

SOFTPRO SELECT

June 2021
RELEASE NOTES



Testing Release Date: June 3, 2021
Production Release Date: June 14, 2021

TABLE OF CONTENTS

ALL STATES/SITES	8
DOCUMENTS	8
Escrow	8
1099-S (Copy B) /Substitute 1099-S Form	8
EI - Third Party Deposit (2)	8
Employee Fee Reimbursement Request	8
Information Collection Form	9
Privacy Statement	9
Settlement Statement (HUD/CDF/CSS).....	9
Wire Account Notification (NCS - Commercial)	10
Escrow/Title	11
Corporate Invoice	11
REPORTS	12
Commitment/Policy Status.....	12
Escrow Fee Comparison.....	12
Escrow Trial Balance	12
Escrow Trial Balance (with IBA Balances).....	12
Fee Data	12
Flash Code Picklist Update.....	12
Order Tasks by Order Date	13
Order Tasks by Task Date.....	13
Receipts and Disbursements (Pending and Held).....	13
SPAdmin TNT Subscriptions/Templates Export.....	13
SPAdmin-Custom Source of Business Export.....	13
SPAdmin-Custom Source of Business Export-Missing Fields.....	13
StartSAFE Missing Data	13
Top Customer List.....	14
COMMERCIAL	15
DOCUMENTS	15
Escrow	15
Privacy Statement	15
ARIZONA	16
DOCUMENTS	16
Escrow	16
Privacy Statement	16
Title	17
Various Endorsements Added/Removed.....	17



REPORTS 18

 EPU Reports (County Manager\Employee\Trends) Update..... 18

CALIFORNIA..... 19

 DOCUMENTS 19

 Escrow 19

 Affidavit (Not Me)..... 19

 CAR Acceptance Letter (No GPs)..... 19

 EI Authorization to Release Funds..... 19

 MH Application for Replacement Insignia (HCD 416)..... 19

 MH Certificate of Sale for Comm Coach (HCD 488.2)..... 19

 MH Notice of MH Installed on Foundation (HCD 433A)..... 20

 MH Notice Sale or Transfer (HCD 476.8) 20

 Privacy Statement 20

 Substitution of Trustee (Corporate Bond) 20

 Vesting Explanation..... 20

FLORIDA..... 21

 REPORTS 21

 Daily Order Report 21

GEORGIA..... 22

 DOCUMENTS 22

 Title 22

 ALTA Commitment 2016 (GA) 22

 ALTA Loan Policy 2006 (GA)..... 22

 ALTA Owner's Policy 2006 (GA)..... 22

HAWAII..... 23

 DOCUMENTS 23

 Escrow 23

 Certification of Trust 23

 Escrow Instructions and General Provisions (EIS) 23

 Letter (Opening - Broker) 23

 Letter (Opening - Seller)..... 24

 Letter (Recording Instructions)..... 24

 Opening Letters for Buyer and Seller..... 24

 Privacy Statement 24

 Escrow/Title 25

 Letter (Accommodation)..... 25

 REPORTS 26

 Order Exceptions 26



IDAHO 27

DOCUMENTS 27

Escrow 27

Affidavit (Non Probate)..... 27

ILLINOIS..... 28

DOCUMENTS 28

Escrow 28

Privacy Statement 28

Closing Disclosure Form..... 29

REPORTS 30

Closed Orders by FlashCode 30

INDIANA..... 31

DOCUMENTS 31

Escrow 31

Acknowledgment and Receipt of Property Tax Benefits Form 31

Chris Hedrick - Search Sheet..... 31

Ghost CC Form 32

Privacy Statement 32

MY SCREENS 33

Expressions..... 33

MARYLAND 34

DOCUMENTS 34

Escrow 34

Affidavit (Maryland First Time Home Buyer) 34

MICHIGAN 35

DOCUMENTS 35

Escrow 35

ABAs 35

Letter (Payoff Transmittal)..... 35

Privacy Statement 35

MINNESOTA..... 36

DOCUMENTS 36

Escrow 36

Buyers Statement/Individual Buyer/Buyer Property CSS Statement..... 36

Letter (Borrower - Owner) 36

MISSOURI..... 37

DOCUMENTS 37

Escrow 37



Privacy Statement 37

NEVADA..... 38

DOCUMENTS 38

Escrow 38

Privacy Statement 38

REPORTS 39

Order Exceptions 39

NEW MEXICO..... 40

DOCUMENTS 40

Escrow 40

Survey Acknowledgment (Buyer)..... 40

NEW YORK..... 41

DOCUMENTS 41

Escrow 41

Certification Page (Rome Foreclosure)..... 41

NORTH CAROLINA..... 42

DOCUMENTS 42

Title 42

Final Title Opinion - FNT 42

NC Invoices 42

MY SCREENS 43

Invoice – Alternate Allocation Screen 43

Covenants and Endorsement-Custom Text Screens..... 44

Endorsement-CSI-SI Charges Screen..... 44

Rate Services Screen..... 45

OHIO 46

DOCUMENTS 46

Escrow 46

DTE 100 Forms 46

Letter (Thank You with CPC Offer) 46

OKLAHOMA..... 47

DOCUMENTS 47

Escrow 47

Adding Signatures (2)..... 47

Funding and Shipping Directions 47

REPORTS 48

180 Day Commitment 48

OREGON 49



DOCUMENTS 49

- Escrow 49
 - Letter (City Lien)..... 49
 - Privacy Statement 49
 - Reconveyance Cover Sheet 49
 - Request (Water) 49

SOUTH CAROLINA 50

DOCUMENTS 50

- Escrow 50
 - Privacy Statement 50

REPORTS 51

- Direct Issue Report 51

TEXAS..... 52

DOCUMENTS 52

- Escrow 52
 - Encroachment Acknowledgment and Hold Harmless..... 52
 - Privacy Statement 52
 - Waiver of Right to Purchase Owner's Title Insurance (Sale Transaction)..... 52
 - WireSafe Fraud Alert..... 52
 - Wiring Instructions..... 52
- Title 53
 - Commitment Schedule D - various operations 53

REPORTS 54

- Ledger Balance-Executive Title 54

WASHINGTON 55

DOCUMENTS 55

- Escrow 55
 - Affidavit (Owner's Extended Cvg) (2)..... 55
 - Doc Changes for Reconveyance Dept (4) 55
 - Indemnification and Hold Harmless Disclosure 55
 - King County Sewage Treatment Charge Request..... 56
 - Privacy Statement 56
 - Reconveyance Cover Sheet 56
 - Request for Full Reconveyance (LPB 23)..... 57

WISCONSIN 58

DOCUMENTS 58

- Escrow 58
 - Affidavit (Judgment Lien) 58



Privacy Statement 58

LIBERTY TITLE 59

DOCUMENTS 59

Escrow 59

Payoff Authorizations (2)..... 59

NOVARE NATIONAL SETTLEMENT SERVICES..... 60

DOCUMENTS 60

Escrow 60

Title Transmittal..... 60

REPORTS 61

Curative Action Report..... 61

GARC\Guaranty Fee Verification..... 61

STRATEGIC MARKETING SERVICES..... 62

DOCUMENTS 62

Escrow 62

Affidavit (Owner Seller - SMS) 62

NCS..... 63

REPORTS 63

Transaction Activity..... 63

TECHNICAL NOTES (FOR LOCAL IT/SUPPORT)..... 64

ALL STATES/SITES

DOCUMENTS

Escrow

<i>1099-S (Copy B) /Substitute 1099-S Form</i>			
New/Mod Change	Requested By FNF Reports Team	Incident No.	TFS No. 664628
Updating the logic in both 1099 forms to use the second person SSN if that one exists and the first person SSN is blank.			
Affected item(s): 1099-S (Copy B) Substitute 1099-S Form			

[Back to Table of Contents](#)

<i>El - Third Party Deposit (2)</i>			
New/Mod Change	Requested By Penny Hoskins	Incident No.	TFS No. 665310
Added prompt for Third Party signee.			
Affected item(s): El - Third Party Deposit El - Third Party Deposit (Legal)			

[Back to Table of Contents](#)

<i>Employee Fee Reimbursement Request</i>			
New/Mod New	Requested By TT-Salem	Incident No.	TFS No. 664463

New document. Render to view complete document.

 Company Name		EMPLOYEE TITLE/ESCROW FEE REIMBURSEMENT REQUEST	
A copy of the closing statement must be attached to this form			
File No.:	JM CD Test		
Closing Date:	May 28, 2021		
Employee Name:	Jane Smith		
Employee Branch/Dept.:	TT-Salem		
Transaction Type:	Purchase		
Escrow Officer/Closer:	Sandy L Moore		
Property Address:	1 Property Avenue, Prop City, OR 55555		
			Amount Approved for Reimbursement:
Purchase Price:	\$505,000.00		
Escrow/Closing Fee:	\$	\$	
Title Policy premium(s):	\$	\$	
Endorsement Fee(s):	\$	\$	

Affected item(s):
SSCORPD5772.doc - Employee Fee Reimbursement Request (New)

[Back to Table of Contents](#)

<i>Information Collection Form</i>																							
New/Mod Change	Requested By Settlement	Incident No.	TFS No. 663898																				
Language has been updated per Settlement.																							
<div style="border: 1px solid red; padding: 5px;"> <p>List each individual who, directly or indirectly, owns Twenty Five Percent (25%) or more of the equity interests of the Entity purchasing the property:</p> </div> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="4">Full Name:</td> </tr> <tr> <td>Ownership percentage interest:</td> <td style="text-align: center;">%</td> <td colspan="2">Date of Birth:</td> </tr> <tr> <td colspan="4">U.S. Taxpayer Identification No. (required):</td> </tr> <tr> <td colspan="4">Address:</td> </tr> <tr> <td>City:</td> <td>State:</td> <td>Zip:</td> <td>Country:</td> </tr> </table> <p>Attach a legible copy of this person's Driver's License, passport or other government issued identification.</p>				Full Name:				Ownership percentage interest:	%	Date of Birth:		U.S. Taxpayer Identification No. (required):				Address:				City:	State:	Zip:	Country:
Full Name:																							
Ownership percentage interest:	%	Date of Birth:																					
U.S. Taxpayer Identification No. (required):																							
Address:																							
City:	State:	Zip:	Country:																				
<p>Affected item(s): Information Collection Form</p>																							

[Back to Table of Contents](#)

<i>Privacy Statement</i>			
New/Mod Change	Requested By Settlement	Incident No.	TFS No. 664467
Updated to most recent version.			

[Back to Table of Contents](#)

<i>Settlement Statement (HUD/CDF/CSS)</i>			
New/Mod Change	Requested By Escrow Admin	Incident No.	TFS No. 663215
Updating tax statement blurb from showing on the last page under the settlement agent signature when the document status is "Final" or "Amended Final".			
New checkbox option will now allow the user to include the blurb on any document status and will not appear in the top right corner of page 1.			
<p>Affected item(s): Buyer/Borrower Statement (CSS) Individual Settlement Statement, Legal Individual Settlement Statement, Legal (CDF) Individual Settlement Statement, Letter Individual Settlement Statement, Letter (CDF) Individual Statement (CSS) Master Statement (CSS) Property Statement (CSS) Seller's Statement (CSS) Settlement Statement</p>			

[Back to Table of Contents](#)

<i>Wire Account Notification (NCS - Commercial)</i>																							
New/Mod Change	Requested By CT-Seattle/NCS	Incident No.	TFS No. 665294																				
Fed Telegraphic Name and ABA Note have been added for US Bank.																							
<table border="1"> <tr> <td>BANK NAME:</td> <td colspan="3"><u>US Bank</u></td> </tr> <tr> <td>Fed Telegraphic Name:</td> <td colspan="3"><u>BK COMRCE SD</u></td> </tr> <tr> <td>ADDRESS:</td> <td colspan="3"><u>101 Banking Ave., Suite 2, New York, NY 00000</u></td> </tr> <tr> <td>ABA NO.:</td> <td><u>123456789</u></td> <td colspan="2"> <div style="border: 1px solid red; padding: 2px;"> (This ABA/Routing Number maps to numerous locations. This is the location for our Customer Service.) </div> </td> </tr> <tr> <td>ACCOUNT NAME:</td> <td colspan="3"><u>Escrow Office Name</u></td> </tr> </table>				BANK NAME:	<u>US Bank</u>			Fed Telegraphic Name:	<u>BK COMRCE SD</u>			ADDRESS:	<u>101 Banking Ave., Suite 2, New York, NY 00000</u>			ABA NO.:	<u>123456789</u>	<div style="border: 1px solid red; padding: 2px;"> (This ABA/Routing Number maps to numerous locations. This is the location for our Customer Service.) </div>		ACCOUNT NAME:	<u>Escrow Office Name</u>		
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ACCOUNT NAME:	<u>Escrow Office Name</u>																						
Replaced 'Employee to Notify' and 'Employee Phone No.' with a prompt to select up to 3 people from the Settlement Agent contact.																							
<table border="1"> <tr> <td>ACCOUNT NO.:</td> <td colspan="3"><u>098765411</u></td> </tr> <tr> <td>SWIFT CODE:</td> <td colspan="3"><u>12345</u></td> </tr> <tr> <td>ESCROW NO.:</td> <td><u>JM CD Test</u></td> <td colspan="2">PLEASE INCLUDE AS WIRE REFERENCE</td> </tr> <tr> <td colspan="4"> <div style="border: 1px solid red; padding: 5px;"> If you have any questions, please contact an employee listed below. </div> <table border="1" style="width: 100%;"> <tr> <td style="width: 33%;"> James Smith (111)222-2222 James.Smith@email.com </td> <td style="width: 33%;"> Sandy L Moore (888)999-0000 S.Moore@thisnotreal.com </td> <td style="width: 33%;"> Penny Jones (333)333-3333 P.Jones@email.com </td> </tr> </table> </td> </tr> </table>				ACCOUNT NO.:	<u>098765411</u>			SWIFT CODE:	<u>12345</u>			ESCROW NO.:	<u>JM CD Test</u>	PLEASE INCLUDE AS WIRE REFERENCE		<div style="border: 1px solid red; padding: 5px;"> If you have any questions, please contact an employee listed below. </div> <table border="1" style="width: 100%;"> <tr> <td style="width: 33%;"> James Smith (111)222-2222 James.Smith@email.com </td> <td style="width: 33%;"> Sandy L Moore (888)999-0000 S.Moore@thisnotreal.com </td> <td style="width: 33%;"> Penny Jones (333)333-3333 P.Jones@email.com </td> </tr> </table>				James Smith (111)222-2222 James.Smith@email.com	Sandy L Moore (888)999-0000 S.Moore@thisnotreal.com	Penny Jones (333)333-3333 P.Jones@email.com	
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Affected item(s): Wire Account Notification (NCS - Commercial)																							

[Back to Table of Contents](#)



Escrow/Title

<i>Corporate Invoice</i>			
New/Mod Change	Requested By FNF Config\NCS Ops	Incident No.	TFS No. 665146
<p>1. Updating the wiring instructions, if included, to match the wiring information document for the Account Name</p> <p>2. Updating the internal sorting for the endorsements to sort by the endorsement code</p> <p>3. Adding new version of the corporate invoice that will group by bill code and show a sub-total per bill code</p> <p><u>Affected item(s):</u> Consolidated Invoice Corporate Invoice</p>			

[Back to Table of Contents](#)

REPORTS

Commitment/Policy Status			
New/Mod Change	Requested By FNF Reports Team	Incident No.	TFS No. 659989
Adding a parameter to enter in the liability amount to find orders where the liability amount meets or exceeds the amount entered.			
Affected item(s): Commitment/Policy Status			

[Back to Table of Contents](#)

Escrow Fee Comparison			
New/Mod New	Requested By NW IT	Incident No.	TFS No. 652152
New report for HI for escrow fee comparisons			
Affected item(s): SSCORP5480.rpt - Escrow Fee Comparison (New)			

[Back to Table of Contents](#)

Escrow Trial Balance			
New/Mod Change	Requested By FNF Config Team	Incident No.	TFS No. 664429
Adding new column to show on the Excel export to show the amount entered in the Deposit Amount field on the Sales Contract and Earnest Money screen.			
Affected item(s): Escrow Trial Balance			

[Back to Table of Contents](#)

Escrow Trial Balance (with IBA Balances)			
New/Mod Change	Requested By DSG Ops	Incident No.	TFS No. 663978
Adding picklist option for Branch Flash Code			
Affected item(s): Escrow Trial Balance (with IBA Balances)			

[Back to Table of Contents](#)

Fee Data			
New/Mod New	Requested By NW IT	Incident No.	TFS No. 664755
New report to help sum and/or calculate commissions/incentive pay			
Affected item(s): SSCORP5491.rpt - Fee Data (New)			

[Back to Table of Contents](#)

Flash Code Picklist Update			
New/Mod Change	Requested By FNF Reports Team	Incident No.	TFS No. 665080
Updating flash code picklist to use the profiles cost center when no lookup tables are available			

[Back to Table of Contents](#)



Order Tasks by Order Date Order Tasks by Task Date			
New/Mod Change	Requested By NW IT	Incident No.	TFS No. 662163
Adding Settlement Date as an option in Group 1 drop down.			
Affected item(s): Order Tasks by Order Date Order Tasks by Task Date			

[Back to Table of Contents](#)

Receipts and Disbursements (Pending and Held)			
New/Mod Change	Requested By CT OH Ops	Incident No.	TFS No. 663984
Adding new checkbox options to display the Ledger Comment and/or Register Notes			
Affected item(s): Receipts and Disbursements (Pending and Held)			

[Back to Table of Contents](#)

SPAdmin TNT Subscriptions/Templates Export			
New/Mod New	Requested By FNF Config	Incident No.	TFS No. 662558
New report for FNF Config Team to review subscriptions and templates setup using the TNT utility			
Affected item(s): SSCORP5488SPAdmin.rpt - SPAdmin TNT Subscriptions/Templates Export (New)			

[Back to Table of Contents](#)

SPAdmin-Custom Source of Business Export SPAdmin-Custom Source of Business Export-Missing Fields			
New/Mod Change	Requested By Conley, Blair	Incident No.	TFS No. 666864
Updating county manager name for FNRV flashcode to show as Angie Balconi			
Affected item(s): SSCORP5255.rpt – SPAdmin-Custom Source of Business Export SSCORP5268.rpt – SPAdmin-Custom Source of Business Export-Missing Fields			

[Back to Table of Contents](#)

StartSAFE Missing Data			
New/Mod Change	Requested By FNF Support Team	Incident No.	TFS No. 663247
<ol style="list-style-type: none"> 1. Adding new internal sub-group option for product type to help differentiate purchase and refinance orders. 2. Adding new parameter option for a page break on the product type grouping option being added 3. Updating the show missing details checkbox parameter to default to checked 			
Affected item(s): StartSAFE Missing Data			

[Back to Table of Contents](#)



Top Customer List			
New/Mod Change	Requested By FNFI	Incident No.	TFS No. 661982
Adding new parameter option for flash code			
Affected item(s): Top Customer List			

[Back to Table of Contents](#)



COMMERCIAL

DOCUMENTS

Escrow

<i>Privacy Statement</i>			
New/Mod Change	Requested By Settlement	Incident No.	TFS No. 664471
Updated to most recent version.			
Affected item(s): ALTA Commitment 2016 (WA-NCS)			

[Back to Table of Contents](#)



ARIZONA

DOCUMENTS

Escrow

<i>Privacy Statement</i>			
New/Mod Change	Requested By Settlement	Incident No.	TFS No. 664474
Updated to most recent version.			
Affected item(s): ALTA Commitment 2016 (AZ)			

[Back to Table of Contents](#)



Title

<i>Various Endorsements Added/Removed</i>			
New/Mod Change	Requested By Form Filing	Incident No.	TFS No. 667591
As per Rate Filing effective June 9, 2021, the following endorsements are now available for issuance on properties in the state of Arizona: ALTA 19.2-06 - Contiguity - Specified Parcels CLTA 100.2.9-06 - Private Rights CLTA 100.2.10-06 - Restrictions, Encroachments, Minerals - Current Violations CLTA 110.11.2-06 - Mortgage Modification with Additional Amount of Insurance CLTA 114.4-06 - Co-Insurance - Multiple Policies CLTA 116.9-06 - Contiguity - Specified Parcels CLTA 129.2-06 - Multiple Tax Parcel			
The following endorsements have been removed: LTAA No. 3 - Restrictions and Easements LTAA No. 3R - Restrictions, Easements and Minerals LTAA No. 10 - Modification of Loan LTAA No. 10.1 - Modification of Loan CLTA 100-06 - Restrictions, Encroachments & Minerals CLTA 125-06 - Truth in Lending			

[Back to Table of Contents](#)



REPORTS

EPU Reports (County Manager\Employee\Trends) Update			
New/Mod Change	Requested By FNF Config Team	Incident No.	TFS No. 662227
Adding 'EPU - RUSH HOA Upgraded' tasks to show on all EPU reports			
Affected item(s): EPU Task Summary/Productivity by County Manager EPU Task Summary/Productivity by Employee EPU Trends			

[Back to Table of Contents](#)

CALIFORNIA

DOCUMENTS

Escrow

<i>Affidavit (Not Me)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	FNT Sacramento	INC210245261	665574
Added logic to pull notary section.			
Affected item(s): Affidavit (Not Me)			

[Back to Table of Contents](#)

<i>CAR Acceptance Letter (No GPs)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	CT SoCal		667156
Updated logic to allow hotspotting if dropdown field is empty.			
<p>This letter is to confirm that an escrow has been opened with Escrow Office Name under the above referenced order number, for the sale of property known as:</p> <p style="text-align: center;">1 Property Avenue, Prop City, CA 55555</p> <p>Enclosed please find Escrow Holder's signed copy of Page 10 of your  dated June 1, 2021 ("Agreement") acknowledging Escrow Holder's receipt of a Copy of the Agreement.</p>			
Affected item(s): CAR Acceptance Letter (No GPs)			

[Back to Table of Contents](#)

<i>EI Authorization to Release Funds</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	SoCal Escrow Admin		666009
Disabled the "Release Funds" version in favor of "EI Authorization to Pay Bills" (they were duplicate documents).			
Affected item(s): EI Authorization to Release Funds			

[Back to Table of Contents](#)

<i>MH Application for Replacement Insignia (HCD 416)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	CA		665814
Updated to reflect most recent versions.			
Affected item(s): MH Application for Replacement Insignia (HCD 416)			

[Back to Table of Contents](#)

<i>MH Certificate of Sale for Comm Coach (HCD 488.2)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Compliance		664340
MH Certificate of Sale for Comm Coach (HCD 488.2) has been disabled in favor of these existing forms: MH Statement of Purchase Price Comm (HCD 479.7) MH Bill of Sale (HCD 475.1)			
Affected item(s): MH Certificate of Sale for Comm Coach (HCD 488.2)			

[Back to Table of Contents](#)



<i>MH Notice of MH Installed on Foundation (HCD 433A)</i>			
New/Mod Change	Requested By CT SoCal	Incident No.	TFS No. 665400
Updated to reflect most recent version.			
Affected item(s): MH Notice of MH Installed on Foundation (HCD 433A)			

[Back to Table of Contents](#)

<i>MH Notice Sale or Transfer (HCD 476.8)</i>			
New/Mod Change	Requested By CA	Incident No.	TFS No. 665550
Updated to reflect most recent version.			
Affected item(s): MH Notice Sale or Transfer (HCD 476.8)			

[Back to Table of Contents](#)

<i>Privacy Statement</i>			
New/Mod Change	Requested By Settlement	Incident No.	TFS No. 664636
Updated to reflect the most recent version.			
Affected item(s): ALTA Commitment 2016 (CA) CLTA Preliminary Report Form 2006 (CA - NOCAL) CLTA Preliminary Report Form 2006 (CA) Master Preliminary Report Master Preliminary Report			

[Back to Table of Contents](#)

<i>Substitution of Trustee (Corporate Bond)</i>			
New/Mod Change	Requested By CT CA	Incident No. INC210252923	TFS No. 665969
Replaced hard coded company name with the Escrow Office name.			
Affected item(s): Substitution of Trustee (Corporate Bond)			

[Back to Table of Contents](#)

<i>Vesting Explanation</i>			
New/Mod Change	Requested By FNT Santa Rosa	Incident No. INC210259863	TFS No. 666269
Updated to reflect most recent version.			

[Back to Table of Contents](#)



FLORIDA

REPORTS

Daily Order Report			
New/Mod Change	Requested By FT FL	Incident No.	TFS No. 667300
Updating the report to remove orders with an order status of "Duplicate"			
<u>Affected item(s):</u> Daily Order Report			

[Back to Table of Contents](#)



GEORGIA

DOCUMENTS

Title

<i>ALTA Commitment 2016 (GA)</i> <i>ALTA Loan Policy 2006 (GA)</i> <i>ALTA Owner's Policy 2006 (GA)</i>			
New/Mod Change	Requested By ATL CTI	Incident No.	TFS No. 665864
The documents were modified to prevent an error if the vesting field has a large volume of text added. Note: For large volumes of data the text will print at the left margin, otherwise, it will continue to print correctly aligned under the vesting preamble, as usual.			

[Back to Table of Contents](#)

HAWAII

DOCUMENTS

Escrow

<i>Certification of Trust</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	FT HI		663923
<p>Updated to use the Underwriter contact instead of the Title Company. Also, document will show an error if the jurat is not entered in the file. Lastly, updated signature titles to read "Individually and as Trustee as aforesaid".</p> <p>Affected item(s): Certification of Trust</p>			

[Back to Table of Contents](#)

<i>Escrow Instructions and General Provisions (EIS)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Title Guaranty		664627
<p>Revised to show the Borrower's Authorization for "Equity" transaction type, removed the prompt for CD Statement Notes and include the prompts for updating the Lender's Policy for Refinance/Equity transactions. Also revised to prompt to select which Buyers or Sellers signature to include.</p> <p>Affected item(s): Escrow Instructions and General Provisions (EIS)</p>			

[Back to Table of Contents](#)

<i>Letter (Opening - Broker)</i>			
New/Mod	Requested By	Incident No.	TFS No.
New	Title Guaranty		666219
<p>New document. Render to view complete document.</p> <div style="border: 1px solid black; padding: 10px;"> <div style="display: flex; justify-content: space-between;"> <div style="text-align: center;">  </div> <div style="text-align: right; font-size: small;"> <p>TITLE GUARANTY ESCROW SERVICES INC. Developer Services, 235 Queen Street, Honolulu, HI 99999 PH (800)888-8888, FX (800)999-9999, Email: test@test.com</p> </div> </div> <div style="margin-top: 20px;"> <p>Linda Lister RE/Max United 4800 Garden Drive City, HI 99999</p> <p>Date: June 1, 2021 Escrow No.: EORef111CW Test TG Seller: Sellers Unlimited, Inc et al. Buyer: Bryan B. Buyer and Brenda B. Buyer et al. Tax Key: 1212tm etc. Property: 111 Test Property etc. Tentative Closing Date: June 21, 2021</p> <p>Dear Linda Lister:</p> <p>Thank you for using Title Guaranty Escrow Services, Inc. Throughout the upcoming transaction, I look forward to providing outstanding service and communicating with you.</p> <p>For instructions regarding TG's forms and materials, please visit our website at www.tghawaii.com. You will also find a closing cost estimator that can be useful throughout the transaction.</p> </div> </div> <p>Affected item(s): HID1395.doc - Letter (Opening - Broker) (New)</p>			

[Back to Table of Contents](#)

<i>Letter (Opening - Seller)</i>			
New/Mod Change	Requested By Title Guaranty	Incident No.	TFS No. 666623
Correction of typo for "FIRPTA" reference.			
Affected item(s): Letter (Opening - Seller)			

[Back to Table of Contents](#)

<i>Letter (Recording Instructions)</i>			
New/Mod Change	Requested By Title Guaranty	Incident No.	TFS No. 664039
Corrected the Recording Fee and Conveyance Tax to look to the correct statement entries; updated the Liens to be released section to look for LS/RS/BookPage entries.			
Affected item(s): Letter (Recording Instructions)			

[Back to Table of Contents](#)

<i>Opening Letters for Buyer and Seller</i>					
New/Mod Change	Requested By Title Guaranty	Incident No.	TFS No. 664572		
Revised to add a CC reference for Agents/Other-Attorney.					
<p>We look forward to working with you on this transaction. Please always reference your escrow number to expedite a response.</p> <p>Aloha,</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>Sandy L Moore Closing Specialist sandralmoore@thisnotreal.com (888)999-0000</p> </td> <td style="width: 50%; vertical-align: top;"> <p>Melissa G Smith Closing Specialist msmith@email.email (888)222-3333</p> </td> </tr> </table> <p>cc: CARLY SMITH, REMAX UNITED w/ enclosure(s)</p>				<p>Sandy L Moore Closing Specialist sandralmoore@thisnotreal.com (888)999-0000</p>	<p>Melissa G Smith Closing Specialist msmith@email.email (888)222-3333</p>
<p>Sandy L Moore Closing Specialist sandralmoore@thisnotreal.com (888)999-0000</p>	<p>Melissa G Smith Closing Specialist msmith@email.email (888)222-3333</p>				
Affected item(s): Letter (Opening - Buyer) Letter (Opening - Seller)					

[Back to Table of Contents](#)

<i>Privacy Statement</i>			
New/Mod Change	Requested By Settlement	Incident No.	TFS No. 664527
Updated to most recent version.			
Affected item(s): Preliminary Report			

[Back to Table of Contents](#)



Escrow/Title

<i>Letter (Accommodation)</i>			
New/Mod Change	Requested By TG HI Ops	Incident No.	TFS No. 666459
1. Updating font to use Arial 10 to match all other docs			
2. Updating closing paragraph text to align with the rest of the document			
Affected item(s): Accommodation Letter			

[Back to Table of Contents](#)



REPORTS

Order Exceptions			
New/Mod Change	Requested By NW IT	Incident No.	TFS No. 664433
1. Adding new exception for HI to show orders that are not marked as commercial but contain the commercial endorsement package.			
2. Adding NV as a new state to the exceptions report			
<u>Affected item(s):</u> Order Exceptions			

[Back to Table of Contents](#)

IDAHO

DOCUMENTS

Escrow

<i>Affidavit (Non Probate)</i>			
New/Mod Change	Requested By FT Boise	Incident No.	TFS No. 666465
Removed the following language.			
<div style="border: 1px solid black; padding: 10px;"> <p>NOTE: A Death Certificate of the decedent is attached hereto.</p> <p>2. <input type="checkbox"/> Decedent left no last Will; or</p> <p><input type="checkbox"/> Decedent left a last Will which has not been probated, and a true copy which is attached hereto and the same never revoked; or</p> <p><input type="checkbox"/> Decedent left a last Will which was probated in _____ County, State of _____ and an authenticated copy of Order admitting Will probate Decree of Distribution is attached hereto.</p> </div>			
Affected item(s): Affidavit (Non Probate)			

[Back to Table of Contents](#)



ILLINOIS

DOCUMENTS

Escrow

<i>Privacy Statement</i>			
New/Mod Change	Requested By Settlement	Incident No.	TFS No. 664529
Updated to most recent version.			
Affected item(s): ALTA Commitment 2016 with Privacy Notice (IL)			

[Back to Table of Contents](#)



Closing Disclosure Form			
New/Mod Change	Requested By MW IT	Incident No.	TFS No. 664976
Updating the approved attorney logic to show the name of the approved attorney and title company name when the premium is split between both parties			
Affected item(s): Borrower Closing Disclosure Form (CDF) Buyer Closing Disclosure Form (CDF) Closing Disclosure Form (CDF) Seller Closing Disclosure Form (CDF)			

[Back to Table of Contents](#)



REPORTS

Closed Orders by FlashCode			
New/Mod Change	Requested By CT Metro Ops	Incident No.	TFS No. 663968
Updating the report to exclude orders where no lender contact is blank and property is located in Cook, Kane, Peoria or Will counties. Correcting report format to show as Excel instead of PDF.			
Affected item(s): Closed Orders by FlashCode			

[Back to Table of Contents](#)

INDIANA

DOCUMENTS

Escrow

<i>Acknowledgment and Receipt of Property Tax Benefits Form</i>			
New/Mod Change	Requested By State Counsel	Incident No.	TFS No. 664901
Changed (Borrower(s)) to (Buyer(s)/Borrower(s)).			
Affected item(s): Acknowledgment and Receipt of Property Tax Benefits Form			

[Back to Table of Contents](#)

<i>Chris Hedrick - Search Sheet</i>			
New/Mod New	Requested By FT IN	Incident No. INC210230395	TFS No. 664905

New document. Render to view complete document.



Company Name

Code: _____

Copy Cost: \$ _____

50 Year Search Yes / No

SEARCH SHEET

TW No.	JM CD Test	Cust Ref No.:	EO123
Order Type:	Title & Escrow	Product Type:	Sale/Re-Sale
Order Date:	05/31/2021	Searcher:	Abstractor Name
Customer:	Escrow Office Name		
Address:	1 Property Avenue, Prop City, IN 55555		
County:	Clark		
Lot:	3333		
Block:	V		
Subdivision:	Green Acres		
Section:	0		
Township:	0		
Range:	0		
Prior Work:	_____		
Unit No.:	_____		
Condo Name:	_____		
Building:	_____		
Phase:	_____		
Tax ID:	121212TM		
Owner/Seller:	Samuel S. Seller and Samantha S. Seller		
Borrower/Mortgagor:	Bryan B. Buyer and Brenda B. Buyer		

Affected item(s):
IND1346.doc - Chris Hedrick - Search Sheet (New)

[Back to Table of Contents](#)

<i>Ghost CC Form</i>																									
New/Mod New	Requested By CT IN	Incident No. INC210250429	TFS No. 666256																						
New document. Render to view complete document.																									
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">FILE NO.:</td> <td>JM CD Test-SLM</td> </tr> <tr> <td>PROPERTY:</td> <td>1 Property Avenue, Prop City, IN 55555, Clark County</td> </tr> <tr> <td>BUYER/BORROWER(S):</td> <td>Bryan B. Buyer and Brenda B. Buyer</td> </tr> <tr> <td>SELLER(S):</td> <td>Samuel S. Seller and Samantha S. Seller</td> </tr> <tr> <td>SCHEDULED BY:</td> <td>Pam Smith</td> </tr> <tr> <td>SCHEDULED DATE:</td> <td>June 21, 2021</td> </tr> <tr> <td>TIME:</td> <td>02:00 PM</td> </tr> <tr> <td>CLIENT CARE REP:</td> <td>Melissa G Smith</td> </tr> <tr> <td>SALES REP:</td> <td>Sandy L Moore</td> </tr> <tr> <td>CURRENT ISSUES WITH ORDER:</td> <td>Current issues go here</td> </tr> <tr> <td>CLOSING LOCATION:</td> <td>100 Escrow Office Street EO City, IN 54545</td> </tr> </table>				FILE NO.:	JM CD Test-SLM	PROPERTY:	1 Property Avenue, Prop City, IN 55555, Clark County	BUYER/BORROWER(S):	Bryan B. Buyer and Brenda B. Buyer	SELLER(S):	Samuel S. Seller and Samantha S. Seller	SCHEDULED BY:	Pam Smith	SCHEDULED DATE:	June 21, 2021	TIME:	02:00 PM	CLIENT CARE REP:	Melissa G Smith	SALES REP:	Sandy L Moore	CURRENT ISSUES WITH ORDER:	Current issues go here	CLOSING LOCATION:	100 Escrow Office Street EO City, IN 54545
FILE NO.:	JM CD Test-SLM																								
PROPERTY:	1 Property Avenue, Prop City, IN 55555, Clark County																								
BUYER/BORROWER(S):	Bryan B. Buyer and Brenda B. Buyer																								
SELLER(S):	Samuel S. Seller and Samantha S. Seller																								
SCHEDULED BY:	Pam Smith																								
SCHEDULED DATE:	June 21, 2021																								
TIME:	02:00 PM																								
CLIENT CARE REP:	Melissa G Smith																								
SALES REP:	Sandy L Moore																								
CURRENT ISSUES WITH ORDER:	Current issues go here																								
CLOSING LOCATION:	100 Escrow Office Street EO City, IN 54545																								
Affected item(s): IND1347.doc - Ghost CC Form (New)																									

[Back to Table of Contents](#)

<i>Privacy Statement</i>			
New/Mod Change	Requested By Settlement	Incident No.	TFS No. 664532
Updated to reflect most recent version.			
Affected item(s): ALTA Commitment 2016 with Privacy Notice (IN)			

[Back to Table of Contents](#)

MY SCREENS

<i>Expressions</i>			
New/Mod	Requested By	ServiceNow	TFS No.
MOD	Roberta Stone	SCTASK210067562	

The Expressions (shown in header of each screen) have been updated to include:

- > Buyer
- > Settlement Date
- > Transaction Type

The expression, **Order Status**, has been removed.

This change is available when the **My Screens > IN All Screens** is selected.



[Back to Table of Contents](#)



MARYLAND

DOCUMENTS

Escrow

<i>Affidavit (Maryland First Time Home Buyer)</i>			
New/Mod Change	Requested By Liberty Title	Incident No. INC210258526	TFS No. 666264
Removed parcel ID and redundant reference to the State.			
Affected item(s): Affidavit (Maryland First Time Home Buyer)			

[Back to Table of Contents](#)

MICHIGAN

DOCUMENTS

Escrow

ABAs			
New/Mod New	Requested By CT MI	Incident No.	TFS No. 663878
New ABAs have been added as requested.			
Affected item(s): Master ABA Disclosure			

[Back to Table of Contents](#)

Letter (Payoff Transmittal)			
New/Mod New	Requested By FRS MI	Incident No.	TFS No. 666456
New document. Render to view complete document.			
<div style="border: 1px solid black; padding: 10px;">  <div style="float: right; text-align: right;"> <p>100 Escrow Office Street EO City, MI 54545 Phone: (800)777-4444 / Fax: (800)444-7777</p> </div> <div style="clear: both;"></div> <p>Payoff Department Wells Fargo Lender 1093 South Main Street City, WA 93901</p> <p>Date: June 3, 2021 Loan No.: POLRef123 Order No.: JM CD Test-SLM Borrower(s): Bryan B. Buyer and Brenda B. Buyer Seller(s): Samuel S. Seller and Samantha S. Seller Property: 1 Property Avenue Prop City, MI 55555</p> <p>Dear Wells Fargo Lender:</p> <p>We have either enclosed a check or have recently wired funds to payoff the account as referenced above. If these funds are insufficient to satisfy the outstanding indebtedness, we hereby direct you to deposit our check immediately and apply the monies against the unpaid balance. You are further directed to apply any outstanding impounds to any remaining payoff balance. You are further instructed to immediately notify the undersigned at the phone number above as to any remaining balance which may be due or any other problem pertaining to this payoff.</p> </div>			
Affected item(s): MID1317.doc - Letter (Payoff Transmittal) (New)			

[Back to Table of Contents](#)

Privacy Statement			
New/Mod Change	Requested By Settlement	Incident No.	TFS No. 664534
Updated to reflect most recent version.			
Affected item(s): ALTA Commitment 2016 with Privacy Notice (MI)			

[Back to Table of Contents](#)

MINNESOTA

DOCUMENTS

Escrow

Buyers Statement/Individual Buyer/Buyer Property CSS Statement			
New/Mod Change	Requested By FNF IMP Team\MN CPT Ops	Incident No.	TFS No. 661974
New commercial statement versions for Commercial Title Partners - MN Ops that will only display charges based on CSS Section Names.			
Affected item(s): Buyer/Borrower's Statement (CSS) Individual Statement (CSS) Property Statement (CSS)			

[Back to Table of Contents](#)

Letter (Borrower - Owner)			
New/Mod New	Requested By CT MN	Incident No.	TFS No. 663921

New document. Render to view complete document.



236 Quarry Road
Greenville, MN 99999
Phone: (800)777-4444 / Fax: (800)444-7777

Borrower/Owner Information Sheet

Owner Name: [Brenda Buyer](#) SSN/TIN: _____
Owner Name: [Jeff Buyer](#) SSN/TIN: _____

Has your marital status changed since you acquired this property?
If divorce, a certified copy of the divorce decree will be required.
If new marriage, spouse is required to sign.

Property: 1111 Property Avenue, Suite 100, Greenville, NV 55555
Forwarding Mailing Address: 1111 Property Avenue, Suite 100, Greenville, NV 55555
Phone No(s): (919)524-5632
Email Address(es): bBuyer@noreal.com

Enter "N/A" if a section does not apply: _____

Mortgage Payoff Information

Name of 1st Mortgage Lender: _____ Account No.: _____
Lender Phone No. (or attach copy of most recent statement): _____
Name of 2nd Mortgage Lender: _____ Account No.: _____
Lender Phone No. (or attach copy of most recent statement): _____
Have you participated in forbearance? (*skipped mortgage payments during the pandemic*): _____

HOA and Tenant Information

Is there a Homeowner Association? _____
If yes, name of HOA Management Company: _____
Is the property being sold with a tenant? If yes, tenant names: _____

Affected item(s):
MND1139.doc - Letter (Borrower - Owner) (New)

[Back to Table of Contents](#)



MISSOURI

DOCUMENTS

Escrow

<i>Privacy Statement</i>			
New/Mod Change	Requested By Settlement	Incident No.	TFS No. 664535
Updated to reflect the most recent version.			
Affected item(s): ALTA Commitment 2016 (KS MO NE)			

[Back to Table of Contents](#)



NEVADA

DOCUMENTS

Escrow

Privacy Statement			
New/Mod Change	Requested By Settlement	Incident No.	TFS No. 664536
Updated to reflect most recent version.			
Affected item(s): ALTA Commitment 2016 (NV) CLTA Preliminary Report Form 2006 (NV)			

[Back to Table of Contents](#)



REPORTS

Order Exceptions			
New/Mod Change	Requested By NW IT	Incident No.	TFS No. 664433
1. Adding new exception for HI to show orders that are not marked as commercial but contain the commercial endorsement package.			
2. Adding NV as a new state to the exceptions report			
<u>Affected item(s):</u> Order Exceptions			

[Back to Table of Contents](#)



NEW MEXICO

DOCUMENTS

Escrow

Survey Acknowledgment (Buyer)			
New/Mod New	Requested By FT NM	Incident No. INC210259412	TFS No. 666449
New document. Render to view complete document.			
<p>BUYERS SURVEY ACKNOWLEDGMENT (as attached to the Survey Affidavit)</p> <p>File No.: JM CD Test-SLM Borrower(s): Bryan B. Buyer and Brenda B. Buyer Property: 1 Property Avenue, Prop City, NM 55555</p> <p>SURVEY RECEIPT AND ACKNOWLEDGMENT WITH HOLD HARMLESS</p> <p>I further certify that I am not relying on any representations or warranties of Escrow Office Name (hereafter called 'Company'), as to the existence of any easements or encroachments thereon. I hereby save and hold the Company harmless from any and all cost, damages and expenses in any way arising from the existence of the aforementioned encroachments, easements, limitations, and/or conditions and do hereby release lender and Company and its underwriter from any liabilities arising in any manner there from.</p>			
<p>Affected item(s): NMD1188.doc - Survey Acknowledgment (Buyer) (New)</p>			

[Back to Table of Contents](#)

NEW YORK

DOCUMENTS

Escrow

<i>Certification Page (Rome Foreclosure)</i>			
New/Mod	Requested By	Incident No.	TFS No.
New	CT NY		665302
New document. Render to view complete document.			
<div style="border: 1px solid black; padding: 10px;"> <p>CLARK COUNTY, ss.:</p> <p>The Leatherstocking Abstract, a corporation organized under the laws of the State of New York, hereby CERTIFIES only to the City of New York, that upon examination of the records of Instruments in the Clark County Clerk's Office by means of the General Alphabetical Indices thereto, for Deeds of Conveyance, Mortgages, Federal Tax Lien Notices during the ten years thirty days last past, Mechanic Liens during the last year, in said Office by or against the several persons as owners and during their respective periods of ownership as set forth in the following report, the following were the only instruments found affecting or appearing to affect the title to the premises described as No. _____ and numbered _____ to _____ both inclusive and the above corporation further CERTIFIES that: No judgment appears on the docket books to have been docketed during the last ten years against any of the said below named persons who appear to have held any title to said premises during said period, which is a lien on said premises, except as correctly set forth in said report. Said corporation does further CERTIFY: That it has searched the said indices against the following named person(s) for the periods stated:</p> <p>SEE SCHEDULE A ATTACHED HERETO</p> </div>			
<p>Affected item(s): NYD1726.doc - Certification Page (Rome Foreclosure) (New)</p>			

[Back to Table of Contents](#)

NORTH CAROLINA

DOCUMENTS

Title

Final Title Opinion - FNT

New/Mod Change	Requested By	Incident No.	TFS No.
	FNT NC		665541

Revised to pull in the Contact name for the Attorney and pull from the Payee Name for the Firm (if differs from the name of the Attorney contact).

Attorney

Lookup code:

Name: Attorney: Jackson Law Services, LLC

Short name: Firm: Attorney Firm Name

Payee name: Address: 100 Address Road

Address: Telephone: (215)555-1212

City/State/Zip: Foreign

County:

Phone: Fax:

Attorney

Lookup code:

Name: Attorney: Jackson Law Services, LLC

Short name: Address: 100 Address Road

Payee name: Telephone: (215)555-1212

Address:

City/State/Zip: Foreign

County:

Phone: Fax:

RENDERED RESULTS:
Document to pull Contact.Name for the Attorney and Contact.PaymentInfo.PayeeName for the Firm.
If Contact.Name = Contact.PaymentInfo.PayeeName then suppress firm name.

Affected item(s):
Final Title Opinion - FNT

[Back to Table of Contents](#)

NC Invoices

New/Mod Change	Requested By	Incident No.	TFS No.
	FNF Rates Team		659145

Updating NC invoices to show the lower of the owners or lenders policy premium as zero and insert a line item for the simultaneous issue fee.

Affected item(s):
 Invoice (LP only/OP only/Non-Residential)
 Invoice (Residential with 1 Loan - LP / OP)
 Invoice (Residential with 2 Loans - LP / OP)
 Invoice (Residential with 2 Loans - LP)

[Back to Table of Contents](#)

MY SCREENS

Invoice – Alternate Allocation Screen

New/Mod MOD	Requested By Brad Bivens	Incident No.	TFS No.
-----------------------	------------------------------------	---------------------	----------------

The **Invoice – Alternate Allocation** screen has been renamed to **Invoice – TRID Disclosure Amts** All custom fields have been renamed.

This change is available when the **My Screens > North Carolina Screens - Title** is selected.

Express Order Entry

← → Invoice - TRD Disclosure Amts

Order Status: InProcess
 Buyer: _____ Transaction Type: Purchase

General

- Order Contacts
- Property
- Title Insurance Premiums
- Additional Title Charges
- Invoice
- ▶ Invoice - TRD Disclosure...
- Status
- Order Information

Title

Miscellaneous

- Rate Services

Invoices (1)

	Invoice Number	Bill To	Invoice Total	Invoice Balance
1	1		\$80.00	\$80.00

INVOICE (Residential-TRID Disclosure 1 Loan - LP and OP)
(Leave all amount fields blank if disclosure amounts provided on document other than invoice)

Enter Loan Policy Disclosure Amount:

Enter Owner's Policy Disclosure Amount:

INVOICE (Residential-TRID Disclosure 2 Loans - 1st LP and OP)
(Leave all amount fields blank if disclosure amounts provided on document other than invoice)

Enter Other Simultaneous Issue (SI) Chicago Title Order # (field must be completed for this Invoice):

Enter Loan Policy Liability Amount in Other SI Order:

Enter Loan Policy Disclosure Amount in Other SI Order:

Enter Loan Policy Disclosure Amount in this Order:

[Back to Table of Contents](#)

Covenants and Endorsement-Custom Text Screens

New/Mod MOD	Requested By Brad Bivens	Incident No.	TFS No.
-----------------------	------------------------------------	---------------------	----------------

The Title > Covenants and Title > Endorsement-Custom Text screens have been removed.
This change is available when the My Screens > North Carolina Screens - Title is selected.

Title

- Commitment - Schedule A
- Commitment - Schedules B1, B2
- Endorsements CSI-SI Charges
- Loan - Security Instrument
- Policy Instructions
- Policy - Schedule A
- Policy - Schedules B1, B2

[Back to Table of Contents](#)

Endorsement-CSI-SI Charges Screen

New/Mod MOD	Requested By Brad Bivens	Incident No.	TFS No.
-----------------------	------------------------------------	---------------------	----------------

The Title > Endorsements-CSI-SI Charges screen has been renamed to Endorsements-CMT-CSI-SI Charges..
This change is available when the My Screens > North Carolina Screens - Title is selected.

Express Order Entry

General

Title

- Commitment - Schedule A
- Commitment - Schedules B1, B2
- ▶ Endorsements CMT-CSI-SI Charges
- Loan - Security Instrument
- Policy Instructions
- Policy - Schedule A
- Policy - Schedules B1, B2

Miscellaneous

Endorsements CMT-CSI-SI Charges

Title product: Loan Policy Coverage amount: \$0.00

Description	Pro Forma	Issue
+ Default Splits... [2]		

Use Negotiated Charge

[Back to Table of Contents](#)

<i>Rate Services Screen</i>			
New/Mod MOD	Requested By Brad Bivens	Incident No.	TFS No.

The **Rate Services** screen has been modified as follows,

- › **Closing Protection Letters** more/less bar renamed to **Closing Services Insurance**
- › **Additional Title Charges** more/less bar renamed to **Commitment Premium**
- › Removal of the,
 - **Escrow / Settlement Fees**
 - **Taxes**
 - **Texas only – Refinance Credit Screen**

This change is available when one of the following **My Screens** is selected:

- › **FT-North Carolina Screens**
- › **FT-North Carolina Screens – CSS**
- › **North Carolina Screens – Title**


Rate Services

Order Status: InProcess

Buyer:

Closing Services Insurance

Commitment Premium

Miscellaneous Questions

[Back to Table of Contents](#)

OHIO

DOCUMENTS

Escrow

<i>DTE 100 Forms</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	OH State Counsel		664564
<p>The "DTE 100 - Real Property Conveyance Fee Statement (Fillable)" has been renamed "DTE 100 - Real Property Conveyance Fee Statement". This one form now holds logic that accounts for the different counties. The following forms have been disabled in favor of this form:</p> <ul style="list-style-type: none"> DTE 100 - Real Property Conveyance Fee Statement (Printable) DTE 100 - Real Property Conveyance Fee Statement (Lucas County) DTE 100 - Real Property Conveyance Fee Statement (Franklin County) DTE 100 - Real Property Conveyance Fee Statement (Lake County) DTE 100 - Real Property Conveyance Fee Statement (Warren County) DTE 100 - Real Property Conveyance Fee Statement (Hamilton County) DTE 100 - Real Property Conveyance Fee Statement (Lorain County) DTE 100 - Real Property Conveyance Fee Statement (Cuyahoga County) <p>Affected item(s): DTE 100 - Real Property Conveyance Fee Statement (Fillable)</p>			

[Back to Table of Contents](#)

<i>Letter (Thank You with CPC Offer)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	FT OH		666259
<p>Revised to pull the escrow/officer closer email.</p> <p>Affected item(s): Letter (Thank You with CPC Offer)</p>			

[Back to Table of Contents](#)



OKLAHOMA

DOCUMENTS

Escrow

<i>Adding Signatures (2)</i>			
New/Mod Change	Requested By CT OK	Incident No.	TFS No. 663896
Added Escrow Assistant's signature.			
Affected item(s): Affidavit (Doc Stamps) Affidavit (Mortgage Tax)			

[Back to Table of Contents](#)

<i>Funding and Shipping Directions</i>							
New/Mod Change	Requested By Cleveland County Abstract	Incident No.	TFS No. 664465				
Added 'E-Filed' as an option and increased the font size of all options.							
<div style="border: 1px solid black; padding: 5px;"> <p>Broker Name: Mtg Broker Name</p> <p>Lender Name: Loans Unlimited</p> <p>Special Instructions:</p> <table border="0"> <tr> <td><input type="checkbox"/> Pre-Shipped</td> <td><input type="checkbox"/> E-Filed</td> </tr> <tr> <td><input type="checkbox"/> Construction</td> <td><input type="checkbox"/> Precon</td> </tr> </table> </div>				<input type="checkbox"/> Pre-Shipped	<input type="checkbox"/> E-Filed	<input type="checkbox"/> Construction	<input type="checkbox"/> Precon
<input type="checkbox"/> Pre-Shipped	<input type="checkbox"/> E-Filed						
<input type="checkbox"/> Construction	<input type="checkbox"/> Precon						
Affected item(s): Funding and Shipping Directions							

[Back to Table of Contents](#)



REPORTS

180 Day Commitment			
New/Mod New	Requested By CT OK Ops	Incident No.	TFS No. 662211
New report for CT OK to show orders opened in the date range with the commitment effective date and the 180 day date			
Affected item(s): SSCORP5487.rpt - 180 Day Commitment (New)			

[Back to Table of Contents](#)



OREGON

DOCUMENTS

Escrow

<i>Letter (City Lien)</i>			
New/Mod Change	Requested By WT-Bend	Incident No.	TFS No. 665345
Added estimated closing date.			
Affected item(s): Letter (City Lien)			

[Back to Table of Contents](#)

<i>Privacy Statement</i>			
New/Mod Change	Requested By Settlement	Incident No.	TFS No. 664537
Updated to reflect most recent version.			
Affected item(s): Preliminary Report			

[Back to Table of Contents](#)

<i>Reconveyance Cover Sheet</i>			
New/Mod Change	Requested By Centralized Reconveyance Dept	Incident No.	TFS No. 665753
Removed the exceptions section for OR and WA operations.			
Affected item(s): Reconveyance Cover Sheet			

[Back to Table of Contents](#)

<i>Request (Water)</i>			
New/Mod Change	Requested By WT-Bend	Incident No.	TFS No. 665345
Added estimated closing date.			
Affected item(s): Request (Water)			

[Back to Table of Contents](#)



SOUTH CAROLINA

DOCUMENTS

Escrow

<i>Privacy Statement</i>			
New/Mod Change	Requested By Settlement	Incident No.	TFS No. 664538
Updated to reflect most recent version.			
Affected item(s): ALTA Commitment 2016 (SC)			

[Back to Table of Contents](#)



REPORTS

Direct Issue Report			
New/Mod Change	Requested By FT SC Ops	Incident No.	TFS No. 664943
Updating the report to now include revenue ledgers as the operation is moving over to this process.			
Affected item(s): Direct Issue Report			

[Back to Table of Contents](#)

TEXAS

DOCUMENTS

Escrow

<i>Encroachment Acknowledgment and Hold Harmless</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Alamo Title		665337
<p>Changed the surveyor to "EXACTA LAND SURVEYORS, LLC" and removed "BENCHMARK ENGINEERING".</p> <p>Affected item(s): Encroachment Acknowledgment and Hold Harmless</p>			

[Back to Table of Contents](#)

<i>Privacy Statement</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Settlement		664539
<p>Updated to reflect the most recent version.</p> <p>Affected item(s): Commitment for Title Insurance (T-7) - 2014 Commitment for Title Insurance (T-7) - 2014 without Jacket</p>			

[Back to Table of Contents](#)

<i>Waiver of Right to Purchase Owner's Title Insurance (Sale Transaction)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Elise Kitchens	INC210244209	665558
<p>Revised to pull the file number, buyer name, seller name, property address and date to the top left of the form.</p> <p>Affected item(s): Waiver of Right to Purchase Owner's Title Insurance (Sale Transaction)</p>			

[Back to Table of Contents](#)

<i>WireSafe Fraud Alert</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	South TX OAC		667145
<p>Added a note for BBVA Compass "(BBVA Compass is also known as BBVA USA)"</p> <p>Affected item(s): WireSafe Fraud Alert</p>			

[Back to Table of Contents](#)

<i>Wiring Instructions</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	South TX OAC		667150
<p>Added a note for BBVA Compass "(BBVA Compass is also known as BBVA USA)"</p> <p>Affected item(s): Wiring Instructions</p>			

[Back to Table of Contents](#)



Title

<i>Commitment Schedule D - various operations</i>			
New/Mod Change	Requested By TX Compliance	Incident No.	TFS No. 666822
Item 2(c) of Schedule D has been modified to update the Officer names for the following operations: <ul style="list-style-type: none">- Charter Title Company- Commonwealth Title of Dallas- Commonwealth Title of Houston- Fidelity National Title Agency- FNF Lawyers Title of Texas- FNF West Texas Abstract & Title Company- StarTex Title Agency Note: The name "Daniel Kennedy Murphy (Treasurer)" has also been removed.			

[Back to Table of Contents](#)



REPORTS

Ledger Balance-Executive Title			
New/Mod Change	Requested By FNF Support	Incident No.	TFS No. 661980
Adding option for Excel export			
Affected item(s): Ledger Balance-Excutive Title			

[Back to Table of Contents](#)

WASHINGTON

DOCUMENTS

Escrow

<i>Affidavit (Owner's Extended Cvg) (2)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	State Counsel		665354
<p>Changed the Underwriter name to instead pull the Title Office name. Also, fixed typos.</p> <p>Affected item(s): Affidavit (Owner's Extended Cvg - Escrow) Affidavit (Owner's Extended Cvg)</p>			

[Back to Table of Contents](#)

<i>Doc Changes for Reconveyance Dept (4)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Centralized Reconveyance Dept		665744
<p>Removed address under the name of the trustee in the signature section.</p> <p>Affected item(s): Full Reconveyance Full Reconveyance (Legal) Partial Reconveyance Partial Reconveyance (Legal)</p>			

[Back to Table of Contents](#)

<i>Indemnification and Hold Harmless Disclosure</i>			
New/Mod	Requested By	Incident No.	TFS No.
New	WA State Counsel		665165
<p>New document. Render to view complete document.</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;">  <p style="text-align: right;">INDEMNIFICATION AND HOLD HARMLESS DISCLOSURE</p> <p style="text-align: center;">County Treasurer Requirement of Private Phone Numbers Disclosed of Record</p> <p>Order No.: JM CD Test-JDK</p> <p>Individuals and/or the Entity(ies) signed below hereby agree(s) to defend, indemnify, hold free and harmless Title Office Name, its officers, agents, employees, and underwriters at undersigned's sole expense, from and against any and all claims, actions, suits or other legal proceedings brought against Title Office Name. It's officers, agents, employees, and underwriters arising out of any Washington State County Office of the Treasurer's requirement to include their private phone numbers on their Real Estate Excise Tax Affidavits (REETA) as a part of the Title and Escrow Closing undertaken pursuant to this Agreement.</p> </div> <p>Affected item(s): WA00001083.doc - Indemnification & Hold Harmless Discl (Phone Nos) (New)</p>			

[Back to Table of Contents](#)



<i>King County Sewage Treatment Charge Request</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	WA		666371
Updated to reflect most recent version.			
Affected item(s): King County Sewage Treatment Charge Request			

[Back to Table of Contents](#)

<i>Privacy Statement</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	Settlement		664540
Updated to reflect the most recent version.			
Affected item(s): ALTA Commitment 2016 (WA)			

[Back to Table of Contents](#)

<i>Reconveyance Cover Sheet</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	Centralized Reconveyance Dept		665753
Removed the exceptions section for OR and WA operations.			
Affected item(s): Reconveyance Cover Sheet			

[Back to Table of Contents](#)

Request for Full Reconveyance (LPB 23)

New/Mod Change	Requested By WA Counsel	Incident No.	TFS No. 664320
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Removed prompts for 'Enter Auditor's File No.' and 'Enter Volume recording number' and 'Enter page number'.

Updated to pull from the file when Instrument Type is 'Deed of Trust' and now reflects the recording info as shown:



Fidelity National Title

REQUEST FOR
FULL RECONVEYANCE

Escrow No.: [CJ Misc Test CDF-JDK](#)

The undersigned beneficiary is the legal owner and holder of the promissory note in the original sum of No Dollars And No/100 Dollars (\$0.00), secured by that certain Deed of Trust dated [April 26, 2021](#), in which [Selling Unlimited, Inc.](#) is/are grantor(s) and [Wells Fargo](#) is trustee, filed for record on [May 14, 2021](#), as [Whitley County Courthouse](#), (and recorded in Volume _____ of Mortgages, at page _____), records of [Orange County, Nevada](#).

The note and all other indebtedness secured by said Deed of Trust having been fully satisfied, the note and Deed of Trust are herewith surrendered to you for cancellation and reconveyance.

You are therefore requested, upon payment of all sums owing to you, to reconvey without warranty, to the person(s) entitled thereto, the right, title, and interest now held by you thereunder.

Dated: May 14, 2021 

BENEFICIARY:

Signature

Date

Affected item(s):
Request for Full Reconveyance (LPB 23)

[Back to Table of Contents](#)

WISCONSIN

DOCUMENTS

Escrow

<i>Affidavit (Judgment Lien)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Comm Ops CTIC WI		666001
Revised "List of Judgments and/or Liens" section to also prompt to select the Requirements.			
Affected item(s): Affidavit (Judgment Lien)			

[Back to Table of Contents](#)

<i>Privacy Statement</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Settlement		664541
Updated to reflect the most recent version.			
Affected item(s): ALTA Commitment 2016 with Privacy Notice (WI)			

[Back to Table of Contents](#)



LIBERTY TITLE

DOCUMENTS

Escrow

Payoff Authorizations (2)			
New/Mod	Requested By	Incident No.	TFS No.
Change	Liberty Title		665971
Added forbearance language.			
Affected item(s): Payoff Authorization Payoff Authorization (Loan)			

[Back to Table of Contents](#)



NOVARE NATIONAL SETTLEMENT SERVICES

DOCUMENTS

Escrow

<i>Title Transmittal</i>			
New/Mod Change	Requested By Novare NSS	Incident No.	TFS No. 665433
Revised the Additional Instructions section to reference Date Down searches.			
<div style="border: 1px solid black; padding: 10px;"><p>Additional Instructions:</p><p>ABSTRACT, HOLD, AND DATE DOWN - PLEASE ADVISE OF ANY IRREGULARITIES WHICH WOULD AFFECT THE USE OF THE ITEMS ENCLOSED.</p></div>			
Affected item(s): Title Transmittal			

[Back to Table of Contents](#)



REPORTS

Curative Action Report			
New/Mod Change	Requested By Novare Ops	Incident No.	TFS No. 662669
Updating and adding new tasks based on operation feedback.			
Affected item(s): Curative Action Report			

[Back to Table of Contents](#)

GARC\Guaranty Fee Verification			
New/Mod Change	Requested By Novare Ops	Incident No.	TFS No. 662565
Adding columns for Settlement Date and Fee Ledger			
Affected item(s): GARC\Guaranty Fee Verification			

[Back to Table of Contents](#)



STRATEGIC MARKETING SERVICES

DOCUMENTS

Escrow

Affidavit (Owner Seller - SMS)

New/Mod Change	Requested By SMS	Incident No.	TFS No. 665466
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Revised to include a hard-coded notary acknowledgment for this form only.

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

Samuel B. Seller

Samantha S. Seller

Subscribed and sworn to before me this _____ day of _____, _____.

By _____

Notary Public

Affected item(s):
Affidavit (Owner Seller - SMS)

[Back to Table of Contents](#)

NCS

REPORTS

Transaction Activity			
New/Mod Change	Requested By Corp Acct Group/CRRAR Ops	Incident No.	TFS No. 661978
<p>1. Adding two new options to the activity report parameter for manual transfers only (those completed without the use of the Deposit Transfer Tool) and DTT transfers only (those completed with the use of the Deposit Transfer Tool)</p> <p>2. Updating the report to show any order-to-order transfers that was completed using the Deposit Transfer Tool to show in bold</p> <p>3. Adding additional column to be displayed for NCS profiles to indicate if an order-to-order transfer was done manually or with the DTT</p> <p>Affected item(s): Transaction Activity</p>			

[Back to Table of Contents](#)



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.

[Back to Table of Contents](#)