

SOFTPRO SELECT

February 2021
RELEASE NOTES



Testing Release Date: February 4, 2021
Production Release Date: February 15, 2021

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ALL STATES/SITES

DOCUMENTS

Escrow

El - Supplemental Holdback (Funds Held)

New/Mod Change	Requested By Settlement	Incident No.	TFS No. 653367
--------------------------	-----------------------------------	---------------------	--------------------------

Added "Buyer and Seller" as a selection to the onscreen custom field.

In the event the requirements for release of funds as stated above have not been met by **February 5, 2021**, Escrow Holder is authorized the following day to disburse all funds held in regard to this instrument to **Bryan B. Buyer and Brenda B. Buyer and Samuel S. Seller and Samantha S. Seller**.

Affected item(s):
El - Supplemental Holdback (Funds Held)

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HUD Lien Payoff Request Form

New/Mod New	Requested By Settlement	Incident No.	TFS No. 652349
-----------------------	-----------------------------------	---------------------	--------------------------

New document. Render to view complete document.

HUD LIEN PAYOFF REQUEST FORM

Requestor's Name: Escrow Office Name

Requestor's Phone No.: (800)777-4444

Requestor's Email Address: SandraLMoore@thisnotreal.com

Borrower Name: Bryan B. Buyer

Property Address: 1 Property Avenue, Prop City, MT 55555

FHA Case No.: FHA123

Please provide a payoff statement, good through December 31, 2020 (DATE)

Affected item(s):
SSCORPD5757.doc - HUD Lien Payoff Request Form (New)

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Open Order Sheet (Order Summary) - Ltr

New/Mod Change	Requested By Great Falls, MT	Incident No.	TFS No. 653993
--------------------------	--	---------------------	--------------------------

Corrected to pull in the Owner's Policy premium for Title Only orders.

Transaction Type	Order Type	Product Type	Policy Type
Purchase	Title only	Sale/Re-Sale	Simultaneous
Order Opened Date:	February 1, 2021	Product Due:	February 5, 2021
Order Opened By:	Melissa G Smith	Closing Date:	February 19, 2021
		Disbursement Date:	February 19, 2021
Sales Price:	\$ 505,000.00	Loan Amount(s):	\$ 450,000.00
Policy Code:	■		
Owners Policy(ies):		Loan Policy(ies):	
ALTA Homeowner's Policy of Title Insurance 2013		ALTA Loan Policy 2006 - 1st Loan	
Liability: \$ 505,000.00		Liability: \$ 450,000.00	
Premium: \$ 3,000.00		Premium: \$ 750.00	
Endorsement:		Endorsement:	

Affected item(s):
Open Order Sheet (Order Summary) - Ltr

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Outgoing Wire List

New/Mod Change	Requested By FNF Config	Incident No.	TFS No. 651301
--------------------------	-----------------------------------	---------------------	--------------------------

Adding the order number to show in the header of the document.

Affected item(s):
Outgoing Wire List

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Title

ALTA 8.1-06 RCW change for WA			
New/Mod Change	Requested By WA	Incident No.	TFS No. 654184
RCW change for property state of WA			
<div style="border: 1px solid black; padding: 10px;"> <p>The insurance afforded by this endorsement is only effective if the Land is used or is to be used primarily for residential purposes.</p> <p>The Company insures against loss or damage sustained by the Insured by reason of lack of priority of the lien of the Insured Mortgage over</p> <ul style="list-style-type: none"> (a) any environmental protection lien that, at Date of Policy, is recorded in those records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge, or is filed in the records of the clerk of the United States district court for the district in which the Land is located, except as set forth in Schedule B; or (b) any environmental protection lien provided by any state statute in effect at Date of Policy, except environmental protection liens provided by the following state statutes: <div style="background-color: yellow; display: inline-block; padding: 2px;">RCW 70A.310.140</div> <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> </div>			

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REPORTS

Marketing Source Activity			
New/Mod Change	Requested By	Incident No.	TFS No.
	CA Escrow Team (FSJP)\FNF Reports Team		649077
1. Updating to match the marketing source based on lookup only 2. Adding an option to match the marketing source based on email Affected item(s): Marketing Source Activity			

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SPAdmin-Custom Source of Business Export/Missing fields			
New/Mod Change	Requested By	Incident No.	TFS No.
	Blair Conley		652140
1) Update the County Manager names for the following flash codes: FMIN = Mark Goodman FWDO = Brian Olenik FANV = Aline Strickland FNSE = Jodi Grover FFAH = Jennifer Williams 2) Update the County Operation name for the following flash codes: FB29 = TEXAS NCS FMIN = COMMERCIAL PARTNERS TITLE/CTI MINNEAPOLIS Affected item(s): SSCORP5255.rpt – SPAdmin-Custom Source of Business Export SSCORP5268.rpt – SPAdmin-Custom Source of Business Export-Missing Fields			

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SPAdmin-Custom Source of Business Export/Missing fields			
New/Mod Change	Requested By	Incident No.	TFS No.
	WA/OR IT		653150
1. Updating the report to exclude MH-Sale/Resale and MH-Refi Product Type from showing on the report. 2. Update the County Manager names for the following flash codes: FSPC = Dana Freitas FVTA = RJ Cutting FFHO = Denise Eider 3. Update the County Operation name for the following flash codes: FSJP = CTI SACRAMENTO VALLEY FFHO = FNT SHASTA CASCADES FSSE = FNT SACRAMENTO VALLEY Affected item(s): SPAdmin-Custom Source of Business Export SPAdmin-Custom Source of Business Export-Missing Fields			

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startSAFE/InHere Mobile Deposit Orders			
New/Mod	Requested By	Incident No.	TFS No.
New	FNF Support\MW IT		651285
New report to show orders that are missing startSAFE submissions, have a pending submission or a completed startSAFE package.			
Affected item(s): SSCORP5476.rpt - startSafe Mobile Deposit Orders (New)			

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Transaction Activity			
New/Mod	Requested By	Incident No.	TFS No.
Change	NW IT\FNF IMP Team		649367
Adding two new parameter options:			
1. Amount range to limit results returned to amounts within a specified range			
2. International wires only checkbox to only show wires noted as being international			
Affected item(s): Transaction Activity			

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ARIZONA

DOCUMENTS

Title

ALTA Short Form Residential Loan Policy 2012 (AZ)			
New/Mod	Requested By	Incident No.	TFS No.
New	FNF Documents		639385
New document to offer a faster, state-specific version of the ALTA Short Form Residential Loan Policy 2012.			
Affected item(s):			
AZD1253.doc - ALTA Short Form Residential Loan Policy 2012 (AZ) (New)			

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AZ Title Company reference on Policies and Commitment			
New/Mod	Requested By	Incident No.	TFS No.
Change	Bob Bice		651719
Underwriter name to show on Policies and Commitment instead of the Title Office for AZ operations only.			
Affected item(s):			
ALTA Homeowner's Policy of Title Insurance 2013 (AZ)			
ALTA Loan Policy 2006 (AZ)			
ALTA Owner's Policy 2006 (AZ)			

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CALIFORNIA

DOCUMENTS

Escrow

CAR Acceptance Letters (3)			
New/Mod	Requested By	Incident No.	TFS No.
Change	Escrow Admin		652101
<p>Added a new dropdown selection to the custom field: "10 - NEW CONST RES Purch Agmt & JT EI". Document pulls "New Construction Residential Purchase Agreement and Joint Escrow Instructions" when that selection is chosen.</p> <p>Affected item(s): CAR Acceptance Letter - Buyer CAR Acceptance Letter - Seller CAR Acceptance Letter (No GPs)</p>			

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Corporate E&O Insurance - Chicago			
New/Mod	Requested By	Incident No.	TFS No.
Change	CT SoCal		651937
<p>Updated version.</p> <p>Affected item(s): Corporate E&O Insurance - Chicago</p>			

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Deed Exception change for Alameda County			
New/Mod	Requested By	Incident No.	TFS No.
Change	CT CA		653176
<p>Updated dropdown for Alameda County to include "concurrently in connection" to the language for Subject to Doc Transfer Tax.</p>			

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EI CAR 2000 Amendment (EIS)			
New/Mod	Requested By	Incident No.	TFS No.
Change	Settlement	INC210019300	652098
<p>Under General Instructions, item 2b, the language has been revised to include "or partnership".</p> <p>Added Qualified Intermediary signatures (see TFS 652658)</p> <p>Affected item(s): EI CAR 2000 Amendment (EIS)</p>			

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[EI Sale \(Buyer and Seller\) \(EIS\)](#)

[EI Sale \(Buyer's\) \(EIS\)](#)

[EI Sale \(Seller's\) \(EIS\)](#)

New/Mod Change	Requested By Escrow Admin	Incident No.	TFS No. 652658
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Added Qualified Intermediary signatures.

Example for Seller. Will prompt to include the QI signature, if a QI is associated with the Seller contact:

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

SELLER(S):

Dated: _____ Include sig block for QI?

QI for Seller

BY: _____
John Smith

READ AND APPROVED:

_____ Date

Samuel S. Seller

_____ Date

Samantha S. Seller

Forwarding Address:

Phone: _____ Fax: _____

Email: _____

Affected item(s):
 EI CAR 2000 Amendment (EIS)
 EI Sale (Buyer and Seller) (EIS)
 EI Sale (Buyer's) (EIS)
 EI Sale (Seller's) (EIS)

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[MH Park Request](#)

New/Mod Change	Requested By NoCal - Vallejo, CA	Incident No. INC210023916	TFS No. 652746
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Reinstated previous version for the 302 Vallejo profile.

Affected item(s):
 MH Park Request

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<i>Owner's Affidavits (9)</i>			
New/Mod Change	Requested By CT SoCal	Incident No.	TFS No. 653949
<p>Added the following language above the blank lines:</p> <p>(Please list, attach exhibit or state "None" or "N/A" as applicable.)</p> <div style="border: 1px solid black; padding: 10px;"> <p>3. That there has been no work performed on or equipment or materials delivered to the Property for the construction of works of improvement during the last four (4) months except:</p> <p>(Please list, attach exhibit or state "None" or "N/A" as applicable.)</p> <hr/> <p>4. That there are no unpaid bills incurred by the Affiant for work performed upon or materials delivered to the Property for the construction of works of improvement upon said property during the past ten (10) days.</p> <p>5. That there are no unrecorded tenancies, leases or other occupancies on the Property except as listed below, and that if any such unrecorded leases, tenancies or other occupancies are listed below, they contain no options to purchase, rights of first refusal or other unusual provisions except as noted below:</p> <p>(Please list, attach exhibit or state "None" or "N/A" as applicable.)</p> <hr/> <hr/> <hr/> </div> <p>Affected item(s): Affidavit (Owner's/Individual - Borrower - COVID-19) Affidavit (Owner's/Individual - Borrower) Affidavit (Owner's/Individual - COVID-19) Affidavit (Owner's/Individual) Affidavit (Owner's/Organization - Borrower - COVID-19) Affidavit (Owner's/Organization - Borrower) Affidavit (Owner's/Organization - COVID-19) Affidavit (Owner's/Organization) Affidavit (Owner's/Seller)</p>			

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<i>Transfer Tax on Deeds</i>			
New/Mod Change	Requested By CA	Incident No. INC210066682	TFS No. 654523
Revised logic for HUD orders to look for transfer taxes on any line in the 1200s.			

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COLORADO

REPORTS

User List by Role			
New/Mod New	Requested By FNF IMP Manager/CO Ops	Incident No.	TFS No. 637415
New report to show all users who have access to the profile report is run from based on their role (IE - Escrow Officer, Sales Rep, etc.).			
Affected item(s): SSCORP5456.rpt - User List by Role (New)			

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DISTRICT OF COLUMBIA

DOCUMENTS

Escrow

<i>Escrow Agreement</i>			
New/Mod Change	Requested By CT DC	Incident No.	TFS No. 652986
Updated to match most recent version provided.			
Affected item(s): Escrow Agreement			

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HAWAII

DOCUMENTS

Escrow

<i>Corporate Invoice</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	TG of HI		651305
<p>Updates for TG of HI:</p> <ol style="list-style-type: none"> 1. Add logic for when to show "Due upon receipt" text based on product type and recording date 2. Not show underwriter and recording date labels if fields are blank 3. update the email, phone and fax on the remit to contact <p>Affected item(s): Consolidated Invoice Corporate Invoice</p>			

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<i>Escrow Information Sheets (2)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	FT HI		653935
<p>Removed the question "Are you or were you a member of the U.S. Armed Forces?"</p> <p>Affected item(s): Escrow Information Sheet (Buyer) Escrow Information Sheet (Seller)</p>			

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Title

<i>Binder Extension endorsement</i>			
New/Mod New	Requested By HI	Incident No.	TFS No. 653547
New document. Render to view complete document.			
ENDORSEMENT		CLTA INTERIM BINDER EXTENSION	
Issued By:  Fidelity National Title Insurance Company		Attached to Interim Binder Number: <div style="border: 1px solid black; padding: 10px; text-align: center; width: fit-content; margin: 0 auto;"> OP 1 </div>	
Charge: \$0.00 Date: _____			
The agreement of FIDELITY NATIONAL TITLE INSURANCE COMPANY as set forth on the face page of the Interim Binder to which this endorsement is attached is hereby modified to extend the binder period forty-five (45) days from the date stated above.			
This endorsement is made a part of the Interim Binder and is subject to all of the terms and provisions thereof, except as expressly modified by the provisions hereof.			

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Accommodation Letter			
New/Mod Change	Requested By TG HI	Incident No.	TFS No. 652877
Updating document title from "Accommodation Letter" to "Letter (Accommodation Recordings)"			
Affected item(s): Letter (Accommodation Recordings)			

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REPORTS

Default Check SSC			
New/Mod Change	Requested By	Incident No.	TFS No.
	NW IT		651307
<p>1. Suppressing second check stub for TG of HI based on style of check stock used.</p> <p>2. Moving the second signature line up slightly</p> <p>Affected item(s): FNF Default Check Template (Stub, Stub, Check) FNFCORP_DefaultCheck.rpt FNFCORP_DefaultCheck_Legal_CSCS.rpt FNFCORP_DefaultCheckSCS.rpt FNFCORP_HTC_CO.rpt</p>			

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ILLINOIS

DOCUMENTS

Escrow

<i>Earnest Money</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	IL CT Metro		653904
Removed phone and fax numbers from signature area.			
<div style="border: 1px solid black; padding: 10px;"> <p>We appreciate the opportunity to serve you, and look forward to your upcoming transaction.</p> <p>Melissa G Smith Closing Specialist Email: msmith@email.email Phone: (888)222-3333 Fax: (888)444-5555</p> </div>			
Affected item(s): Earnest Money			

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<i>Escrow Trust Instructions (Strict Joint Order #1 - Resi Earnest Money)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	IL CT Metro		653930
Removed text and prompt from Deposit and Billing Information section of the document.			
<div style="border: 1px solid black; padding: 10px;"> <p>DEPOSIT AND BILLING INFORMATION:</p> <p>PLEASE NOTE: Uncertified check are held for ten (10) business days after date of deposit. NO FUNDS CAN BE DISBURSED BEFORE THE TEN (10) BUSINESS DAY LIMIT EXPIRES. To avoid any delay - use cashier, certified checks or wire transfers. Cashier checks over Fifty Thousand And No/100 Dollars (\$50,000.00) will also be held for ten (10) business days.</p> <p>An annual maintenance fee, as determined by the then current rate schedule, will commence February 10, 2021.</p> </div>			
Affected item(s): Escrow Trust Instructions (Strict Joint Order #1 - Resi Earnest Money)			

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Remote Recording Request Sheet

New/Mod Change	Requested By CT Chicago Metro	Incident No.	TFS No. 651779
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Requested changes made.

Docs Sent for Recording Listed Below:			
<input type="checkbox"/> Deed	<input checked="" type="checkbox"/> Legal		
*MyDec	rec'd _____	need _____	NA _____
*Water Cert	rec'd _____	need _____	NA _____
*Zoning Cert	rec'd _____	need _____	NA _____
*Transfer Stamps	rec'd _____	need _____	NA _____
<input type="checkbox"/> Mortgage	<input checked="" type="checkbox"/> Legal		
<input type="checkbox"/> AOM			
<input type="checkbox"/> AOR			
<input type="checkbox"/> Release			
<input type="checkbox"/> Subordination			
<input type="checkbox"/> Power of Attorney			
<input type="checkbox"/> Plat Act Affidavit			
<input type="checkbox"/> Grantor/Grantee Statement			
<input type="checkbox"/> Other:	_____		

Affected item(s):

Remote Recording Request Sheet

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Title

COVID GAP PU - Buyer fka Indemnity and Undertaking Agreement - Buyer			
New/Mod Change	Requested By IL CT Metro	Incident No.	TFS No. 653940
Name of documents have changed to make them easier to find in a search.			
Indemnity and Undertaking Agreement - Buyer is now COVID GAP PU - Buyer			
Affected item(s): COVID GAP PU - Buyer			

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COVID GAP PU - Seller fka Indemnity and Undertaking Agreement - Seller			
New/Mod Change	Requested By IL CT Metro	Incident No.	TFS No. 653940
Name of documents have changed to make them easier to find in a search.			
Indemnity and Undertaking Agreement - Seller is now COVID GAP PU - Seller			
Affected item(s): COVID GAP PU - Seller			

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REPORTS

Closed Orders by Sales Rep			
New/Mod Change	Requested By Harout Balabanian	Incident No.	TFS No. 654304
Adding column for received by, to be placed after the order number			
Affected item(s): Closed Orders by Sales Rep			

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INDIANA

DOCUMENTS

Escrow

<i>Addendum Sales Disclosure Form Agricultural or Residential (2021)</i>																	
New/Mod New	Requested By FNF Compliance / IL RLC	Incident No.	TFS No. 650024														
New document. Render to view complete document.																	
<div style="border: 1px solid black; padding: 10px;">  <p>ADDENDUM SALES DISCLOSURE FORM AGRICULTURAL OR RESIDENTIAL PROPERTY State Form 57017 (1-21) Prescribed by Department of Local Government Finance Pursuant to IC 6-1.1-5.5</p> <p style="text-align: right;">Original SDF ID</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; text-align: center;">Clark</td> <td style="width: 33%;"></td> <td style="width: 33%;"></td> </tr> <tr> <td style="text-align: center;">County</td> <td style="text-align: center;">Year</td> <td style="text-align: center;">Unique ID</td> </tr> </table> <p>INSTRUCTIONS: This form should only be used by assessing officials to modify or note additional information about a sale that is identified after the original Sales Disclosure Form has been submitted.</p> <p>PRIVACY NOTICE: The telephone numbers and SSN s of the parties on this form are confidential according to IC 6-1.1-5.5-3.</p> <p>PART 1</p> <p>A. PROPERTY TRANSFERRED – Must be conveyed on a single conveyance document (Additional contiguous properties can be listed on Page 5 of the underlying Sales Disclosure Form.)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 30%;">1. Parcel Number or Tax Identification Number</th> <th style="width: 20%;">Check all boxes applicable to parcel.</th> <th style="width: 30%;">5. Complete Address of Property</th> <th style="width: 20%;">6. Complete Tax Billing Address (if different from property address)</th> </tr> <tr> <td>A.) 1111APN</td> <td> <input type="checkbox"/> 2. Split <input type="checkbox"/> 3. Land <input type="checkbox"/> 4. Improvement </td> <td>1 Property Avenue Prop City, IN 55555</td> <td></td> </tr> </table> <p>7. Legal Description of Parcel: Escrow Brief Legal</p> </div>				Clark			County	Year	Unique ID	1. Parcel Number or Tax Identification Number	Check all boxes applicable to parcel.	5. Complete Address of Property	6. Complete Tax Billing Address (if different from property address)	A.) 1111APN	<input type="checkbox"/> 2. Split <input type="checkbox"/> 3. Land <input type="checkbox"/> 4. Improvement	1 Property Avenue Prop City, IN 55555	
Clark																	
County	Year	Unique ID															
1. Parcel Number or Tax Identification Number	Check all boxes applicable to parcel.	5. Complete Address of Property	6. Complete Tax Billing Address (if different from property address)														
A.) 1111APN	<input type="checkbox"/> 2. Split <input type="checkbox"/> 3. Land <input type="checkbox"/> 4. Improvement	1 Property Avenue Prop City, IN 55555															
<p>Affected item(s): IND1337.doc - Addendum Sales Disclosure Form Agricultural or Residential (2021) (New)</p> <p>Back to Table of Contents</p>																	

<i>Sales Disclosure (2021)</i>			
New/Mod Change	Requested By CT Indy Metro and FNT IN	Incident No.	TFS No. 651061
Adjusted the residential section to prompt for the "residential rental property" and to hard code "Residential Property" into section D item 3 when the property is a residential property. For FXHR profiles adjusted sections B, C, D and J to include prompts for check boxes to either answer Yes, No or leave blank.			
<p>Affected item(s): Sales Disclosure (2021)</p> <p>Back to Table of Contents</p>			



LOUISIANA

DOCUMENTS

Title

<i>LATISSO 108 - Date Down</i>			
New/Mod New	Requested By ALMA Agency	Incident No.	TFS No. 653158
The LATISSO 108 - Date Down endorsement is now available for issuance on properties in the state of Louisiana.			

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<i>Signatures added to Schedule A</i>			
New/Mod Change	Requested By ALMA Agency	Incident No.	TFS No. 653078
For ALMA Agency Louisiana title products only. Signature blocks have been added to the end of Schedule A for LA Commitment and Policies.			
<u>Affected item(s):</u> ALTA Commitment 2016 (LA) ALTA Homeowner's Policy of Title Insurance 2013 (LA) ALTA Loan Policy 2006 (LA) ALTA Owner's Policy 2006 (LA)			

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MAINE

DOCUMENTS

Escrow

Form RETTD			
New/Mod Change	Requested By Liberty Title, ME	Incident No.	TFS No. 653642
Created prompts for Map/Block/Lot/Sub-lot and ensured they would accommodate enough characters.			
Affected item(s): Form RETTD			

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MARYLAND

DOCUMENTS

Escrow

Affidavit (Maryland First Time Home Buyer)			
New/Mod Change	Requested By Liberty Title, MD	Incident No.	TFS No. 652707
Updated to match version approved by State Counsel.			
Affected item(s): Affidavit (Maryland First Time Home Buyer)			

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First Time Homebuyer			
New/Mod New	Requested By State Counsel	Incident No.	TFS No. 652730
New document. Render to view complete document.			
<p>WASHINGTON COUNTY FIRST TIME HOMEBUYER CO-MAKER/GUARANTOR WASHINGTON COUNTY TRANSFER TAX</p> <p>STATE OF _____ Escrow No.: 08251982-MD</p> <p>COUNTY OF _____</p> <p>The undersigned state under penalties of perjury that the contents of this affidavit are true to the best of his/her/their knowledge, information and belief.</p> <p>1. That he/she/they is/are a Co-Maker/Guarantor of a Purchase Money Instrument required to be vested with title to the property together with Brian T. Buyer and Brenda T. Buyer, each being a FIRST TIME HOMEBUYER as defined under Transfer Fax Ordinance for Washington County, Maryland, located at 100 Property Street, Unit 100A, Brooklandville, MD 21022, being residentially improved real property and being more particularly described as 100 Property Street, Unit 100A, Brooklandville, MD 21022, Washington County, Maryland; and</p>			
Affected item(s): MDD1082.doc - First Time Homebuyer (Washington County Transfer Tax) (New)			

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First Time Home Owner

New/Mod New	Requested By State Counsel	Incident No.	TFS No. 652730
-----------------------	--------------------------------------	---------------------	--------------------------

New document. Render to view complete document.

<p>WASHINGTON COUNTY FIRST TIME HOME OWNER WASHINGTON COUNTY TRANSFER TAX</p>	
STATE OF _____	Escrow No.: 08251982-MD
COUNTY OF _____	
<p>The undersigned state under penalties of perjury that the contents of this affidavit are true to the best of his/her/their knowledge, information and belief.</p> <ol style="list-style-type: none"> 1. The grantee is an individual who has never owned residential real property in Washington County that has been the individual's principal residence; 2. The residence will be occupied by the grantee as the grantee's principal residence; and 	

Affected item(s):

MDD1081.doc - First Time Home Owner (Washington County Transfer Tax) (New)

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MICHIGAN

DOCUMENTS

Escrow

New ABA			
New/Mod Change	Requested By CT MI	Incident No.	TFS No. 652031
ABA has been revised for EXPT101.			

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MONTANA

DOCUMENTS

Title

ALTA Commitment 2016 (MT)							
New/Mod Change	Requested By all MT operations	Incident No.	TFS No. 651419				
<p>Montana has requested that the email address that appears on Schedule A of the Commitment come from the 'A' contact.</p>							
<p>Transaction Identification Data for reference only:</p> <table border="1"> <thead> <tr> <th>ISSUING OFFICE:</th> <th>FOR SETTLEMENT INQUIRIES, CONTACT:</th> </tr> </thead> <tbody> <tr> <td> Title Officer: Melissa G Smith Chicago Title Insurance Company 1000 Title Avenue, Suite 500 Greenville, MT 99999 Phone: (888)222-3333 Fax: (888)444-5555 Main Phone: (800)111-2222 Email: msmith@email.email </td> <td> Escrow Officer: Joseph D Kirby Fidelity 236 Quarry Road Greenville, MT 99999 Phone: (888)111-1234 Fax: (888)111-4321 Main Phone: (800)777-4444 Email: email@settlementagent.com </td> </tr> </tbody> </table>				ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:	Title Officer: Melissa G Smith Chicago Title Insurance Company 1000 Title Avenue, Suite 500 Greenville, MT 99999 Phone: (888)222-3333 Fax: (888)444-5555 Main Phone: (800)111-2222 Email: msmith@email.email	Escrow Officer: Joseph D Kirby Fidelity 236 Quarry Road Greenville, MT 99999 Phone: (888)111-1234 Fax: (888)111-4321 Main Phone: (800)777-4444 Email: email@settlementagent.com
ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:						
Title Officer: Melissa G Smith Chicago Title Insurance Company 1000 Title Avenue, Suite 500 Greenville, MT 99999 Phone: (888)222-3333 Fax: (888)444-5555 Main Phone: (800)111-2222 Email: msmith@email.email	Escrow Officer: Joseph D Kirby Fidelity 236 Quarry Road Greenville, MT 99999 Phone: (888)111-1234 Fax: (888)111-4321 Main Phone: (800)777-4444 Email: email@settlementagent.com						
<p>Order Number: RT Misc Test</p>							
<p>SCHEDULE A</p> <p>Settlement Agent</p> <p>Lookup code: <input type="text"/></p> <p>Name: <input type="text" value="Fidelity"/></p> <p>Short name: <input type="text" value="Fidelity"/></p> <p>Payee name: <input type="text" value="Fidelity"/></p> <p>Address: <input type="text" value="236 Quarry Road"/></p> <p>City/State/Zip: <input type="text" value="Greenville"/> <input type="text" value="MT"/> <input type="text" value="99999-"/> <input type="checkbox"/> Foreign</p> <p>County: <input type="text"/></p> <p>Phone: <input type="text" value="(800)777-4444"/> Fax: <input type="text" value="(800)444-7777"/></p> <p>Email address: <input type="text" value="email@settlementagent.com"/></p>							
<p>Affected item(s): ALTA Commitment 2016 (MT)</p>							

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ALTA Short Form Residential Loan Policy 2012 (MT)			
New/Mod New	Requested By Internal Maintenance	Incident No.	TFS No. 640124
<p>New document to offer a faster, state-specific version of the ALTA Short Form Residential Loan Policy 2012.</p>			
<p>Affected item(s): MTD0202.doc - ALTA Short Form Residential Loan Policy 2012 (MT) (New)</p>			

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NEW JERSEY

DOCUMENTS

Escrow

Notice of Settlement (2)			
New/Mod Change	Requested By CT NJ	Incident No.	TFS No. 652408
<p>Added Record and Return information next to the notary for the forms "Notice of Settlement - Mortgage" and "Notice of Settlement - Contract".</p> <div style="border: 1px solid black; padding: 10px;"> <p>Be it remembered that on this 20th day of January, in the year of 2021, before me, the subscriber, Sandy L Moore, Authorized Signatory for Chicago Title Insurance Company, came before me and acknowledged under oath, to my satisfaction, that this person:</p> <p>A. Is named in and personally signed the document; and</p> <p>B. Signed, sealed and delivered this document as his/her free act and deed.</p> <p>_____</p> <p>_____</p> <p>Print Name NOTARY PUBLIC STATE OF _____</p> <div style="border: 2px solid red; padding: 5px; width: fit-content; margin-left: auto;"> <p>RECORD AND RETURN: Escrow Office Name 100 Escrow Office Street EO City, NJ 54545</p> </div> </div>			

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NEW MEXICO

DOCUMENTS

Escrow

File to File Transfer			
New/Mod Change	Requested By FT NM	Incident No. INC210047941	TFS No. 653929
Added prompt for Buyer or Seller's signature.			
Affected item(s): File to File Transfer			

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MY SCREENS

Invoice Screen

New/Mod	Requested By	Incident No.	TFS No.
MOD	Roberta Stone		

Added the **Invoice** screen to the **Open Order/General** section.

This change is visible when the **My Screens > NM All Screens** is selected.

The screenshot shows a software interface with a left-hand navigation menu and a main content area. The 'Open Order/General' menu item is circled in red, and the 'Invoice' sub-item is also circled in red. The main content area displays a table of invoices and a form for invoice details.

Invoices (3)		Bill To
1	XSP000001667	
2	XSP000001667-2	
3	XSP000001667-3	

Invoice number: XSP000001667 Property: Status:

Invoice date: 02/12/2021 Days payment due in: Due date:

Bill to: Contact:

Remit to: T Contact:

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NEW YORK

DOCUMENTS

Escrow

Cover Letter			
New/Mod Change	Requested By Riverhead, NY	Incident No.	TFS No. 652037
The following contacts have been added: Closing Department: Christine Galvan christine.galvan@fnf.com Phone: (631)574-2332 Recording Department: Tracy Elmore telmore@fnf.com Phone (631)574-2313			
Affected item(s): Cover Letter			

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OHIO

DOCUMENTS

Escrow

Agent Information Sheet			
New/Mod	Requested By	Incident No.	TFS No.
Change	FT OH		651935
Removed logic for the seller paid closing costs and left blank for FCDC profiles only.			
Affected item(s): Agent Information Sheet			

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Introduction Letters (2)			
New/Mod	Requested By	Incident No.	TFS No.
Change	CT OH		652978
Removed the below sentence for FNOX profiles only.			
<div style="border: 1px solid black; padding: 5px;"> <p>Dear Bryan B. Buyer and Brenda B. Buyer:</p> <p>Congratulations on the purchase of your home! Carly Smith was an excellent choice for assistance with your real estate needs. Escrow Office Name is pleased to be providing escrow services for you. In order to ensure a smooth transaction, we have enclosed some information for your review along with forms to be completed and returned to us via fax or email at your earliest convenience.</p> </div>			
Affected item(s): Letter (Introduction - Buyer) Letter (Introduction - Seller)			

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Personal Undertaking (COVID-19)

New/Mod New	Requested By FT OH	Incident No.	TFS No. 653358
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New document. Render to view complete document.



Company Name

PERSONAL UNDERTAKING
(COVID 19-GAP)

File No.: JM CD Test-JDK
Borrower(s): Bryan B. Buyer and Brenda B. Buyer
Seller(s): Samuel S. Seller and Samantha S. Seller
Property: 1 Property Avenue, Prop City, OH 55555

WHEREAS, the Fidelity National Title Insurance Company, hereinafter referred to as the "Company", is about to issue its title insurance policy or policies or commitments thereof, all hereinafter referred to as the "Title Insurance Policy", in respect to the land described therein and/ or the property referenced above.

AND WHEREAS, the Company has raised as title exceptions on the Title Insurance Policy certain defects, liens, encumbrances, adverse claims or other matters, all hereinafter referred to as "Exception", described as follows:

Defects, liens, encumbrances, adverse claims or other matters created, first appearing in the public records or attaching subsequent to the Effective Date of the above referenced Title Insurance Commitment but prior to recording the deed, mortgage or other instruments under which the Proposed Insured acquires the estate or interest covered by the Title Insurance Commitment

Affected item(s):

OHD1442.doc - Personal Undertaking (COVID-19) (New)

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OKLAHOMA

DOCUMENTS

Escrow

[Mortgage Tax Affidavits \(2\)](#)

New/Mod Change	Requested By CT Oklahoma	Incident No.	TFS No. 654151
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Added a line to pull in the Mortgage Tax.

Mortgagor:	Bryan B. Buyer and Brenda B. Buyer
Mortgagee:	Loans Unlimited
Date of Mortgage:	February 22, 2021
Maturity Date:	March 1, 2051
Amount of Mtg.:	\$375,000.00
Amount of Mtg. Tax:	\$375.00
Tax ID No.:	11-123456

Fee Schedule Type	Pages	Document	Fee Schedule	Amount
State tax/stamps		Mortgage/Deed of Trust	OK - Mortgage Tax 2-3 Y...	\$375.00

Affected item(s):

- Affidavit (Mortgage Tax - Tulsa County)
- Affidavit (Mortgage Tax)

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OREGON

DOCUMENTS

Escrow

Wire Account Notification (NCS - Commercial)

New/Mod Change	Requested By TT Portland	Incident No.	TFS No. 653945
--------------------------	------------------------------------	---------------------	--------------------------

Added prompt to choose between closer's phone number and the branch phone number.

Select the contact to call

Branch Office

Branch Office

Escrow Officer

PLEASE READ

Please be advised that the wire instructions, listed below, are the only wire instructions we will send you. **THESE WIRE INSTRUCTIONS WILL NOT CHANGE.**
 If you receive ANY communications attempting to change these instructions, immediately call us at (800)777-4444.
Always verbally verify wire instructions with us before initiating a wire transfer.

BANK NAME: Test Bank

ADDRESS: 101 Banking Ave., Suite 2, New York, NY 00000

ABA NO.: 123456789

ACCOUNT NAME: Escrow Office Name

ACCOUNT NO.: 098765411

SWIFT CODE: 12345

ESCROW NO.: JM CD Test **PLEASE INCLUDE AS WIRE REFERENCE**

EMPLOYEE TO NOTIFY: Sandy L Moore

EMPLOYEE PHONE NO.: (800)777-4444

If you have any questions, contact the Employee listed above at the number shown above.

Affected item(s):
Wire Account Notification (NCS - Commercial)

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SOUTH CAROLINA

MY SCREENS

Order Transactions Screen

New/Mod MOD	Requested By Mary Matusik	Incident No.	TFS No.
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Added the **Order Transactions** screen in the **General** section.

This change is visible when the **My Screens > South Carolina Screens – Title** is selected.

The screenshot displays the 'Order Transactions' screen. On the left, a navigation menu is visible with 'General' and 'Order Transactions' highlighted with red circles. The main content area is titled 'Order Transactions' and shows 'Order Status: InProcess' and 'Buyer:'. Below this, there are two tables: 'Receipts' and 'Disbursements'. Both tables have columns for CDF, Code, Name, Amount, and Details. A summary row shows a total of \$0.00.

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TEXAS

DOCUMENTS

Escrow

<i>Affiliated Business Arrangement Disclosure Statement</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Baker Firm		651933
Document updated when rendering for Baker Firm operations.			
<p>Affected item(s): Affiliated Business Arrangement Disclosure Statement Affiliated Business Arrangement Disclosure Statement (Escrow)</p>			

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<i>Non-Imputation Affidavit and Indemnity</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	CT TX		653995
Updated document to give user choice to pull the seller from the file or type a different contact into a new prompt.			
<div style="border: 1px solid black; padding: 10px;"> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <input type="checkbox"/> Is the affiant the seller? </div> <div style="border: 1px solid gray; padding: 5px; margin-bottom: 10px;"> The individual affiant's name <input style="width: 90%; height: 20px;" type="text"/> </div> <div style="border: 1px solid gray; padding: 5px; margin-bottom: 10px;"> The affiant's title <input style="width: 90%; height: 20px;" type="text"/> </div> <div style="border: 1px solid gray; padding: 5px;"> The name of the organization the affiant is associated with <input style="width: 90%; height: 20px;" type="text"/> </div> <p>The undersigned, being first duly sworn, on oath, deposes and says the following:</p> <ol style="list-style-type: none"> The undersigned Jane Smith (the "Affiant"), is President of Seller Corp. </div>			
<p>Affected item(s): Non-Imputation Affidavit and Indemnity</p>			

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REPORTS

Agency Closed Orders			
New/Mod Change	Requested By	Incident No.	TFS No.
	Dallas CPF		652252
1. Correcting report to show results by T2 contact instead of the T 2. Removing the hard coded grouping of Agent Name/County, to default to Agent Name only. Adding an option to change the grouping to county when needed.			
Affected item(s): Dallas CPF Agency Orders			

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Agency EOM			
New/Mod	Requested By	Incident No.	TFS No.
New	Houston Agency Ops		648783
New Excel export report for Houston Agency Operations to help generate consolidated invoices			
Affected item(s): SSCORP5470.rpt - Agency EOM (New)			

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WASHINGTON

DOCUMENTS

Escrow

Last Page of Package			
New/Mod New	Requested By Ticor Title	Incident No.	TFS No. 654105
New document.			
 <h1 style="margin: 0;">This is the last page of your package</h1>			
Affected item(s): WA00001077.doc - Last Page of Package (New)			
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Propane Request			
New/Mod Change	Requested By CT Bellingham	Incident No.	TFS No. 653351
Added new prompt for "exclude size and read".			
Affected item(s): Propane Request			
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<i>Remote Online Notarization Consent</i>			
New/Mod Change	Requested By WA State Counsel	Incident No.	TFS No. 652982
Removed reference to pandemic in title for WA users.			
Affected item(s): Remote Online Notarization Consent			

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PHRASE(S)

<i>New EI Phrase</i>							
New/Mod New	Requested By WA	Incident No.	TFS No. 652714				
New phrase.							
<table border="1"> <tr> <td>Code</td> <td>Name</td> </tr> <tr> <td>usaf01</td> <td>UNITED STATES ARMED FORCES DISCOUNT</td> </tr> </table> <p>UNITED STATES ARMED FORCES' (ACTIVE DUTY, VETERAN, NATIONAL GUARD) DISCOUNT: Borrower has requested a discount on the escrow fee based on the fact they have confirmed they are a current or former member of the US Armed Forces and the property which is the subject of this transaction is their primary residence.</p>				Code	Name	usaf01	UNITED STATES ARMED FORCES DISCOUNT
Code	Name						
usaf01	UNITED STATES ARMED FORCES DISCOUNT						

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REPORTS

EPU Task Summary by County Manager EPU Task Summary/Productivity by Employee EPU Trends			
New/Mod Change	Requested By NW IT	Incident No.	TFS No. 651293
Adding Update Order task to show on all EPU reports			
Affected item(s): EPU Task Summary by County Manager EPU Task Summary/Productivity by Employee EPU Trends			

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LIBERTY TITLE

DOCUMENTS

Escrow

[Address Verification Form](#)

New/Mod New	Requested By Liberty Title	Incident No.	TFS No. 654416
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New document. Render to view complete document.



Company Name

ADDRESS VERIFICATION FORM

Date: February 9, 2021
Escrow No.: JM CD Test-SLM

Buyer(s) Name: Bryan B. Buyer and Brenda B. Buyer
Mailing Address: 1 Buyer Fwd Address
 Buyer Fwd City, CA 48759

Phone No.(s): _____ / _____ (Home/Cell)
 _____ (Work)

Email Address: _____

 Bryan B. Buyer Date

 Brenda B. Buyer Date

Seller(s) Name: Samuel S. Seller and Samantha S. Seller
Mailing Address: 123 Seller Fwd Street
 Slr Fwd City, CA 55555

Phone No.(s): _____ / _____ (Home/Cell)
 _____ (Work)

Email Address: _____

 Samuel S. Seller Date

 Samantha S. Seller Date

Affected item(s):
 LIBD1148.doc - Address Verification Form (New)

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<i>Closing Confirmation (IL)</i>			
New/Mod Change	Requested By Liberty Title	Incident No.	TFS No. 654383
Fixed city for Lisle location.			
Affected item(s): Closing Confirmation (IL)			

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<i>Tax Adjustment Page (ME)</i>													
New/Mod Change	Requested By Liberty Title, ME	Incident No.	TFS No. 653639										
Adjusted to hard code "TO" here.													
<table border="1"> <tr> <td colspan="5">Tax Adjustment:</td> </tr> <tr> <td>Credit to Seller/Debit to Buyer</td> <td>02/04/2021</td> <td>TO</td> <td>07/01/2021</td> <td>\$397.26</td> </tr> </table>				Tax Adjustment:					Credit to Seller/Debit to Buyer	02/04/2021	TO	07/01/2021	\$397.26
Tax Adjustment:													
Credit to Seller/Debit to Buyer	02/04/2021	TO	07/01/2021	\$397.26									
Affected item(s): Tax Adjustment Page (ME)													

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<i>Tax and Assessing Request</i>			
New/Mod Change	Requested By Liberty Title, ME	Incident No.	TFS No. 652743
Updated document to pull the G2 contact information to the top left and revised the title from "Tax and Assessing Sheet" to "Tax and Assessing Request".			
Affected item(s): Tax and Assessing Request			

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REPORTS

In Process/Pipeline Orders			
New/Mod Change	Requested By Liberty Title Ops	Incident No.	TFS No. 653650
Adding the property state as a column on the With Lender/Agent Contacts format Excel export			
Affected item(s): In Process/Pipeline Orders			

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NOVARE NATIONAL SETTLEMENT SERVICES

REPORTS

Curative Action Report			
New/Mod	Requested By	Incident No.	TFS No.
New	Novare Ops		645524
New report for Novare that shows orders opened in the date range with the status on various borrower, payoff and notary tasks.			
Affected item(s): SSCORP5469.rpt - Curative Action (New)			

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Signing/Notary Report			
New/Mod	Requested By	Incident No.	TFS No.
New	Novare Ops		645457
New report for Novare to show status of Notary Tasks			
Affected item(s): SSCORP5467.rpt - Signing/Notary Report (New)			

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Title Action Report			
New/Mod	Requested By	Incident No.	TFS No.
New	Novare Ops		645515
New report for Novare Operations to show order received at least 4 days prior with no Title Production Distributed to Client task completed			
Affected item(s): Title Action Report			

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STRATEGIC MARKETING SERVICES

DOCUMENTS

Escrow

Title Instructions			
New/Mod	Requested By	Incident No.	TFS No.
New	Strategic Marketing Services		654231
New document. Render to view complete document.			
<div data-bbox="224 520 1398 1150" data-label="Complex-Block">  <p style="text-align: right;">ADDENDUM TO RECORDING INSTRUCTIONS</p> <p>Title No.: JM CD Test Customer Ref.: AC456</p> <p>Underwriter Name has received Recording Instructions for the above referenced transaction and agrees to act in accordance with the aforementioned instructions with the addition of the statements listed below.</p> <p>Underwriter Name is in receipt of the following in addition to any recordable documents listed in the Recording Instructions:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Survey <input type="checkbox"/> Owner's Affidavit <input type="checkbox"/> Notary Affidavit <input type="checkbox"/> Entity/Authority Documentation </div>			
<p>Affected item(s): COMD1162.doc - Title Instructions (New)</p>			

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MY SCREENS

Recording Instruction Addendum Screen

New/Mod	Requested By	Incident No.	TFS No.
New	Roberta Stone		

Added the **Recording Instruction Addendum** screen in the **Post Closing** section.

This change is visible when the **My Screens > SMS All Screens** is selected.

The screenshot displays the 'Recording Instruction Addendum' screen. On the left, a navigation menu is visible with 'Post Closing' and 'Recording Instruction Addendum' highlighted with red circles. The main area contains the following elements:

- Navigation arrows and title: Recording Instruction Addendum
- Order Status and Buyer fields.
- Section header: **FNTIC is in receipt of the following in addition to any recordable documents listed in the Recording Instructions:**
- Checkboxes for document types:
 - Survey
 - Owner's Affidavit
 - Notary Affidavit
 - Entity or Authority Documentation
- Policy Interest: [Dropdown menu]
- Section header: **Additional Instruction**
- Checkboxes for additional instructions:
 - Endorsements requested will be on final policy
 - Update will occur and new Exceptions may be added
 - Tax exception shown current as long as current at recording
 - Poor quality pictures or plats may cause rejection

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NCS

REPORTS

Opened/Closed Pipeline Commercial			
New/Mod Change	Requested By Richmond NCS	Incident No.	TFS No. 649113
Adding Title Officer to Group 1 and Group 2 options.			
Affected item(s): Opened/Closed Pipeline Commercial			

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TECHNICAL NOTES (FOR LOCAL IT/SUPPORT)

Any new documents or reports 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 or reports may also need to be added to the operation specific tree(s) for packaging and other purposes. This is at your discretion.

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