- o Page # - count based on how pages are needed
- o Name (centered on page and in all caps: "AFFADAVIT OF MAILING")
- o STATE OF {{Order.SettlementAgent.State}}
 - § Hardcode: ") In the matter of Notice of Default" after state
- o COUNTY OF {{Order.SettlementAgents.County_FNF#}}
 - § After county name add ") S.S. File # {{Order.Number}}
- o Affidavit language
 - § {{name of user printing form}} of {{Order.SettlementAgents.Name}} ,
{{Order.SettlementAgents.Address.FullAddress}} being durly swon, deposes and says; that she/he is over the age of eighteen years; that on (show date from prompt), by certified mail/regular mail enclosed in a sealed envelope with prepaid postage thereon, she/he deposited in the United States Post Office at (city, state of settlement agent) notices, a true and correct copy of which is hereunto attached and made a part hereof, addressed to the following:
 - § Note that the PO Box info will be added to address line 2 for the settlement date. Using the full address field code will pull this in.
- o List all names and addresses that were printed on the label
- o Signature verbiage:
 - § The receipts for certification of said letters are hereunto affixed and made a part hereof. I certify (or declare) under penalty of perjury that the foregoing is true and correct.
- o Signature line:
 - § "x_____"
 - § "Affiant"

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DECEMBER RELEASE NOTES

REPORTS

Posted Checks, Wires & Receipts for SmartVIEW				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD			425912	
<ul style="list-style-type: none">Added report to tree with new name "Posted Checks for SmartView - All" and primary context = "Ledger"<ul style="list-style-type: none">This will print all posted checks as if all were selected				

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Tickle Report				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	FT		425244	
<ul style="list-style-type: none">Updated sort from "Order number, Due date" to "Settlement date, due date"				

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DECEMBER RELEASE NOTES

LOOKUP TABLES

Escrow Instruction Phrases – NOCAL ONLY

NEW/MOD MOD	REQUESTED BY NoCal	FOOTPRINTS No(s). N/A	TFS No(s). 429456	FILE NAME (NEW ITEMS ONLY)
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New Phrase Added:

Code	Name
notepo01	NOTE PREPARED OUTSIDE OF CLOSING

The highlights are all prompts, and will give blank lines if unanswered

NOTE PREPARED OUTSIDE OF ESCROW: The undersigned parties have handed escrow a Note secured by a Deed of Trust in the amount of _____ Dollars (\$ _____), dated _____, in favor of _____ and executed by _____. All parties agree that Escrow Holder did not prepare the Note and shall not be liable or responsible for the terms, validity and/or enforceability of the contents contained therein. In the event of a foreclosure, the parties are aware that Test Escrow Office may not perform the foreclosure services, and a substitute trustee may need to be designated.

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DECEMBER RELEASE NOTES

MY SCREENS

Prelim – Schedule A screen				
NEW/MOD MOD	REQUESTED BY FT Shasta Title	FOOTPRINTS No(s). IN17000427309	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
<p>Various documents now include a hot spot to the Prelim – Schedule A screen for,</p> <ul style="list-style-type: none">> Northern CA – All Screens> Northern CA – Policy Screens> Northern CA – Title Screens> SoCal All Screens> SoCal Policy Screens> SoCal Production Screens> SoCal Title Screens				



DECEMBER RELEASE NOTES

FIRST TITLE OF GEORGIA

DOCUMENTS

Escrow

Buyer-Borrower Contact Information

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	First Title	N/A	422820	FGD1209.doc

New document. Render to view complete document.

BUYER-BORROWER CONTACT INFORMATION

File No.: JM Commercial-MGS
Property: 100 Property Address, City, GA 45788

Buyer/Borrower Address: Same as Property Address

Email: _____

Phone No.: (222)222-2222

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Correction Agreement and Limited Power of Attorney for Correcting Typographical Errors

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	First Title	N/A	421600	

Updated document to the latest version provided by Staff Counsel.

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DECEMBER RELEASE NOTES

Hold Harmless (HOA)

NEW/MOD Mod	REQUESTED BY First Title	FOOTPRINTS No(s). N/A	TFS No(s). 421598	FILE NAME (NEW ITEMS ONLY)
----------------	-----------------------------	--------------------------	----------------------	----------------------------

Updated document to the latest version provided by Staff Counsel.

BEFORE

Date: December 5, 2017
Property: 1 Property Address, City, GA 49503

We, the undersigned purchaser(s) and seller(s), hereby acknowledge that a Homeowner's Association Letter was not provided to the closing agent, [First National Financial Title Services, LLC](#), for the above referenced property. We agree to close with the information provided and understand that it has not been verified in writing by the association. Should the information be incorrect, all parties hereby agree that purchaser(s) shall be responsible for any and all sums due to the Homeowner's Association.

AFTER

Date: December 5, 2017
Property: 1 Property Address, City, GA 49503

We, the undersigned purchaser(s) and seller(s), hereby acknowledge that in the event [First National Financial Title Services, LLC](#) ("Settlement Agent") was able to verify the amount of any special assessments, association dues and/or transfer fee, if required, it will be reflected on the Closing Disclosure Form at closing. The dues for the homeowners association (if applicable) have been prorated between the parties based upon information provided for the respective rates and assessments for the billing period. Purchaser(s) and/or seller(s) further acknowledge that if Settlement Agent was unable to verify any special assessments, past due association fees, transfer fees and/or current year association dues prior to the closing, it will be the sole responsibility of the purchaser(s) and seller(s) to negotiate and/or pay any amounts owed between themselves outside of closing.

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DECEMBER RELEASE NOTES

Homestead Exemption Information - MS

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	First Title	N/A	422819	FGD1210.doc

New document. Render to view complete document.



Company Name

MISSISSIPPI TAX SAVINGS PROGRAMS
(HOMESTEAD)

TO APPLY FOR HOMESTEAD EXEMPTION FOR THE FIRST TIME, YOU NEED TO GO TO THE TAX ASSESSOR'S OFFICE IN YOUR COUNTY IN JANUARY, FEBRUARY OR MARCH THE YEAR AFTER YOU PURCHASE YOUR PROPERTY AND BRING THE FOLLOWING:

- A COPY OF YOUR RECORDED WARRANTY DEED
- YOUR MISSISSIPPI CAR AND/OR TRUCK TAG NUMBERS
- SOCIAL SECURITY NUMBERS FOR YOU AND YOUR SPOUSE IF YOU ARE MARRIED
- BIRTH DATES FOR YOU AND YOUR SPOUSE OR ALL PARTIES APPLYING FOR HOMESTEAD

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DECEMBER RELEASE NOTES

Payoff Shortage Agreement and Hold Harmless

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	First Title	N/A	421603	FGD1206.doc

New document. Render to view complete document.



Company Name

PAYOFF AND SHORTAGE AGREEMENT
AND HOLD HARMLESS

Date: December 8, 2017
Property: 1 Property Address, City, GA 49503

PAYOFFS

First National Financial Title Services, LLC ("Settlement Agent") assumes no liability for errors in the payoff statement provided by the holder of any Encumbrance against the Property ("Encumbrance Holder"). Any Encumbrance payoff is subject to confirmation upon tender of payment, before and after closing. If any Encumbrance is omitted from the closing statement for any reason whatsoever or if any Encumbrance Holder determines that the payoff figures supplied to Settlement Agent are inaccurate, the undersigned understands that it is the undersigned's responsibility to pay any shortage. In the event of any audit or correction by the Encumbrance Holder, the undersigned agrees to pay any shortage in the payoff immediately upon receiving notice from the Encumbrance Holder or Settlement Agent. If the undersigned does not pay any such shortage immediately, the undersigned understands that such action will result in a cloud on clear title to the Property and agrees to hold the Settlement Agent harmless against all losses as a result.

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DECEMBER RELEASE NOTES



DECEMBER RELEASE NOTES

Seller Contact Information

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	First Title	N/A	422821	FGD1208.doc

New document. Render to view complete document.

SELLER CONTACT INFORMATION

File No.: JM Commercial-MGS

Property: 100 Property Address, City, GA 45788

Seller's Forwarding Address: 1 Seller Forwarding Address, Place, GA 12345

Email: _____

Phone No.: _____

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DECEMBER RELEASE NOTES



DECEMBER RELEASE NOTES

Title

Title Products				
NEW/MOD Mod	REQUESTED BY FTGA / NCS	FOOTPRINTS No(s). N/A	TFS No(s). 427190	FILE NAME (NEW ITEMS ONLY)
GA-Modified title products added to Select.				

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DECEMBER RELEASE NOTES

FLORIDA

DOCUMENTS

Escrow

Affidavit (Owner-Seller)

NEW/MOD Mod	REQUESTED BY First Title	FOOTPRINTS No(s). N/A	TFS No(s). 421612	FILE NAME (NEW ITEMS ONLY)
----------------	-----------------------------	--------------------------	----------------------	----------------------------

Removed the caption from the document.

BEFORE
<p>STATE OF _____ Order No.: JM CD Test</p> <p>COUNTY OF _____</p> <p>The undersigned, being first duly sworn, hereby make oath or affirm that to the best of his/her/their information,</p>

AFTER
<p>Order No.: JM CD Test</p> <p>The undersigned, being first duly sworn, hereby make oath or affirm that to the best of his/her/their information,</p>

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DECEMBER RELEASE NOTES

Agreement (Compliance and Tax Proration)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	LCT Bayshore Title	N/A	426517	

Revised #2 for Current taxes to also account for ACTUAL tax amounts (for when the tax bill has been issued).

Are taxes estimated or actual?

Actual

Actual

Estimated

No Proration

Enter the actual gross tax year amount

\$1,750.00

2. That the proration of taxes as shown by the closing statement on this date has been made on the basis of:

Taxes for the previous year, based on No Dollars And No/100 Dollars (\$0.00), and assuming the same exemptions to be allowable for the current year; or

The current year's tax amount is One Thousand Seven Hundred Fifty And No/100 Dollars (\$1,750.00).

No tax proration has been made.

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Deed (Warranty - TN)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	First Title	N/A	421612	

Removed the caption from the document.

BEFORE

STATE OF _____ Order No.: JM CD Test

COUNTY OF _____

The undersigned, being first duly sworn, hereby make oath or affirm that to the best of his/her/their information,

AFTER

Order No.: JM CD Test

The undersigned, being first duly sworn, hereby make oath or affirm that to the best of his/her/their information,

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DECEMBER RELEASE NOTES

Letter (Buyer Welcome with Info Page)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Trident	N/A	421476	

For all of FL Operations: Removed the hardcoded LLC.

For Trident Title offices: Email address in signature section revised to pull from Settlement Agent contact rather than personal email.

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Letter (Chain of Title)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Trident	N/A	421476	

For Trident Title offices: Email address in signature section revised to pull from Settlement Agent contact rather than personal email.

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Letter (HOA Information Request)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	LCT Bayshore Title	N/A	425769	

Revised the property address section so that multiple properties in an order can show without cutting off.

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Letter (Payoff Statement with Per Diem)

Letter (Seller Welcome with Info Page)

Letter (Welcome)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Trident	N/A	421476	

For Trident Title offices: Email address in signature section revised to pull from Settlement Agent contact rather than personal email.

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DECEMBER RELEASE NOTES

Property Information Report

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT Maitland	N/A	426779	

Removed the ADDITIONAL INFORMATION and NOTE sections as they are included in the templates.

ADDITIONAL INFORMATION:

[Additional text goes here](#)

NOTE: 2016 Real Property Taxes in the gross amount of One Thousand Five Hundred And No/100 Dollars (\$1,500.00) are Paid, under Tax I.D. No. 22-456.

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

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Recording Cover Sheet

Recording Cover Sheet (Legal)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	First Title	N/A	421612	

Removed the caption from the document.

BEFORE

STATE OF _____

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

COUNTY OF _____

The undersigned, being first duly sworn, hereby make oath or affirm that to the best of his/her/their information,

AFTER

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

The undersigned, being first duly sworn, hereby make oath or affirm that to the best of his/her/their information,

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DECEMBER RELEASE NOTES

Stop Payment Request

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Trident Title	N/A	422026	

Added "Requested By" to the signature section for all FL profiles **except** TPA\FT.

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DECEMBER RELEASE NOTES

Title

ALTA Commitment 2016

NEW/MOD Mod	REQUESTED BY Underwriting	FOOTPRINTS No(s). n/a	TFS No(s). 425143	FILE NAME (NEW ITEMS ONLY)
-----------------------	-------------------------------------	---------------------------------	-----------------------------	-----------------------------------

Added the Property Address under Transaction Identification Data on Schedule A of the 2016 Commitment.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT NO. CommitNum-12345

Transaction Identification Data for reference only:

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Fidelity National Title of Florida, Inc. 1390 Hope Rd, Suite 300 Maitland, FL 32751 Main Phone: (407)875-9080	Fidelity National Title of Florida, Inc. 1390 Hope Rd, Suite 300 Maitland, FL 32751 Main Phone: (407)875-9080 Main Fax: (407)875-9085

Order Number: X-SVO-FL140012 - CP test FL

Property Address: 12345 Property Street, Anywhere, FL 12345

SCHEDULE A

1. Commitment Date: November 14, 2017 at 10:00 AM
2. Policy to be issued:

(a) ALTA Owner's Policy 2006 (with Florida Modifications)

Proposed Insured: Bill B. Borrower and Betty B. Borrower

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DECEMBER RELEASE NOTES

MY SCREENS

Express Order Entry – Additional Field

NEW/MOD MOD	REQUESTED BY Elise Kitchens	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
----------------	--------------------------------	-------------------	------------	----------------------------

A TO-No Policy check box has been added to the Express Order Entry screen for corporate post-closing reporting. This field is available when using My Screens:

- > FL – Custom Screens
- > FL – Custom Screens RLC

◀ ▶ **Express Order Entry**

Rush order
 Exclude order from IRS submission

Transaction type

Purchase

Refinance

Equity

Other

Commercial

Construction

Cash sale

Out of county

Order type:

Product type:

Policy type:

Order / Escrow Status

Date/time escrow opened: Opened by:

Escrow status:

Comments:

Related order(s):

Sales price:

Days Until Closing:

Settlement date/time: Estimated date/time

Due date/time:

TO-No Policy



DECEMBER RELEASE NOTES

HAWAII

DOCUMENTS

Title

SE 91 - Deletion of Arbitration 2006

SE 93 - Deletion of Arbitration 2006

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Underwriting	n/a	430855	E06S091_00, E06S093_00

The SE 91 and SE 93 endorsements have been added at the direction of State Underwriting counsel. These have been filed for use in the state of Hawaii and can be used to remove the Arbitration Condition from the policy when needed.

NOTE: The CLTA 110.1-06 endorsement should not be used to delete the Arbitration condition, and should only be used to delete an item from Schedule B of the policy when needed.

ENDORSEMENT - SE 91	DELETION OF ARBITRATION
<p>Issued By:</p>  <p>Fidelity National Title Insurance Company</p>	<p>Attached to Policy Number:</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>OwnPolNum-123</p> </div>
<p>The policy is hereby amended by deleting Paragraph 14 of the Conditions, relating to Arbitration.</p> <p>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.</p>	
<p>Fidelity National Title Insurance Company</p> <p>Dated:</p> <p>Countersigned By:</p> <p>_____</p> <p style="text-align: center;">Authorized Officer or Agent</p>	
<p><small>SE 91-Deletion of Arbitration (06/17/2006) Printed: 12.20.17 @ 08:16 PM HI-FT-FHAW-03020.193010-SP9-27451-1--X-2016070575 - CP Test HI</small></p>	

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DECEMBER RELEASE NOTES

IDAHO

DOCUMENTS

Escrow

Appointment of Successor Trustee

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT Boise	N/A	427067	

Revised first paragraph.

BEFORE

APPOINTMENT OF SUCCESSOR TRUSTEE

The Trustee has ceased to act as Trustee by reason of **incapacity** and the undersigned, who is the present Beneficiary under that certain Deed of Trust dated **January 7, 2013**, and recorded on **January 10, 2013**, as **Recording Information**, in the records of **Ada County, Idaho**, does hereby desire to appoint a new Trustee in the place and stead of the Trustee named in the above described Deed of Trust,

AFTER

APPOINTMENT OF SUCCESSOR TRUSTEE

Borrower/Mortgagor Field, is the grantor, and **Trustee Field** is the trustee, and **Lender/Mortgagee Field** is the beneficiary under a trust deed dated **January 7, 2013** and recorded on **January 10, 2013**, in **Recording Information**, records of **Ada County, Idaho**.

The undersigned, who is the present beneficiary under the trust deed desires to appoint a new trustee in place of the original trustee named above.

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DECEMBER RELEASE NOTES

Title

SE 28-06 - Date Down

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Form Filing	n/a	430846	E06S028_00_FNF

The SE 28-06 endorsement has been added as per Form Filing effective December 21, 2017. This endorsement has been added to replace the previous 107.4 (policy date) endorsement, which has been removed according to the filing.

ENDORSEMENT - SE 28-06	DATE DOWN
<p>Issued By:</p>  <p>Fidelity National Title Insurance Company</p>	<p>Attached to Policy Number:</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>LoanPolNum-456</p> </div>
<p>Charge: \$0.00</p> <p>The Company hereby insures the Insured against loss or damage arising from the effect of any instrument recorded in the Public Records affecting the Title to the Land or the lien of the Insured Mortgage subsequent to the Date of Policy or subsequent to the date of the last previous search of said Public Records, and prior to the date of this endorsement, except:</p> <p style="text-align: center;">FILL IN</p> <p>This endorsement does not afford coverage as to taxes, bonds or assessments, if any, except to the extent expressly stated.</p> <p>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.</p> <p>Fidelity National Title Insurance Company</p> <p>Dated:</p> <p>Countersigned By:</p> <p>_____</p> <p style="text-align: center;">Authorized Officer or Agent</p>	
<p>SE 28-06-Date Down</p> <p style="text-align: right;">Printed: 12.20.17 @ 06:57 PM ID—SPS-27307-1--X34601000123 - CP Test ID</p>	

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DECEMBER RELEASE NOTES

ILLINOIS

DOCUMENTS

Escrow

Disclosure Statement - Deconversions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	MWIT	N/A	429439	ILD0486.doc

New document that is same as the "Disclosure Statement" except with a new prompt and signature section.

Field Prompt

Disclosure Statement - Deconversions
Order CarlyTest-NY

new prompt

Order CarlyTest-NY

Select for "Agent" or leave unanswered for a blank line

SIGNATURE OF PRODUCER:

Signature

Date

By: [Andrew Anderson](#) ←

Print Name

Its: Agent ←

Print Title

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DECEMBER RELEASE NOTES

Remote Closing Cover Page

NEW/MOD Mod	REQUESTED BY FT Metro / RLC	FOOTPRINTS No(s). N/A	TFS No(s). 422001	FILE NAME (NEW ITEMS ONLY)
----------------	--------------------------------	--------------------------	----------------------	----------------------------

FT Metro/RLC only

Revised contact information.

BMO Version

****IF FOR ANY REASON YOU ARE RUNNING LATE - YOU MUST CALL ESCROW OFFICE NAME IMMEDIATELY TO LET THEM KNOW - NO EXCEPTIONS!!!!**** **(708)873-5200**

8. **CONFIRM ALL CLOSINGS WHEN COMPLETE.** EITHER CALL THE NUMBER ABOVE OR EMAIL HARRIS@FNF.COM.

CLOSER/NOTARY - CONFIRM YOU HAVE READ AND UNDERSTAND THE ABOVE INSTRUCTIONS - PLEASE SIGN BELOW.

Signature

Date

Print Name

Please contact us with any questions! HARRIS@FNF.COM

Tiffany Connors: (708)675-3859
Bryan Riccio: (708)873-5216

NON-BMO Version

3. *****IF FOR ANY REASON YOU ARE RUNNING LATE - YOU MUST CALL ESCROW OFFICE NAME IMMEDIATELY TO LET THEM KNOW - NO EXCEPTIONS!!!!**** **(708)873-5200**

Please contact us with any questions! LENDERSERVICES@FNF.COM

Tiffany Connors: (708)675-3859
Bryan Riccio: (708)873-5216 - If Tiffany Connors is not available

CLOSER/NOTARY - CONFIRM YOU HAVE READ AND UNDERSTAND THE ABOVE INSTRUCTIONS - PLEASE SIGN BELOW.

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DECEMBER RELEASE NOTES

Title

Master Commitment				
NEW/MOD Mod	REQUESTED BY IN	FOOTPRINTS No(s). N/A	TFS No(s). 428502	FILE NAME (NEW ITEMS ONLY)
Attached Privacy Statement to commitment.				

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DECEMBER RELEASE NOTES

REPORTS

BMO Harris Orders				
NEW/MOD MOD	REQUESTED BY CT IL	FOOTPRINTS No(s).	TFS No(s). 421937	FILE NAME (NEW ITEMS ONLY)
<p>General: Title – BMO Harris Orders Tree location – IL RLC Folder</p> <p>Parameters:</p> <ul style="list-style-type: none"> • Settlement date from {{Order.SettlementDate}} <ul style="list-style-type: none"> o Default to first day of prior month • Settlement date through {{ Order.SettlementDate}} <ul style="list-style-type: none"> o Default to the last day of prior month • Revenue Posted Date from <ul style="list-style-type: none"> o Default to first day of prior month • Revenue Posted Date through <ul style="list-style-type: none"> o Default to current date • Mkt Source Code or Name Text search • Lender Code or Name Text Search • Show report programming notes • Report comments <p>Groups:</p> <ul style="list-style-type: none"> • None <p>Columns:</p> <ul style="list-style-type: none"> • Order Number – {{Order.Number}} • Comm./Resd. <ul style="list-style-type: none"> o Show Residential unless {{Order.IsCommercial}} = True, then show Commercial • Transaction Type – {{Order.TransactionType}} • Order Type – {{Order.Type}} • Product Type – {{Order.ProductType}} • Closed Date – {{Order.SettlementDate}} • Sales Rep <ul style="list-style-type: none"> o IL can have up to two marketing sources. Show both if they exist in the file o Excel export can have place holder for second sales rep column • Escrow Officer – {{Order.Escrow.Officer}} • Title Officer – {{Order.Title.Officer}} • Branch – lookup code of the “winning branch” from the branch custom view SQL SPROC • Marketing Source – name of marketing source <ul style="list-style-type: none"> o IL can have up to two marketing sources. Show if they exist in the file o Excel export can have place holder for second sales rep column • Marketing Source Contact – name of main person from marketing source <ul style="list-style-type: none"> o IL can have up to two marketing sources. Show both on if they exist in the file o Excel export can have place holder for second sales rep column • Escrow Office – name of the contact selected as the “winning” branch • Ref Number Loan 1 – loan number for loan 1 {{ Order.Loans.Number}} • Ref Number Loan 2 – loan number for loan 2 {{ Order.Loans.Number}} • Liability Loan 1 – coverage amount for the policy loan 1 is tied to {{Order.Title.TitleInsuranceCalculations.LoanPolicy.PremiumCalculation.CoverageAmount}} • Liability Loan 2 - coverage amount for the policy loan 2 is tied to {{Order.Title.TitleInsuranceCalculations.LoanPolicy.PremiumCalculation.CoverageAmount}} • Order Status = {{Order.Status}} 				



DECEMBER RELEASE NOTES

- Property Address – address1 and address2 from first property listed {{Order.Properties.Address.Address1}} & {{Order.Properties.Address.Address2}}
- Property City – City of first property {{Order.Properties.Address.City}}
- Property State – state of first property {{Order.Properties.Address.State}}
- Property Zip –zip code of first property {{Order.Properties.Address.Zip}}
- Property County – county name of the first property {{Order.Properties.County}}
- Lender - Name of Lender1 {{Order.Lenders.Name}}
- Rate – rate of loan 1 {{Order.Loans.Terms.InterestRate}}
- Order Policy Type Loan 1 – {{Order.Title.TitleInsuranceCalculations.PolicyType}}
- Order Policy Type Loan 2 – {{Order.Title.TitleInsuranceCalculations.PolicyType}}
- Title Policy Premium – sum of all TP bill code in the order
- Endorsements – sum of all END bill code in the order
- Closing Protection Letter – sum of all CPL bill code in the order
- Title Revenue – sum of TP, END, CPL bill codes in the order
- Escrow Revenue – sum of all ESC bill code in the order
- Total Revenue - sum of Escrow revenue, Title Policy Premium, Endorsements, Closing Protection Letter columns

Totals:

- None

Sorting:

- Branch – Alphabetically
- Property State –Alphabetically
- Settlement oldest to newest

Logic:

- Report should return orders where settlement date is within the settlement date range and first posting of revenue (posted ledger or sent invoice) is within its respective date range.
- Format results for excel only
- Bill code columns include posted and pending revenue amounts

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Cash Orders Opened/Closed

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	CT IL		422962	SSCORP5323.rpt - Cash Orders Opened/Closed

General:

Title – Cash Orders Opened/Closed

Tree location – IL Orders Folder

Parameters:

- Report Type dropdown
 - Options: Opened, Closed, Opened and Closed
 - Default to closed
- Date from
- Date through
- Cash Only checkbox
 - Will only return order where cash sale check box is checked in the order
 - Default to unchecked
- Show report programming notes
- Report comments

Groups:

- None

Columns:

- Escrow # = Order Number
- Date Opened = order received date
- Date Closed = closed date based on the WSOB definition of closed



DECEMBER RELEASE NOTES

- Property State = state of property 1
- Property County = county of property 1
- Transaction Type
- Order Type
- Product Type
- Liability Amount = sum of all liabilities from all policies in the file
- Cash Transaction = if {{IsCashSale}} is True value = Yes, if {{IsCashSale}} = False value = No
- Marketing Source Name = pull all marketing sources in the files
- Marketing Rep Name = all sales reps shown in the file
- Buyer Name = name of buyer 1
- Seller Name = name of seller 1

Totals:

- None

Sorting:

- Flash Codes: § FMLT, FSNE, FSUB, FSWA, FSWL, FSWM, FWET first then, by order number

Logic:

- Format report for excel only
- Report will pull all files based on the report type drop down (opened and/or closed) within the date range select
- Report will only pull data from the following flash codes/profiles
 - § Default\PI\IL\CT CPU\EPU-CTIL\CT Chicago Metro\FMLT
 - § Default\PI\IL\CT CPU\EPU-CTIL\CT Chicago Metro\FSNE
 - § Default\PI\IL\CT CPU\EPU-CTIL\CT Chicago Metro\FSUB
 - § Default\PI\IL\CT CPU\EPU-CTIL\CT Chicago Metro\FSWA
 - § Default\PI\IL\CT CPU\EPU-CTIL\CT Chicago Metro\FSWL
 - § Default\PI\IL\CT CPU\EPU-CTIL\CT Chicago Metro\FSWM
 - § Default\PI\IL\CT CPU\EPU-CTIL\CT Chicago Metro\FWET

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Customer Report Card

NEW/MOD MOD	REQUESTED BY CT IL	FOOTPRINTS No(s).	TFS No(s). 423789	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • New report format type added: BMO Harris (base this off of the standard-expanded) <ul style="list-style-type: none"> ○ If report type = BMO Harris, then show Service Level Performance Measure - Days and Service Level Performance Measure - Hours grouped by property state. User property 1 in the order. ○ Show state first, then list the avg times, next state and avg times for both days and hours section ○ If report type = BMO Harris, then update prelim-title commitment SLAs (these are visible when show % breakdown option is checked on parameter screen). <ul style="list-style-type: none"> ▪ 2 days or less leave as is ▪ Between 2 and 3 days change to between 2 and 4 days ▪ Over 3 days change to Over 4 days 				

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Orders by Selection

NEW/MOD MOD	REQUESTED BY CT IL	FOOTPRINTS No(s).	TFS No(s). 421937	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> • After buyer attorney name the address (street, city, state, zip), phone and email of the buyer attorney was added. These new columns will go on the excel - all columns between buyer attorney name and seller attorney name • Added buyer attorney lookup code after email address of the buyer attorney 				

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DECEMBER RELEASE NOTES

Reconcile Recording Charges by Bill Code

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT IL		424299	
<ul style="list-style-type: none">Added bill code picklist to parameter screen				

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DECEMBER RELEASE NOTES

INDIANA

DOCUMENTS

Escrow

EI - Disbursement

EI - Disbursement (Legal)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Indiana and CTNW Indiana	N/A	423960	

Revised to remove the option to deposit in a local bank.

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RREAL IN DB worksheet-V2 revisions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Indiana	N/A	426551	

1. Revised Transaction Type section to auto-populate for the 3 most common scenarios.
 - a. If the checkbox for 'Cash sale' is checked on the Express Order Entry screen, we would populate the words "Cash Purchase" without the users needing a prompt.
 - b. If 'Purchase' has been selected as the Transaction Type on the Express Order Entry screen, we would populate "First Lien" without the users needing a prompt.
 - c. If 'Refinance' has been selected as the Transaction Type on the Express Order Entry screen, we would populate "Refinance" without the users needing a prompt.
 - d. If NONE of the above are true for this order, users will receive the Custom Field prompt with the dropdown selection.
2. For the CT Indiana operations only - the Lender's Instructions prompt:
If the Requested Task of "IP.21 Lender Instructions" has been marked as received, pull in the Completed Date. If not marked received, users will continue to receive the prompt to enter the date.

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DECEMBER RELEASE NOTES

Title

Master Commitment				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	IN	N/A	428502	
Attached Privacy Statement to commitment.				

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DECEMBER RELEASE NOTES

LOUISIANA

MY SCREENS

Express Order Entry – Additional Field

NEW/MOD MOD	REQUESTED BY Elise Kitchens	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
----------------	--------------------------------	-------------------	------------	----------------------------

A TO-No Policy check box has been added to the Express Order Entry screen for corporate post-closing reporting. This field is available when using My Screens:

> LA All Screens

◀ ▶

Express Order Entry

Rush order

Transaction type

Purchase

Refinance

Equity

Other

Commercial

Construction

Cash sale

Out of county

Order type:

Product type:

Policy type:

Order / Escrow Status

Date/time escrow opened: Opened by:

Escrow status:

Date/time escrow closed: Closed by:

Escrow lock status:

Comments:

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

Pre-closer/Escrow assistant:

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

Settlement date/time: Estimated date/time

Due date/time:

TO-No Policy



DECEMBER RELEASE NOTES

MICHIGAN

DOCUMENTS

Escrow

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

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DECEMBER RELEASE NOTES

REPORTS

Centralized Production Stats				
NEW/MOD MOD	REQUESTED BY FT NM	FOOTPRINTS No(s).	TFS No(s). 424290	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">• Removed the grouping between ABA/JV and CPU for all tasks except "Tax Search Completed"• Added in missing heading for task names:<ul style="list-style-type: none">○ Prelim/Commitment/Search Typed CPU (Task No. 9)○ Prelim/Commitment/Search Typed ABA (Task No. 9a)				

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DECEMBER RELEASE NOTES

MINNESOTA

Title

Date Down Commitment

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT MN	N/A	424406	MND1093.doc

New document. Render to view complete document.

COMMITMENT TO ISSUE DATE DOWN ENDORSEMENT

ATTACHED TO [LOAN POLICY NO. 4545126542255](#)

ISSUED BY
[COMMONWEALTH LAND TITLE INSURANCE COMPANY](#)

1. As of [December 6, 2017](#) at [12:00 AM](#):
 - a. The following are the only documents appearing of record in the [County Recorder](#) of [Polk County, Florida](#) affecting title to the property described at Item 5 of Schedule A of the Policy, and attached hereto as Exhibit "B", subsequent to [August 21, 2017](#) at [12:00 AM](#):
 - b. We have conducted a judgment, state and federal tax lien and bankruptcy search on the following individuals and/or entities and there are no judgments, state or federal tax liens or bankruptcies, except as shown in Item 1a above:

[Stephen T. Seller](#) and [Stephanie T. Seller](#)
[Brian T. Buyer](#), [Brenda T. Buyer](#) and [The Trust Company](#)
 - c. A search of the assessment records discloses the following:
 - d. A search of the real estate tax records discloses the following:
 - e. Property is [100 Property Street, Lakeland, FL 33805](#).
2. Subject to the following matters occurring after [August 21, 2017](#) at [12:00 AM](#):
 - a. Rights or claims of parties in possession not shown by the public records;
 - b. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
 - c. Easements or claims of easements not shown by the public records;
 - d. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by public records.

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DECEMBER RELEASE NOTES

NEW MEXICO

DOCUMENTS

Escrow

Affidavit (Residential Property Transfer)

Affidavit (Residential Property Transfer Declaration - Santa Fe)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT NM	N/A	426508	

Revised documents to pull legal description from the Commitment Legal instead of Escrow Legal.

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Legal Description, documents containing

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT NM	N/A	426466	

All documents that once pulled the legal description from the Escrow Legal will now pull from the Commitment Legal.

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Request (Outstanding Special Assessments)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT NM	N/A	426508	

Revised documents to pull legal description from the Commitment Legal instead of Escrow Legal.

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Search Request (MRGCD)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT NM	N/A	426508 / 429972	

Revised documents to pull legal description from the Commitment Legal instead of Escrow Legal. Revised fax number to (505)247-1239.

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Special Warranty Deed

Special Warranty Deed (Joint Tenants)

Warranty Deed

Warranty Deed (Joint Tenants)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT NM	N/A	424906	

Added the dropdown option for "the following year" for the months of November and December only.

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DECEMBER RELEASE NOTES

Wrap Indemnity Agreement

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FT NM	N/A	426508	

Revised documents to pull legal description from the Commitment Legal instead of Escrow Legal.

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DECEMBER RELEASE NOTES

Title

Proforma, Products containing

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	NM State Counsel	N/A	428055	

Added the following lanugage to Pro Forma Policies:

"This is a pro forma policy furnished to or on behalf of the party proposed to be insured for discussion only. It does not reflect the present status of title and is not a commitment to insure the estate or interest as shown herein, nor does it evidence the willingness of the company to provide any coverage shown herein. Any such commitment must be an express written undertaking issued on the appropriate forms of the company."

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DECEMBER RELEASE NOTES

REPORTS

Order Count/Revenue Summary				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	FT NM		424290	
<ul style="list-style-type: none">Added 'LTI' to the alternate bill codes section				

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DECEMBER RELEASE NOTES

NORTH CAROLINA

DOCUMENTS

Escrow

Settlement Statements				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	NC	N/A	428135	
<ul style="list-style-type: none"> If profile + descendants = Default\P\NC\CT show settlement agent signature line as "Disbursing Agent" when the option to print settlement agent signature is selected on parameter screen. 				

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DECEMBER RELEASE NOTES

OHIO

DOCUMENTS

Escrow

File Cover - Toledo

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Northern OH	N/A	422032	

Revised document for Buyer and Seller to show 2nd contact's phone number/email when the 1st contact's information is not entered.

<table border="1"> <thead> <tr> <th></th> <th>Name 1, Current</th> <th>Name 2, Current</th> </tr> </thead> <tbody> <tr> <td>Work phone/Ext.:</td> <td><input type="text"/></td> <td><input type="text" value="(330)805-1111"/></td> </tr> <tr> <td>Home phone:</td> <td><input type="text"/></td> <td><input type="text" value="(330)807-2222"/></td> </tr> <tr> <td>Fax:</td> <td><input type="text"/></td> <td><input type="text"/></td> </tr> <tr> <td>Cell:</td> <td><input type="text"/></td> <td><input type="text" value="(330)808-1234"/></td> </tr> <tr> <td>Pager:</td> <td><input type="text"/></td> <td><input type="text"/></td> </tr> <tr> <td>Email address:</td> <td><input type="text"/></td> <td><input type="text" value="Betty@email.com"/></td> </tr> <tr> <td>Drivers license #:</td> <td><input type="text"/></td> <td><input type="text"/></td> </tr> </tbody> </table>			Name 1, Current	Name 2, Current	Work phone/Ext.:	<input type="text"/>	<input type="text" value="(330)805-1111"/>	Home phone:	<input type="text"/>	<input type="text" value="(330)807-2222"/>	Fax:	<input type="text"/>	<input type="text"/>	Cell:	<input type="text"/>	<input type="text" value="(330)808-1234"/>	Pager:	<input type="text"/>	<input type="text"/>	Email address:	<input type="text"/>	<input type="text" value="Betty@email.com"/>	Drivers license #:	<input type="text"/>	<input type="text"/>
	Name 1, Current	Name 2, Current																							
Work phone/Ext.:	<input type="text"/>	<input type="text" value="(330)805-1111"/>																							
Home phone:	<input type="text"/>	<input type="text" value="(330)807-2222"/>																							
Fax:	<input type="text"/>	<input type="text"/>																							
Cell:	<input type="text"/>	<input type="text" value="(330)808-1234"/>																							
Pager:	<input type="text"/>	<input type="text"/>																							
Email address:	<input type="text"/>	<input type="text" value="Betty@email.com"/>																							
Drivers license #:	<input type="text"/>	<input type="text"/>																							
<p>SELLER(S): Sam Seller and Sally Seller Address: 100 Property Address Toledo, OH 45788 Cell Phone: (330)333-3333 Phone No.: (330)222-2222 Work No.: (330)111-1111 Email: Sam@email.com</p>	<p>BUYER(S): Bob Buyer and Betty Buyer <input type="checkbox"/> Buyer Intro Sent Address: 1 Buyer Current Address Places, OH 58751 Cell Phone: (330)808-1234 Phone No.: (330)807-2222 Work No.: (330)805-1111 Email: Betty@email.com</p>																								

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DECEMBER RELEASE NOTES

Mortgage Info Sheet - Equity Line

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT OH	N/A	426753	

Revised document to pull the company name for an organization and blank signature lines if there is not a person associated with the company.

SIGNATURE REQUIRED.

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

Seller Corp

Signature

Date

By: _____
Print Name

SSN: _____

Its: _____
Print Title

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DECEMBER RELEASE NOTES

OKLAHOMA

DOCUMENTS

Escrow

Agreement (Errors and Omissions)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Cleveland County Abstract	N/A	421465	OKD1181.doc

New document. Render to view complete document.

ERRORS AND OMISSIONS AGREEMENT

Date: December 15, 2017
File No.: CCAC-MS Test OK 1
Property: 100 Property Street, Tulsa, OK 74133

I, the undersigned Borrower(s), acknowledge that errors sometimes occur in closing documents and disbursements. Further, I acknowledge that I intend for all documentation and disbursements for this transaction to be accurate.

Accordingly, I agree that I will cooperate in initialing, re-executing and redelivering any closing documents and in correcting any disbursements, charges and credits reflected on the closing statement where such corrective action is deemed necessary or desirable in the reasonable discretion of **Cleveland County Abstract Company** or the lender in this transaction.

If more than one person signs the Agreement, "I" shall mean each person who signs.

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

BORROWER(S):

Forwarding Address or Other Address
Where Signatories May Be Reached:

Brian T. Buyer

Brenda T. Buyer

Home Phone Number: _____

Business Phone Number: _____

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DECEMBER RELEASE NOTES

Agreement (Payoff)				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Cleveland County Abstract	N/A	421465	OKD1182.doc

New document. Render to view complete document.



Company Name

PAYOFF AGREEMENT

Date: December 5, 2017
File No.: JM CD Test-MGS
Borrower(s): Sam E. Seller and Sally A. Seller
Property: 1 Property Address, City, OK 49503

I, the undersigned borrower, hereby acknowledge that **Escrow Office Name** relied on written figures from the lender or other creditors in securing payoff information for the mortgages or other liens listed on the closing statement prepared for the above described transaction. **Escrow Office Name** does not guarantee nor can it be held liable for the accuracy of said information. In the event notice is received from the lender or other creditor that the payoff figure submitted is insufficient to satisfy the mortgage or other lien, I hereby agree to make any necessary adjustments by promptly remitting any balance due to **Escrow Office Name** or the appropriate lender or creditor in order to pay said account in full. If **Escrow Office Name** pays the additional amount due to obtain a satisfaction of the mortgage or lien, I will reimburse **Escrow Office Name** within fifteen (15) days of demand notice.

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DECEMBER RELEASE NOTES

Agreement (Tax)				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Cleveland County Abstract	N/A	421469	OKD1183.doc

New document. Render to view complete document.



Company Name

TAX AGREEMENT

Date: December 1, 2017
File No.: JM CD Test-MGS
Property: 1 Property Address, City, OK 49503

We, the undersigned, hereby acknowledge that the tax prorations on the above captioned file were based on the most accurate information available at the time of closing.

The Seller(s) acknowledge that they are responsible for all taxes prior to the date of closing. Should it develop at a later date that taxes, other than those collected, are due for prior years, Seller(s) agree to make full settlement to Escrow Office Name, upon notification.

Purchaser recognizes their responsibility for current year taxes. Further, purchaser agrees to contact all taxing authorities to notify them of the change in ownership of subject property to assure proper receipt of future tax notice.

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DECEMBER RELEASE NOTES

Deeds				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Cleveland County Abstract	N/A	421450	

Revised the 'Mail To' section to look to the notary and acknowledgment screen dropdown rather than prompting the user.

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Indemnity Agreement (Cash)				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Cleveland County Abstract	N/A	423334	OKD1184.doc

New document. Render to view complete document.



CHICAGO TITLE COMPANY

INDEMNITY AGREEMENT (CASH)

This Indemnity Agreement is executed in favor of [Chicago Title Insurance Company](#) by the undersigned [Brian T. Buyer](#) and [Brenda T. Buyer](#).

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

WHEREAS, there exists an encroachment as shown by the attached survey of the subject property:

[Here is where the user can enter information pertaining to the encroachments indicated on the survey.](#)

NOW, THEREFORE, in consideration of [Fidelity National Title Insurance Company](#), the undersigned does hereby covenant and agree that they will at all times personally save and hold harmless and keep indemnified [Chicago Title Insurance Company](#), its successors, trustees and assigns, against all claims, demands, actions, losses, proceedings, costs, liabilities and expenses arising out of the encroachment on the above described property.

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Uniform Abstract Certificate				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT OK	N/A	429300	

Modified so that if more than 1 parcel, user will be prompted for which parcel to print on the Commitment. Removed the word "Plat:" from top right.

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DECEMBER RELEASE NOTES

MY SCREENS

Order Entry – Additional Field

NEW/MOD MOD	REQUESTED BY Elise Kitchens	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
----------------	--------------------------------	-------------------	------------	----------------------------

A TO-No Policy check box has been added to the Order Entry screen for corporate post-closing reporting. This field is available when using My Screens:

- > OK All Screens
- > OK Escrow
- > OK Commercial
- > OK Title

The image displays three overlapping screenshots of the 'Order Entry' software interface. Each screenshot shows a different view of the form, with the 'TO-No Policy' checkbox highlighted by a red circle. The screenshots are arranged to show the checkbox's position in the 'Additional Products' section of the form.

Top Screenshot: Shows the 'Escrow Status' section with 'Date/time escrow opened' set to 05/10/2017 and 'Escrow status' as 'In process'. The 'TO-No Policy' checkbox is located in the 'Additional Products' section.

Middle Screenshot: Shows the 'Transaction type' section with 'Purchase' selected. The 'TO-No Policy' checkbox is located in the 'Additional Products' section.

Bottom Screenshot: Shows the 'Order type' section with 'Title & Escrow' selected. The 'TO-No Policy' checkbox is located in the 'Additional Products' section.

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DECEMBER RELEASE NOTES

Policy Selection screen – Additional Fields

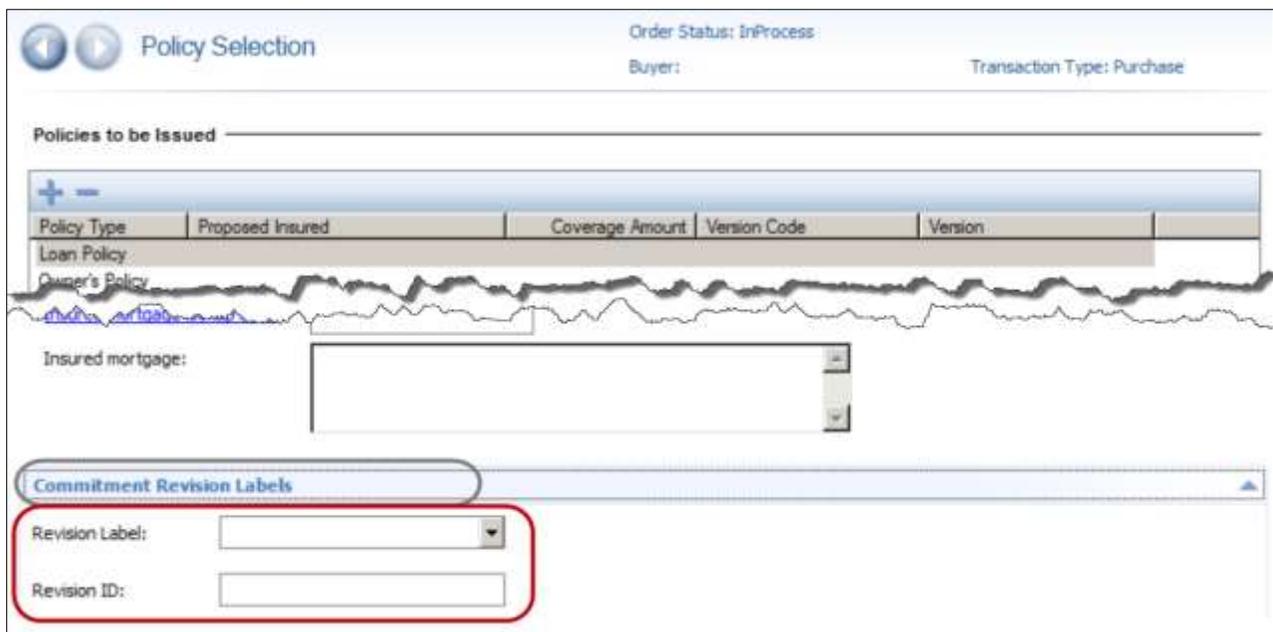
NEW/MOD Mod	REQUESTED BY CT Oklahoma	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
----------------	-----------------------------	-------------------	------------	----------------------------

Two custom fields have been added to the Policy Selection screen accessible by expanding the Commitment Revision Labels more/less bar.

- > Revision Label
- > Revision ID

These fields are available when using My Screens:

- > OK All Screens
- > OK Commercial
- > OK Escrow
- > OK Title.



The screenshot shows the 'Policy Selection' screen. At the top, it displays 'Order Status: InProcess', 'Buyer:', and 'Transaction Type: Purchase'. Below this is a section titled 'Policies to be Issued' with a table containing columns for Policy Type, Proposed Insured, Coverage Amount, Version Code, and Version. The table lists 'Loan Policy' and 'Owner's Policy'. Below the table is an 'Insured mortgage:' field. At the bottom, the 'Commitment Revision Labels' section is expanded, showing two new fields: 'Revision Label:' (a dropdown menu) and 'Revision ID:' (a text input field). These two fields are highlighted with a red rounded rectangle.

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DECEMBER RELEASE NOTES

OREGON

DOCUMENTS

Escrow

Affidavit (Contractor's Lien - New Construction)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	OR	N/A	425367	

Revised document to look to the GC, SC and O contact types.

A reference to a single Contact was encountered, but more than one was found. Please choose from the qualifying Contacts below.

- Subcontractor All About Gutters (SC)
- Other County Sewer (O)
- Other Architect name (O2)
- General Contractor General Contractor Name (GC)
- Other Lien Search name (O3)

STATE OF _____

COUNTY OF _____

On this November 27, 2017, personally appeared John Doe before me, a Notary Public in and for the State of _____, who after being placed upon oath stated that he/she is the contractor who erected a building or buildings for Sam E. Seller and Sally A. Seller, as owner, upon the following described property in said County and State:

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

General Contractor Name

Signature

By: John Doe _____

Print Name

Its: VP _____

Print Title

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DECEMBER RELEASE NOTES

Bill of Sale

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	TT Portland	N/A	428177	

Added new custom field to enter the Heading/Title of the schedule for the personal property and revised the language surrounding the legal.

Heading/Title of schedule for personal property, if any

This is the Heading/Title

BILL OF SALE

Sam E. Seller and Sally A. Seller ("Seller"), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby bargain, sell, transfer, convey and deliver to Bob L. Buyer and Betty A. Buyer ("Buyer"), its successors and/or assigns. All of the personal property owned by Seller (collectively, "Personal Property") located in or on the real property described as:

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

which Personal Property is more particularly described on [This is the Heading/Title](#) attached hereto and incorporated herein by reference.

Seller hereby covenants with Buyer that the Property is free and clear of and from all encumbrances, security interests, liens, mortgages and claims whatsoever and that Seller is the owner of the Property and has the right to sell same. Seller, on behalf of itself and its successors, does hereby warrant and agree to defend the title in and to the Property unto Buyer, its successors or assigns, against the lawful claims and demands of all persons claiming by or through Seller.

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DHS Notice of Transfer

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Western Title	N/A	422044	

Removed the prompt for the DHS address. Removed hardcoded "State of Oregon DHS" Added prompt for contact information.

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FIRPTA Notice of Settlement Agent Responsibility

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New (doc title only)	FT Salem	N/A	424759	

Revised title to include FIRPTA in the tree. Local IT will need to replace the old version with the new version in all the trees (Doc_ID = DOC_SSCORPD5500_1)

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DECEMBER RELEASE NOTES

Indemnity Agreement (Construction Liens - Specific Property)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	TT Salem	N/A	422050	

Updated to make Builder, General Contractor and Subcontractor contacts available to select to render document.

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Information Sheet (Buyer)

Information Sheet (Refinance)

Information Sheet (Seller)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	LT Portland	N/A	428733	

Revised the sentence "Please complete the following information that applies to you and return to our office in the enclosed envelope. This information will help expedite the closing of your transaction." to "Please complete the following information which applies to you and return it to our office at your earliest opportunity. This information will help expedite the closing of your transaction."

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DECEMBER RELEASE NOTES

Instructions (Preparation of Deed)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Western Title	N/A	422054	

Updated verbiage in the first sentence and signatures revised to select any Buyer, Seller or Other contact.

The undersigned, in regard to the above escrow, instructs Escrow Agent to provide scrivener services in connection with preparation of a deed for use in the above escrow, using the following forms and other specifications:

1. Form of Deed:

<input checked="" type="checkbox"/> Check
<input checked="" type="checkbox"/> Buyer/Borrower Bob L. Buyer and Betty A. Buyer (B)
<input type="checkbox"/> Other Capital One (O)
<input type="checkbox"/> Other Architect name (OZ)
<input checked="" type="checkbox"/> Seller Sam E. Seller and Sally A. Seller (S)

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

Bob L. Buyer

Date

Betty A. Buyer

Date

Sam E. Seller

Date

Sally A. Seller

Date

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DECEMBER RELEASE NOTES

Letter (Confirmation of Order Placed)

NEW/MOD Mod	REQUESTED BY Western Title	FOOTPRINTS No(s). N/A	TFS No(s). 422060	FILE NAME (NEW ITEMS ONLY)
----------------	-------------------------------	--------------------------	----------------------	----------------------------

When the order type is set to "Title only", the contacts Reference No. will populate if entered. Also, the 'Choose contact for letter' prompt will now have the option of 'Alternative'.

John Doe
Re/Max Sunquest
300 East Fulton
Portland, OR 49503

Date: November 27, 2017
Ref. No.: LAB123
Order No.: JM CD Test-JDK
Buyer(s): Bob L. Buyer and Betty A. Buyer
Seller(s): Sam E. Seller and Sally A. Seller
Premises: 1 Property Address
City, OR 49503

Thank you for choosing **Title Office Name**. Your transaction has been opened under order no. **JM CD Test-JDK**. We have ordered a **Preliminary Title Report** and you will receive copies by **December 1, 2017**.

Title Office Name is dedicated to providing customers with quality professional service. Please contact us should you have any questions or need further assistance.

We look forward to serving your future title needs.

Alternative contact information goes here

→

Choose contact for letter
 Alternative
 Alternative
 Current User
 Title Officer
Click remaining prompts

→

Add alternative contact information
 Alternative contact information goes here

Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

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Letter (Demand - HOA)

NEW/MOD Mod	REQUESTED BY Western Title	FOOTPRINTS No(s). N/A	TFS No(s). 424761	FILE NAME (NEW ITEMS ONLY)
----------------	-------------------------------	--------------------------	----------------------	----------------------------

Updated item 4.

4. Transfer fee, if any, is: \$ _____ (Remit payments to address below)

Mark the party to pay this transfer fee as provided for in the association documents: Seller Buyer N/A

5. Blanket hazard insurance ON THE BUILDING, is with: _____

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DECEMBER RELEASE NOTES

Letter (Demand Instructions)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Western Title	N/A	424763	

Document will now prompt for deeds, regardless of number of deeds in the file. Also, the prompt for additional items has been added to both cover and non-cover versions.

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Note (Installment - Interest Only)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	TT Salem	N/A	425371	ORD1463.doc

New document. Render to view complete document.

INSTALLMENT NOTE (INTEREST ONLY)

Escrow No.: [JM CD Test-MGS](#)

DO NOT DESTROY THIS NOTE
*When paid, this note and the Deed of Trust must be surrendered
to Trustee for cancellation, before reconveyance will be made.*

Loan Amount: \$125,000.00

Anywhere, OR

Date: [November 27, 2017](#)

In installments as herein stated, for value received, I promise to pay to the order of [Leonard's Lending Services](#), at [111 Lending Ln., Mohave, AZ 86404](#), the sum of One Hundred Twenty-Five Thousand And No/100 Dollars (\$125,000.00), with interest from [December 1, 2017](#), at the rate of Five And Three Quarters Percent (5.750%) per annum. Interest only [monthly](#) installments of One Hundred Fifty And No/100 Dollars (\$150.00), are due on the [15th](#) day of each and every [month](#), beginning on [January 1, 2018](#), and continuing until [December 1, 2047](#) on which day the unpaid principal and all accrued but unpaid interest shall be due and payable.

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Satisfaction (Support - with Explanation)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	N/A	N/A	422063	

Document formatting revised to keep to 1 page for most scenarios.

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DECEMBER RELEASE NOTES

Verification of Commission

NEW/MOD Mod	REQUESTED BY Western Title	FOOTPRINTS No(s). N/A	TFS No(s). 424781	FILE NAME (NEW ITEMS ONLY)
----------------	-------------------------------	--------------------------	----------------------	----------------------------

Revised document to pull Settlement Agent address, phone and fax to the top of the document. Also added the Escrow Officer/Closer email after their name in the top section of the document. Lastly, revised signature section to show blank.



Company Name

100 Main Street
Place, OR 92025
Phone: (800)111-2222 / Fax (800)222-3333

VERIFICATION OF INFORMATION LISTING AGENT

Date: November 16, 2017

Escrow No.: JM CD Test-MGS

Escrow Officer: Melissa G. Smith / melissa.smith@email.com

Sales Price: \$175,000.00

Seller Name: Sam E. Seller and Sally A. Seller

Buyer Name: Bob L. Buyer and Betty A. Buyer

Listing Broker: Re/Max Sunquest

Selling Broker: The Selling Agency

Property: 1 Property Address, City, OR 49503

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

Print Company Name	
Signature	Date
By: 	
Print Name	
Its: 	
Print Title	

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DECEMBER RELEASE NOTES

REPORTS

Title Production				
NEW/MOD MOD	REQUESTED BY OR	FOOTPRINTS No(s).	TFS No(s). 423078	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">• Added Start times:<ul style="list-style-type: none">○ Order Received = order received date○ Order Open Date = title status open date• Added Stop times:<ul style="list-style-type: none">○ First of Typed/Completed = earliest completed date of a checklist task that contains "typed/completed"○ Last of Typed/Completed = latest completed date of a checklist task that contains "typed/completed"				

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DECEMBER RELEASE NOTES

LOOKUP TABLES

Escrow Instruction Phrases

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	PacNW IT	N/A	429682	

New Phrase Added:

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

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

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

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Escrow Instruction Phrases

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	Settlement	N/A	428955	

These three phrases have been removed:

Code	Name
ballo01	BALLOON PAYMENT

This note is subject to Section 2966 of the Civil Code, which provides that the holder of this note shall give written notice to the Trustor, or his successor in interest, of prescribed information as least ninety (90) and not more than one-hundred fifty (150) days before any balloon payment is due.

Code	Name
reqdef01	REQUEST DEFAULT

Escrow holder is instructed to prepare a Request for Copy of Notice of Default, providing for Lender/Seller to be notified in the event of a default on the existing First Deed of Trust of record. Escrow holder is instructed to record said document at close of escrow and charge the account of the Seller for preparation and recording of same.

Code	Name
reqdel01	REQUEST DELINQUENCY

Escrow holder is instructed to prepare a Request for Notice of Delinquency, providing for Lender/Seller to be notified in the event of a delinquency on the existing First Deed of Trust of record. Escrow holder is instructed to record said document at close of escrow and charge the account of the Seller for preparation and recording of same.

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DECEMBER RELEASE NOTES

Escrow Instruction Phrases

NEW/MOD MOD	REQUESTED BY Settlement	FOOTPRINTS No(s). N/A	TFS No(s). 428955	FILE NAME (NEW ITEMS ONLY)
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These phrases have been revised:

Code	Name
new01	NEW - AITD

NEW LOAN: Buyer to execute a new first All Inclusive Trust Deed and Note, to record on your usual form, dated during escrow, in the amount of One Hundred Eighty-Nine Thousand And No/100 Dollars (\$189,000.00), in favor of Fairwinds CU, OR ORDER, payable at the place as designated by holder hereof, at the rate of Five And One Quarter Percent (5.250%) fixed, payable at approximately One Thousand Forty-Three And 66/100 Dollars (\$1,043.66) monthly, or more, to include principal, interest, taxes, insurance, beginning _____ and continuing monthly until _____, at which time the remaining unpaid principal balance and interest accrued thereon shall be immediately due and payable. Escrow holder is authorized and instructed to endorse said Note with the date interest is to accrue, insert the appropriate payment dates and the maturity date on the face of the Note, over and above the signatures of the Buyer, at close of escrow without further approval from the parties herein.

Escrow Holder is relieved of any and all liability and/or responsibility with respect to the terms and conditions of said Note and Deed of Trust including, but not limited to, the validity, sufficiency, enforceability, and/or collectability of same. The undersigned hereby acknowledge they have been advised by Escrow Holder to seek their own independent counsel as to all matters concerning the recital(s), if any, contained therein.

The parties hereto recognize and acknowledge that the comprehensive National Energy Policy Act of 1992, effective January 1, 1992, provides in part that in the event this transaction involves a seller-financed residential sale and if either Buyer or Seller, or both, claim a deduction for qualified residential interest, or if any person receives or accrues interest from seller-provided financing, such person (both payor and payee) shall include on his or her tax return the name, address, and taxpayer identification number of the person to whom (from whom) the interest is paid (or received). Exchange of tax identification numbers between Buyer and Seller shall be made by the parties.

Said Note and/or Trust Deed to contain the following recitals:

PREPAYMENT: This Note and Deed of Trust may be prepaid in whole or in part at any time without penalty.

DUE ON SALE: Anything herein to the contrary notwithstanding, in the event of a voluntary sale, transfer or conveyance of all or any portion of the property described herein, any indebtedness or obligation hereunder, shall at the option of the holder hereof, immediately become due and payable.

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DECEMBER RELEASE NOTES

Escrow Instruction Phrases (continued)

Code	Name
new04	NEW - LAND SALE CONTRACT

NEW LOAN: Buyer to execute a new first Land Sale Contract secured by a Memorandum of Contract, said Memorandum of Contract, to record on your usual form, dated during escrow, Land Sale Contract in the amount of Four Hundred Fifty Thousand And No/100 Dollars (\$450,000.00), in favor of Mortgage Trust, OR ORDER, payable at the place as designated by holder hereof, at the rate of Five And Three Quarters Percent (5.750%) fixed, payable at Two Thousand Six Hundred Twenty-Six And 08/100 Dollars (\$2,626.08) monthly, or more, to include principal, interest, taxes, insurance, other items, beginning March 1, 2000 and continuing monthly until February 1, 2030, at which time the remaining unpaid principal balance and interest accrued thereon shall be immediately due and payable. Escrow Holder is authorized and instructed to insert on said Contract with the date interest is to accrue, insert the appropriate payment dates and the maturity date on the Contract, over and above the signatures of the Buyer, at close of escrow without further approval from the parties herein.

Escrow Holder is relieved of any and all liability and/or responsibility with respect to the terms and conditions of said Contract and Memorandum of Contract including, but not limited to, the validity, sufficiency, enforceability, and/or collectability of same. The undersigned hereby acknowledge they have been advised by Escrow Holder to seek their own independent counsel as to all matters concerning the recital(s), if any, contained therein.

The parties hereto recognize and acknowledge that the comprehensive National Energy Policy Act of 1992, effective January 1, 1992, provides in part that in the event this transaction involves a seller-financed residential sale and if either Buyer or Seller, or both, claim a deduction for qualified residential interest, or if any person receives or accrues interest from seller-provided financing, such person (both payor and payee) shall include on his or her tax return the name, address, and taxpayer identification number of the person to whom (from whom) the interest is paid (or received). Exchange of tax identification numbers between Buyer and Seller shall be made by the parties.

Said Note and/or Trust Deed to contain the following recitals:

LATE PAYMENTS: In the event that any payment, or any portion thereof, due hereunder is not received by the Payee within fifteen (15) days after the due date thereof, the undersigned agrees to pay to Payee, in addition to the regular monthly payment, a late charge of Two Percent (2.000%).

PREPAYMENT: Privilege is reserved to pay more than the sum due at any time by paying principal, accrued interest, and an amount equal to _____ (_____) days' advance interest on the excess of twenty percent (20%) of any amount prepaid in any twelve (12) month period.

DUE ON SALE: Anything herein to the contrary notwithstanding, in the event of a voluntary sale, transfer or conveyance of all or any portion of the property described herein, any indebtedness or obligation hereunder, shall at the option of the holder hereof, immediately become due and payable.

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DECEMBER RELEASE NOTES

Escrow Instruction Phrases (continued)

Code	Name
new05	NEW - PRIVATE

NEW LOAN: Buyer to execute a new first Trust Deed and Note, to record on your usual form, dated during escrow, in the amount of Four Hundred Fifty Thousand And No/100 Dollars (\$450,000.00), in favor of Mortgage Trust, OR ORDER, payable at the place as designated by holder hereof, at the rate of Five And Three Quarters Percent (5.750%) fixed, payable at approximately Two Thousand Six Hundred Twenty-Six And 08/100 Dollars (\$2,626.08) monthly, or more, to include principal, interest, taxes, insurance, other items, beginning March 1, 2000 and continuing monthly until February 1, 2030, at which time the remaining unpaid principal balance and interest accrued thereon shall be immediately due and payable. Escrow Holder is authorized and instructed to endorse said Note with the date interest is to accrue, insert the appropriate payment dates and the maturity date on the face of the Note, over and above the signatures of the Buyer, at close of escrow without further approval from the parties herein.

Escrow Holder is relieved of any and all liability and/or responsibility with respect to the terms and conditions of said Note and Deed of Trust including, but not limited to, the validity, sufficiency, enforceability, and/or collectability of same. The undersigned hereby acknowledge they have been advised by Escrow Holder to seek their own independent counsel as to all matters concerning the recital(s), if any, contained therein.

Order for Lender at Buyer's expense a type "S" tax service contract for the term of the loan. Contract to be forwarded to Lender at close of escrow.

Said Note and/or Trust Deed to contain the following recitals:

LATE PAYMENTS: In the event that any payment, or any portion thereof, due hereunder is not received by the Payee within fifteen (15) days after the due date thereof, the undersigned agrees to pay to Payee, in addition to the regular monthly payment, a late charge of One Percent (1.000%).

PREPAYMENT: This Note and Deed of Trust may be prepaid in whole or in part at any time without penalty.

DUE ON SALE: Anything herein to the contrary notwithstanding, in the event of a voluntary sale, transfer or conveyance of all or any portion of the property described herein, any indebtedness or obligation hereunder, shall at the option of the holder hereof, immediately become due and payable.

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DECEMBER RELEASE NOTES

Escrow Instruction Phrases (continued)

Code	Name
new06	NEW - SELLER CARRY BACK

NEW LOAN: Buyer to execute a new first Trust Deed and Note, to record on your usual form, dated during escrow, in the amount of One Hundred Eighty-Nine Thousand And No/100 Dollars (\$189,000.00), in favor of Fairwinds CU, OR ORDER, payable at the place as designated by holder hereof, at the rate of Five And One Quarter Percent (5.250%) fixed, payable at One Thousand Forty-Three And 66/100 Dollars (\$1,043.66) monthly, or more, to include principal, interest, taxes, insurance, beginning _____ and continuing monthly until _____, at which time the remaining unpaid principal balance and interest accrued thereon shall be immediately due and payable. Escrow holder is authorized and instructed to endorse said Note with the date interest is to accrue, insert the appropriate payment dates and the maturity date on the face of the Note, over and above the signatures of the Buyer, at close of escrow without further approval from the parties herein.

Escrow Holder is relieved of any and all liability and/or responsibility with respect to the terms and conditions of said Note and Deed of Trust including, but not limited to, the validity, sufficiency, enforceability, and/or collectability of same. The undersigned hereby acknowledge they have been advised by Escrow Holder to seek their own independent counsel as to all matters concerning the recital(s), if any, contained therein.

The parties hereto recognize and acknowledge that the comprehensive National Energy Policy Act of 1992, effective January 1, 1992, provides in part that in the event this transaction involves a seller-financed residential sale and if either Buyer or Seller, or both, claim a deduction for qualified residential interest, or if any person receives or accrues interest from seller-provided financing, such person (both payor and payee) shall include on his or her tax return the name, address, and taxpayer identification number of the person to whom (from whom) the interest is paid (or received). Exchange of tax identification numbers between Buyer and Seller shall be made by the parties.

Said Note and/or Trust Deed to contain the following recitals:

PREPAYMENT: This Note and Deed of Trust may be prepared in whole or in part at any time without penalty.

DUE ON SALE: Anything herein to the contrary notwithstanding, in the event of a voluntary sale, transfer or conveyance of all or any portion of the property described herein, any indebtedness or obligation hereunder, shall at the option of the holder hereof, immediately become due and payable.

REQUEST FOR COPY OF NOTICE OF DEFAULT: Escrow holder is instructed to prepare a Request for Copy of Notice of Default, providing for Seller Lender to be notified in the event of a default on the existing First Second Third Deed of Trust of record. Escrow holder is instructed to record said document at close of escrow and charge the account of the Seller Buyer for preparation and recording of same.

REQUEST FOR NOTICE OF DELINQUENCY: Escrow holder is instructed to prepare a Request for Notice of Delinquency, providing for Lender Seller to be notified in the event of a delinquency on the existing First Second Third Deed of Trust of record. Escrow holder is instructed to record said document at close of escrow and charge the account of the Seller Buyer for preparation and recording of same.

BALLOON PAYMENT: This note is subject to Section 2966 of the Civil Code, which provides that the holder of this note shall give written notice to the Trustor, or his successor in interest, of prescribed information as least ninety (90) and not more than one-hundred fifty (150) days before any balloon payment is due.

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DECEMBER RELEASE NOTES

Escrow Instruction Phrases (continued)

Code	Name
prepay01	NO PREPAYMENT

BEFORE

Privilege is reserved to pay more than the sum due at any time by paying principal, accrued interest, and an amount equal to _____ (_____) days' advance interest on the excess of twenty percent (20%) of any amount prepaid in any twelve (12) month period.

AFTER

This Note and Deed of Trust may be prepaid in whole or in part at any time without penalty.

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DECEMBER RELEASE NOTES

TEXAS

DOCUMENTS

Escrow

Settlement Statements

NEW/MOD MOD	REQUESTED BY TX	FOOTPRINTS No(s).	TFS No(s). 423606	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">When Profile = Default\P\TX\South Texas CPF\SAN ANTONIO-CPF\WEST TEXAS ABSTRACT + descendants, then split information will be suppressed.				

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DECEMBER RELEASE NOTES

REPORTS

HOI Data Sheet				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	TX		423570	DOC_SSCORP5325 - HOI Data Sheet
<p>General: Title – HOI Data Sheet Tree location – TX Statutory Reports</p> <p>Parameters:</p> <ul style="list-style-type: none"> • Closed date from <ul style="list-style-type: none"> ◦ Default to the first of the prior month • Closed date through <ul style="list-style-type: none"> ◦ Default to the last day of the prior month • Escrow Officer Picklist • Branch Picklist • Show report programming notes • Report comments <p>Groups:</p> <ul style="list-style-type: none"> • None <p>Columns:</p> <ul style="list-style-type: none"> • Order Number • Property County <ul style="list-style-type: none"> ◦ Based on property 1 • Owners Policy Date {{ Order.Title.TitleInsuranceCalculations.OwnersPolicy.IssuedDate}} • Owners Policy Liability = {{ Order.Title.TitleInsuranceCalculations.OwnersPolicy.PremiumCalculation.CoverageAmount}} • Owners Policy Premium = {{ Order.Title.TitleInsuranceCalculations.OwnersPolicy.PremiumCalculation.FinalPremium}} • Lenders Policy Date = {{ Order.Title.TitleInsuranceCalculations.LoanPolicy.IssuedDate}} • Lenders Policy Liability = {{ Order.Title.TitleInsuranceCalculations.LoanPolicy.PremiumCalculation.CoverageAmount}} • Lenders Policy Premium = {{ Order.Title.TitleInsuranceCalculations.LoanPolicy.PremiumCalculation.FinalPremium}} • Amount paid for evidence – place holder column and users will fill in • Policy Sent Date = Completed date of checklist task name containing “Policy Mailed” • Policy Evidence Provided by = Name of the T2 contact • Home Office Issue Reason = “Best Evidence”, unless {{Order.MultiCounty_FNF#}} is checked (true) then value = “Multi-County” • Underwriter = {{ Order.Title.TitleInsuranceCalculations.LoanPolicy.Underwriter.Name}} if loan only or {{Order.Title.TitleInsuranceCalculations.OwnersPolicy.Underwriter.Name}} if owners or simultaneous <p>Totals:</p> <ul style="list-style-type: none"> • None <p>Sorting</p> <ul style="list-style-type: none"> • Order Number <p>Logic:</p> <ul style="list-style-type: none"> • Closed status = WSOB closed order definition • Closed Orders within the date range where the out of county checkbox is checked • Excel output only • If more than one owners or lenders policy exists, print each one on a separate row 				

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DECEMBER RELEASE NOTES

MY SCREENS

Policy Instructions screen added

NEW/MOD Mod	REQUESTED BY Mary Matusik	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
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The Policy Instructions screen has been added in the Title screen set for My Screens selection of TX Commercial CSS screen.



The screenshot displays the 'Policy Instructions' screen. On the left, a navigation pane shows a tree structure under 'Title', with 'Policy Instructions' selected and highlighted by a red circle. The main content area features the following fields:

- Commitment/Prelm:** A dropdown menu showing the value '4903191700001'.
- Estate/Interest:** A dropdown menu showing 'From commitment'.
- Vesting:** A dropdown menu showing 'From commitment'.

Each of these dropdown menus has a corresponding 'Notes:' label to its right.

DECEMBER RELEASE NOTES

WASHINGTON

DOCUMENTS

Escrow

Affidavit (Trust)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Vancouver / Centralized Recon Dept.	N/A	428731	

Added the ability to choose the Payoff Lender for this document.

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Authorization for Payoff

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	CT Vancouver	N/A	425394	WA00001037.doc

New document. Render to view complete document.

 Company Name	100 Main Street Place, WA 92025 Phone: (800)111-2222 / Fax: (800)222-3333
	AUTHORIZATION FOR PAYOFF
Bank of America 1 Payoff Lender Street Anywhere, WA 32801	Date: December 6, 2017 Loan No.: 1234 Escrow No.: JM CD Test-MGS Seller(s): Sam E. Seller and Sally A. Seller Property: 1 Property Address City, WA 49503
<p>The undersigned hereby authorizes all of my/our creditors to release payoff information and figures, and other information about my/our debt whether current or delinquent to any representative of Escrow Office Name and its employees. Further, if there is a fee charged by creditor, I/we agree to pay same.</p>	

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DECEMBER RELEASE NOTES

Closing Checklist				
NEW/MOD Mod	REQUESTED BY CT Bellingham	FOOTPRINTS No(s). N/A	TFS No(s). 424789	FILE NAME (NEW ITEMS ONLY)
<p>Removed "Mortgage Broker" language and added checkbox selections.</p> <div style="border: 1px solid black; padding: 10px; margin: 10px auto; width: 80%;"> <input type="checkbox"/> Final to Lender w/ Recording #'s: <input type="checkbox"/> Faxed <input type="checkbox"/> Emailed <input style="border: 2px solid red;" type="checkbox"/> SS and Seller CD <input type="checkbox"/> Copy of SWD to: _____ _____ <input style="border: 2px solid red;" type="checkbox"/> Loan Docs removed from SV </div>				

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Closing Order and Recording Instructions																												
NEW/MOD Mod	REQUESTED BY CT Vancouver	FOOTPRINTS No(s). N/A	TFS No(s). 424799	FILE NAME (NEW ITEMS ONLY)																								
<p>Changed recording section to look to the Loan Policy coverage amount being greater than zero in order to pull the Security Instrument information.</p> <div style="border: 1px solid black; padding: 10px; margin: 10px auto; width: 90%;"> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3" style="text-align: left; padding: 5px;">Policies to be Issued</th> </tr> <tr> <th style="width: 30%; padding: 5px;">Policy Type</th> <th style="width: 40%; padding: 5px;">Proposed Insured</th> <th style="width: 30%; padding: 5px;">Coverage Amount</th> </tr> </thead> <tbody> <tr> <td style="background-color: #ffff00; padding: 5px;">Loan Policy</td> <td style="padding: 5px;">Leonard's Lending Services</td> <td style="background-color: #ffff00; padding: 5px;">\$125,000.00</td> </tr> <tr> <td style="padding: 5px;">Loan Policy</td> <td style="padding: 5px;">Chase Bank</td> <td style="padding: 5px;"></td> </tr> </tbody> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%; padding: 5px;">DOCUMENT</th> <th style="width: 40%; padding: 5px;">PARTIES</th> <th style="width: 20%; padding: 5px;">RECORDING NUMBER</th> <th style="width: 15%; padding: 5px;">FEE</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">Special Warranty Deed</td> <td style="padding: 5px;">Sam E. Seller and Sally A. Seller, husband and wife to Bob L. Buyer and Betty A. Buyer, husband and wife</td> <td style="padding: 5px;">Excise No.</td> <td style="padding: 5px;">\$</td> </tr> <tr> <td style="background-color: #ffff00; padding: 5px;">Mortgage</td> <td style="background-color: #ffff00; padding: 5px;">Bob L. Buyer and Betty A. Buyer to Leonard's Lending Services</td> <td style="padding: 5px;">Excise No.</td> <td style="padding: 5px;">\$</td> </tr> </tbody> </table> </div>					Policies to be Issued			Policy Type	Proposed Insured	Coverage Amount	Loan Policy	Leonard's Lending Services	\$125,000.00	Loan Policy	Chase Bank		DOCUMENT	PARTIES	RECORDING NUMBER	FEE	Special Warranty Deed	Sam E. Seller and Sally A. Seller, husband and wife to Bob L. Buyer and Betty A. Buyer, husband and wife	Excise No.	\$	Mortgage	Bob L. Buyer and Betty A. Buyer to Leonard's Lending Services	Excise No.	\$
Policies to be Issued																												
Policy Type	Proposed Insured	Coverage Amount																										
Loan Policy	Leonard's Lending Services	\$125,000.00																										
Loan Policy	Chase Bank																											
DOCUMENT	PARTIES	RECORDING NUMBER	FEE																									
Special Warranty Deed	Sam E. Seller and Sally A. Seller, husband and wife to Bob L. Buyer and Betty A. Buyer, husband and wife	Excise No.	\$																									
Mortgage	Bob L. Buyer and Betty A. Buyer to Leonard's Lending Services	Excise No.	\$																									

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DECEMBER RELEASE NOTES

Indemnification of Lost Note and Deed of Trust

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	WA	N/A	425379	

Updated document to look to the Trustee field on the Existing Lien screen for trustee. Also removed "Recording No." and will now pull from the Place Recorded field on the Existing Liens screen. Eliminated the signature section and hardcoded a blank signature section. Lastly, document now looks to the general acknowledgment field.

INDEMNIFICATION FOR LOST NOTE AND/OR DEED OF TRUST WITH REQUEST FOR FULL RECONVEYANCE

That certain note dated **November 1, 2017** in the principal sum of One Hundred Fifty Thousand And No/100 Dollars (\$150,000.00), executed by **Mortgagor Name** in favor of **Mortgagee Name** has been lost, misplaced or destroyed.

That said note is the note secured by that certain Deed of Trust dated **November 1, 2017** between **Mortgagor Name**, as grantors, **Trustee Name**, as trustee, and **Mortgagee Name**, as beneficiary, recorded on **November 6, 2017** under **Place recorded field**, records of **Adams County, Washington**, which has also been lost, misplaced or destroyed.

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

BENEFICIARY:

Signature

Print Name

Signature

Print Name

State of Washington
County of _____

I certify that I know or have satisfactory evidence that _____ is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the _____ of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

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DECEMBER RELEASE NOTES

Master Real Estate Excise Tax Affidavit

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	WA	N/A	417323	WA00001036.doc

New document which combines all of the Real Estate Excise Tax Affidavits onto to one Master form.

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DECEMBER RELEASE NOTES

REPORTS

Opened/Closed Orders				
NEW/MOD MOD	REQUESTED BY WA	FOOTPRINTS No(s).	TFS No(s). 425847	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Added a column at the end of the report after column "Order Count (No GEMs)" New column name "PreList Conversion" <ul style="list-style-type: none"> Show counts where Check List Task Name {{Order.Tasks.Description}} contains "Pre-listing converted" and completed date {{Order.Tasks.CompletedDate}} is within the date range only show row counts, not report totals 				

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Order Tasks				
NEW/MOD MOD	REQUESTED BY WA	FOOTPRINTS No(s).	TFS No(s). 426757	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Added "Additional Description" to the 'Show additional order information' drop down. This will pull in the data found on custom field 'Order.AdditionalDescription_FNF# ' 				

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Release Tracking				
NEW/MOD MOD	REQUESTED BY WA	FOOTPRINTS No(s).	TFS No(s). 428744	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Added in a column between 'Payoff Lender Disbursement Amount' and 'Transaction Type' called 'Disbursement Type'. In this column we will show the medium of the transaction (IE - wire, check, EFT, etc.) 				

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Statistical Report				
NEW/MOD MOD	REQUESTED BY WA	FOOTPRINTS No(s).	TFS No(s). 423768	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> Updated run by drop down to include 'Open Date' 				

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DECEMBER RELEASE NOTES

Task Comparison				
NEW/MOD MOD	REQUESTED BY WA	FOOTPRINTS No(s).	TFS No(s). 417851,425509	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none">• On parameter screen: added group by dropdown, with assigned to, order received date, first date submitted to workflow. Default this to assign to as that looks like what the current version does.• Added second option under Task 2 Contains, to be Task 2 Does Not Contain. Users will be able to use one or both Task 2 options to find files where task info is present or not present. If both of these fields are NULL report will just use task 1 criteria.• When using task 2 does not contain; do not use the status.• Column changes:<ul style="list-style-type: none">○ Order received date/time between order number and dues date (task 1) column○ Date Submitted column - date order was first submitted to the workflow. Added between new column Order○ Order Received column and Due Date (Task 1)• Updated logic, if task 2 info is NULL then report should only run on task 1 data.• Updated programming notes to include new parameter "Task 2 Does Not Contain" and purpose/function• Updated to sort by order number after each grouping				

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DECEMBER RELEASE NOTES

WISCONSIN

DOCUMENTS

Escrow

Fitchburg City Special Assessment Request

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Dane County	N/A	428168	WID0253.doc

New document. Render to view complete document.



5520 Lacy Road
Fitchburg, WI 53711-5318
Phone: (608) 270-4273
Fax: (608) 270-4212
Email: rylee.schuchardt@fitchburgwi.gov

Special Assessment Request

This standard form provides information available at the City of Fitchburg City Hall, concerning the subject property as of the date(s) noted, and is supplied at your request. It is understood that this form is issued subject to errors and omissions and shall not be binding upon the City of Fitchburg. In accordance with Sec. 19.35, Wisconsin Statutes, you are entitled to examine the public records and verify the information to the person's own satisfaction.

INSTRUCTIONS:

1. Enclose a fee of **\$40 per parcel** (1 parcel per form).
2. Mail form & check to City of Fitchburg, 5520 Lacy Road, Fitchburg WI 53711.
3. If requesting form to be **mailed back**, please include self-addresses stamped envelope.
4. **Allow up to 5 business days for processing once our office receives the request.**

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DECEMBER RELEASE NOTES

Letter (Report)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT WI	N/A	426730	

Revised document to only look to exceptions for information and user will enter a new code (MNONE, TNONE or JNONE) if they wish to represent "NONE" on the document.

A reference to some Exceptions was encountered. Please choose any of the qualifying Exceptions below.

Real Estate Mortgages and/or Leases:

1. NONE ←

Docketed Judgments, State and Federal Tax Liens and Construction Liens Appearing Against the Grantee(s) in the Latest Recorded Conveyance:

1. NONE ←

Outstanding Real Estate Taxes:

1. NONE ←

Check -
 MNONE
 LC
 mtg

Check -
 jud
 liens
 JNONE

Check -
 taxes
 TNONE

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DECEMBER RELEASE NOTES

Title

Master Commitment				
NEW/MOD Mod	REQUESTED BY IN	FOOTPRINTS No(s). N/A	TFS No(s). 428502	FILE NAME (NEW ITEMS ONLY)
Attached Privacy Statement to commitment.				

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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
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