

# SOFTPRO SELECT

August 2021  
RELEASE NOTES



Testing Release Date: August 5, 2021  
Production Release Date: August 9, 2021

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ALL STATES/SITES

DOCUMENTS

Escrow

<i>Closing Disclosure Form</i>			
<b>New/Mod</b>	<b>Requested By</b>	<b>Incident No.</b>	<b>TFS No.</b>
Change	Escrow Admin		670906
Removing the "Add status to document title" drop down parameter			
<b>Affected item(s):</b> Borrower Closing Disclosure Form (CDF) Borrower Closing Disclosure Form (CDF) Buyer Closing Disclosure Form (CDF) Buyer Closing Disclosure Form (CDF) Closing Disclosure Form (CDF) Closing Disclosure Form (CDF) Seller Closing Disclosure Form (CDF) Seller Closing Disclosure Form (CDF)			

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*Letter (DSG)*

<b>New/Mod</b> New	<b>Requested By</b> Dormant Solutions Group	<b>Incident No.</b>	<b>TFS No.</b> 670151
-----------------------	--	---------------------	--------------------------

New document. Render to view complete document.

**Bryan B. Buyer and Brenda B. Buyer**  
 1 Buyer Fwd Address  
 Buyer Fwd City, CA 48759

**Date:** July 13, 2021  
**Escrow No.:** JM CD Test-SLM  
**Property:** 1 Property Avenue  
 Prop City, CA 55555

To Whom It May Concern:

Please find enclosed the following items regarding the transaction referenced above:

- Amended Final Statement
- Check representing an overage due to you - Please cash the check upon receipt as soon as possible

We appreciate this opportunity to be of service to you.

Sincerely,

Dormant Solutions Group  
 601 Riverside Ave, Bldg. 5, 5th Floor  
 Jacksonville, FL 32204  
 Telephone Number: 866-570-0015

**Affected item(s):**  
 SSCORPD5778.doc - Letter (DSG) (New)

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<a href="#">WireSafe Fraud Alerts (7)</a>			
<b>New/Mod Change</b>	<b>Requested By</b> LT NoCal	<b>Incident No.</b> INC210329986	<b>TFS No.</b> 670884
Revised ACH language.			
<p><b>WIRE FRAUD ALERT</b>  <b>IMPORTANT! YOUR FUNDS MAY BE AT RISK</b></p> <p><i>This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.</i></p> <p>Realtors®, Real Estate Brokers, Closing Attorneys, Buyers and Sellers are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification.</p> <p>A fraudster will hack into a participant's email account to obtain information about upcoming real estate transactions. After monitoring the account to determine the likely timing of a closing, the fraudster will send an email to the Buyer purporting to be the escrow agent or another party to the transaction. The fraudulent email will contain new wiring instructions or routing information, and will request that the Buyer send funds to a fraudulent account.</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p><b>Please be advised that the wire instructions listed below are the <u>only</u> wire instructions we will send you. This is the only form that should be used to wire funds to us in this transaction. If you receive another email or unsolicited call purporting to alter these instructions, please immediately call us at: (800)777-4444.</b></p> </div> <div style="background-color: yellow; text-align: center; padding: 2px;"> <p><b>WIRE INSTRUCTIONS</b></p> <p><b>***ACH ELECTRONIC TRANSFERS WILL NOT BE ACCEPTED AND ARE AUTOMATICALLY REJECTED***</b></p> </div> <p><b>BANK NAME:</b> <u>BBVA Compass</u></p> <p><b>ADDRESS:</b> <u>101 Banking Ave., Suite 2, New York, NY 00000</u></p> <p><b>ABA NO.:</b> <u>123456789</u>      <b>ACCOUNT NO.:</b> <u>098765411</u></p> <p><b>ACCOUNT HOLDER:</b> <u>Escrow Office Name</u>      <b>REFERENCE:</b> <u>JM CD Test / 1 Property Avenue, Prop City</u></p>			
<p><b>Affected item(s):</b>  WireSafe Fraud Alert  WireSafe Fraud Alert - Buyer Call (esign)  WireSafe Fraud Alert (eSign)  WireSafe Fraud Alert (International)  WireSafe Fraud Alert (Lender Only)  WireSafe Fraud Alert (Refi-Borrower)  WireSafe Fraud Alert (Seller Only)</p>			

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<a href="#">WireSafe Fraud Alerts (esign versions)</a>			
<b>New/Mod Change</b>	<b>Requested By</b> Skyslope / InHere	<b>Incident No.</b>	<b>TFS No.</b> 672496
The signature block was removed from the document so that it can instead be placed by Skyslope/InHere integrations to ensure proper placement of the e-signature on the form.			
<p><b>Affected item(s):</b>  WireSafe Fraud Alert - Buyer Call (esign)  WireSafe Fraud Alert (eSign)</p>			

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REPORTS

FinCen			
<b>New/Mod</b> Change	<b>Requested By</b> NW IT	<b>Incident No.</b>	<b>TFS No.</b> 670668
Add Underwriter as a column on the report			
<b>Affected item(s):</b> FinCen			

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Order Tasks by Order Date/Task Date			
<b>New/Mod</b> Change	<b>Requested By</b> FNF Support\NW IT	<b>Incident No.</b>	<b>TFS No.</b> 665712
<ol style="list-style-type: none"> <li>Adding new options to group 1 for "Property County/City" and "Property City"</li> <li>Adding a new parameter to be able to show milestone or non-milestone tasks</li> <li>Adding new option to show additional information drop down to show the listing agent and selling agent</li> </ol>			
<b>Affected item(s):</b> Order Tasks by Order Date Order Tasks by Task Date			

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SoCal Bill Code Update			
<b>New/Mod</b> Change	<b>Requested By</b> SoCal Escrow Admin	<b>Incident No.</b>	<b>TFS No.</b> 670508
Update to include new Escrow Bill Code EXC in Escrow Revenue			

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SPAdmin-Custom Source of Business Export\Missing Fields			
<b>New/Mod</b> Change	<b>Requested By</b> Blair Conley	<b>Incident No.</b>	<b>TFS No.</b> 670208
Updating the county manager names for the following flashcodes:			
FAKE - Tasha Thompson FWSX - Grady Young FXTA - John Gunasti			
<b>Affected item(s):</b> SSCORP5255.rpt – SPAdmin-Custom Source of Business Export SSCORP5268.rpt – SPAdmin-Custom Source of Business Export-Missing Fields			

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Start inHere Missing Data			
<b>New/Mod</b> Change	<b>Requested By</b> FNF Support	<b>Incident No.</b>	<b>TFS No.</b> 669884
Updating the missing home phone and cell phone logic to only show when both phone numbers are blank. If one is present then neither error message will display			
<b>Affected item(s):</b> Start inHere Missing Data			

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State\Operation ProForm Report Update			
New/Mod Change	Requested By	Incident No.	TFS No.
	FNF Reports		647353
Updates to ProForm Reports Trees:  1. Trees were converted from being part of the build to being custom for each FNF DB. For this change the build trees were copied and setup as SoftPro trees. This will allow more customization for each state/operation tree per operation and/or branch  2. Reports not used in more than one year were removed from the report trees to help streamline each report tree and increase navigation			

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Transactions History			
New/Mod Change	Requested By	Incident No.	TFS No.
	FRS Ops		669886
Adding new Excel export to include the memo line and full address of property 1  <b>Affected item(s):</b> Transactions History			

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CALIFORNIA

DOCUMENTS

Escrow

*new CAR docs for Santa Barbara*

<b>New/Mod</b> New	<b>Requested By</b> CT and FT Santa Barbara	<b>Incident No.</b> INC210314781	<b>TFS No.</b> 670127
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\*\*For CT and FT Santa Barbara only

New documents. Render to view complete documents.

Confirmation of Time Periods for CAR



**CONFIRMATION OF TIME PERIODS FOR  
C.A.R. RPA-CA 12/18 VERSION**

**Escrow No.:** JM CD Test-SLM  
**Escrow Officer:** Sandy L Moore  
**Purchase Price:** \$505,000.00  
**Date of Acceptance:** June 1, 2021  
**Closing Date:** July 16, 2021  
**Property Address:** 1 Property Avenue, Prop City, CA 55555

**Contingency Removal Dates:**

Buyer to remove the contingency with regard to Investigations; review all disclosures, reports and other applicable information - to be released by **July 19, 2021**.

Buyer to remove the contingency with regard to the New Loan - to be released by **July 20, 2021**.

EI CAR Instructions and GP (EIS)



**GENERAL INSTRUCTIONS**

1. Seller is aware that interest on the existing loan(s) does not stop accruing at close of escrow, but continues until the actual day of receipt of the payoff by Lender.  
 Seller is aware that interest will accrue through weekends or holidays.  
 Seller is aware he/she/they are responsible for payment of all of such interest and will indemnify and hold Escrow Holder harmless in connection with the payment of such interest.
2. In accordance with Section 18662 of the Revenue and Taxation Code, a Buyer may be required to withhold an amount equal to 3 1/3 percent of the sales price or an alternative withholding amount certified by the Seller in the case of a disposition of California real property interest by either:
  - a. A Seller who is an individual, trust, estate, or when the disbursement instructions authorize the proceeds to be sent to a financial intermediary of the Seller, OR
  - b. A Corporate or partnership Seller that has no permanent place of business in California immediately after the transfer of title to the California property.

**Affected item(s):**

- SCA0002882.doc - Confirmation of Time Periods for CAR (New)
- SCA0002883.doc - General Instructions and GP (New)

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*Wire Transfer Instructions (Seller)*

<b>New/Mod</b> New	<b>Requested By</b> FNT Santa Barbara	<b>Incident No.</b> INC210347745	<b>TFS No.</b> 671959
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New document for use by FNT Santa Barbara.



**WIRE TRANSFER INSTRUCTIONS  
(SELLER)**

Joseph D Kirby, Title Examiner  
Chicago Title Insurance Company  
1000 Settlement Way, Suite 100  
Anywhere, CA 99999  
Phone: (800)555-1234 Fax: (888)111-4321

**Date:** July 28, 2021  
**Ref. No.:** SARefNum111  
**Escrow No.:** 08251982-CA-JDK  
**Escrow Officer:** Joseph D Kirby

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

\_\_\_\_\_ NET PROCEEDS DUE THE UNDERSIGNED

\_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ OTHER: \_\_\_\_\_

Receiving Bank: \_\_\_\_\_

City/State: \_\_\_\_\_

ABA No.: \_\_\_\_\_

Account Name: **Seller Corporation**

**WARNING: Do not risk your wire transfer being returned! Escrow Holder must disburse funds payable to the vested owners of the subject property. (Example: if you own the property in your Trust, the Account Name MUST also be in your Trust.) Initials: \_\_\_\_\_**

**Affected item(s):**  
SSCORPD5779.doc - Wire Transfer Instructions (Seller) (New)

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Phrase(s)

<i>New EI Phrase</i>							
<b>New/Mod</b> New	<b>Requested By</b> FNT	<b>Incident No.</b>	<b>TFS No.</b> 671828				
New EI Phrase:							
<table border="1" style="float: left; margin-right: 20px;"> <thead> <tr> <th>Code</th> <th>Name</th> </tr> </thead> <tbody> <tr> <td>utl01</td> <td>UTILITIES</td> </tr> </tbody> </table> <p style="color: red; text-align: center;"><b>The highlight will prompt for a date</b></p> <p><b>UTILITIES:</b> The undersigned owner of the above mentioned property hereby certifies that we have paid our sewer and garbage bill due _____ County/City Utilities current. We are aware that we will receive a final billing which will be paid by seller outside of escrow upon receipt.</p> <p>The undersigned seller will be responsible for any delinquent utility bills outstanding at the time of closing. If EO Name becomes aware of any delinquent amounts due prior to close you are hereby authorized to deduct said amounts from my net proceeds and pay my account current.</p>				Code	Name	utl01	UTILITIES
Code	Name						
utl01	UTILITIES						

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FLORIDA

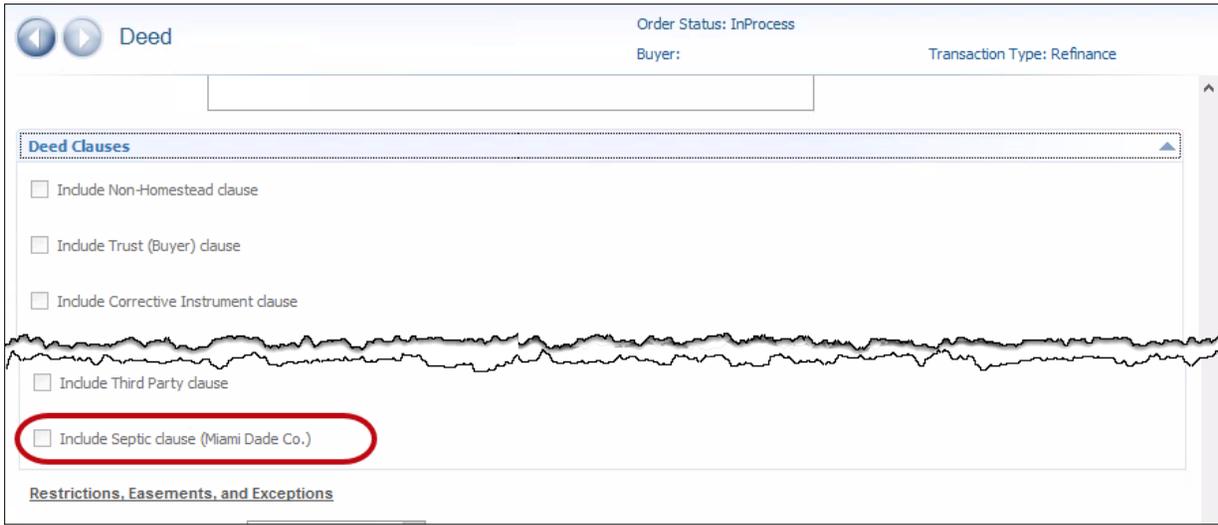
DOCUMENTS

Escrow

<a href="#"><i>1099 Certification for No Report Information</i></a>			
<b>New/Mod</b> Change	<b>Requested By</b> Escrow Admin	<b>Incident No.</b>	<b>TFS No.</b> 670109
Disabled the FL version in favor of the corporate approved version.			
<b>Affected item(s):</b> 1099 Certification for No Report Information			

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MY SCREENS

<i>Deed Screen</i>			
New/Mod	Requested By	Incident No.	TFS No.
Mod	Courtney Windley		
<p>A new field has been added to the <b>Deed</b> screen,</p> <ul style="list-style-type: none"> <li>&gt; <b>Include Septic clause (Miami Dade Co.)</b></li> </ul> <p>This field is available when one of the following <b>My Screens</b> is selected:</p> <ul style="list-style-type: none"> <li>&gt; <b>FL – Custom Screens</b></li> <li>&gt; <b>FL – Custom Screens (CSS)</b></li> <li>&gt; <b>FL – Custom Screen (RLC)</b></li> </ul>			
 <p>The screenshot shows the 'Deed' screen interface. At the top, it displays 'Order Status: InProcess', 'Buyer:', and 'Transaction Type: Refinance'. Below this is a section titled 'Deed Clauses' containing several checkboxes: 'Include Non-Homestead clause', 'Include Trust (Buyer) clause', 'Include Corrective Instrument clause', 'Include Third Party clause', and 'Include Septic clause (Miami Dade Co.)'. The 'Include Septic clause (Miami Dade Co.)' checkbox is circled in red. At the bottom of the screenshot, there is a link for 'Restrictions, Easements, and Exceptions'.</p>			

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Form N-288A

<b>New/Mod</b> Change	<b>Requested By</b> Title Guaranty of Hawaii	<b>Incident No.</b>	<b>TFS No.</b> 670695
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For Title Guaranty, revised to pull in the forwarding address. If the forwarding address is blank, then the form will pull in the party's current address.

7. Transferor/Seller's First Name Samuel	M.I. S.	Last Name Seller	Suffix ■	7a. Transferor/Seller's SSN
8. Transferor/Seller's Street Address 123 Seller Fwd Street				
9. City or Province Slr Fwd City	State HI	Postal/ZIP code 55555	Non U.S.A. Country	
10. Transferee/Buyer's Name Bryan B. Buyer and Brenda B. Buyer				11. Transferee/Buyer's FEIN
12. Transferee/Buyer's Street Address 1 Buyer Fwd Address				13. Transferee/Buyer's SSN
14. City or Province Buyer Fwd City	State HI	Postal/ZIP code 48759	Non U.S.A. Country	

**Affected item(s):**  
Form N-288A

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Letter (Final - Credit Card Paydown)

<b>New/Mod</b> Change	<b>Requested By</b> Title Guaranty of Hawaii	<b>Incident No.</b>	<b>TFS No.</b> 672690
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Letter updated to include a contact of "Credit Card Paydown Lender".

**Affected item(s):**  
Letter (Final - Credit Card Paydown)

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<i>Letter (Final Hilton VO)</i>					
<b>New/Mod</b> Change	<b>Requested By</b> Title Guaranty of Hawaii	<b>Incident No.</b>	<b>TFS No.</b> 672018		
<p>In the Transaction block, removed period after "Date"; changed "Reference" to "Contract No."            Removed "review and" from paragraph 2. Replaced paragraph 3 with new verbiage.            Revised to always pull the Escrow Officer as the signer.</p> <div style="border: 1px solid black; padding: 10px;"> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; vertical-align: top;"> <p><a href="#">Bryan B. Buyer and Brenda B. Buyer</a>                1 Buyer Fwd Address                Buyer Fwd City, HI 48759</p> </td> <td style="width: 50%; vertical-align: top;"> <p><b>Date:</b> July 29, 2021  <b>Escrow No.:</b> 123JM CD Test  <b>Seller(s):</b> Samuel S. Seller and Samantha S. Seller  <b>Buyer(s):</b> Bryan B. Buyer and Brenda B. Buyer  <b>Record Date:</b> June 21, 2021  <b>Contract No.:</b> 4567890  <b>Property:</b> 1 Property Avenue                Project Name Here</p> </td> </tr> </table> <p>Dear <a href="#">Bryan B. Buyer and Brenda B. Buyer</a>:</p> <p>We are pleased to advise you that the documents covering the above numbered escrow transaction have been recorded in the Bureau of Conveyances, State of Hawaii.</p> <p>Enclosed is your Final Closing Statement for <a href="#">your files</a>.</p> <p><a href="#">The original recorded document will be sent to you upon receipt from the Bureau of Conveyances, State of Hawaii.</a></p> <p>We appreciate and thank you for the opportunity of handling this transaction on your behalf and hope to be of service to you again.</p> <p>Aloha,</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p><i>Melissa G Smith</i>              Melissa G Smith              Closing Specialist              msmith@email.email</p> </div> </div>				<p><a href="#">Bryan B. Buyer and Brenda B. Buyer</a>                1 Buyer Fwd Address                Buyer Fwd City, HI 48759</p>	<p><b>Date:</b> July 29, 2021  <b>Escrow No.:</b> 123JM CD Test  <b>Seller(s):</b> Samuel S. Seller and Samantha S. Seller  <b>Buyer(s):</b> Bryan B. Buyer and Brenda B. Buyer  <b>Record Date:</b> June 21, 2021  <b>Contract No.:</b> 4567890  <b>Property:</b> 1 Property Avenue                Project Name Here</p>
<p><a href="#">Bryan B. Buyer and Brenda B. Buyer</a>                1 Buyer Fwd Address                Buyer Fwd City, HI 48759</p>	<p><b>Date:</b> July 29, 2021  <b>Escrow No.:</b> 123JM CD Test  <b>Seller(s):</b> Samuel S. Seller and Samantha S. Seller  <b>Buyer(s):</b> Bryan B. Buyer and Brenda B. Buyer  <b>Record Date:</b> June 21, 2021  <b>Contract No.:</b> 4567890  <b>Property:</b> 1 Property Avenue                Project Name Here</p>				
<p><b>Affected item(s):</b>            Letter (Final Hilton VO)</p>					

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*Letter (Final Lien Payoff)*

<b>New/Mod</b> Change	<b>Requested By</b> Title Guaranty of Hawaii	<b>Incident No.</b>	<b>TFS No.</b> 672692
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Revised to add verbiage for Lien Recorded-Unchecked option.

The amount is based on your written instructions and update. By accepting this payment, you certify the amount to be accurate and the account to be paid in full.

Send a court-filed copy of the release of lien to:

Title Guaranty Escrow Services, Inc.  
Escrow Post-Closing Department  
235 Queen Street, 4<sup>th</sup> Floor  
Honolulu, HI 96813

Please feel free to contact me if you have any questions.

**Affected item(s):**  
Letter (Final Lien Payoff)

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*Letter (Final Real Prop Tax Notify County)*

<b>New/Mod</b> Change	<b>Requested By</b> Title Guaranty of Hawaii	<b>Incident No.</b>	<b>TFS No.</b> 670693
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For Title Guaranty, revising this form to add a line of text for returning tax checks.

Please find enclosed our check for real property taxes due. If taxes are already paid, please return this check for processing to:

Title Guaranty Escrow Services, Inc.  
Attn: Escrow Post-Closing Unit  
235 Queen St., 4th Floor  
Honolulu, HI 96813

Should there be any questions, please contact the undersigned.

**Affected item(s):**  
Letter (Final Real Prop Tax Notify County)

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<i>Letter (Hilton Original Deed)</i>			
<b>New/Mod</b> Change	<b>Requested By</b> Title Guaranty of Hawaii	<b>Incident No.</b>	<b>TFS No.</b> 672016
In 4th paragraph removed "recent" in 1st sentence. Added Escrow Officer's phone number.			
<div style="border: 1px solid black; padding: 10px;"> <p>Dear <a href="#">Bryan B. Buyer</a> and <a href="#">Brenda B. Buyer</a>:</p> <p>Congratulations on your Hawaiian Village Vacation Suites purchase.</p> <p><a href="#">Escrow Office Name</a> would like to thank you for using our services. You are a valued client and we appreciate your business.</p> <p>Enclosed is your recorded original Hawaiian Village Vacation Suites Vacation Ownership Deed. Please be assured that your interest in the interval became effective upon recordation of the deed. The recording date is referenced above and is stamped by the Bureau of Conveyances on the enclosed deed.</p> <p><b>Again, congratulations on your purchase.</b> Should you have any questions regarding the enclosed document, please do not hesitate to call the undersigned.</p> <p>Thank you for this opportunity to be of service.</p> <p>Sincerely,</p> <p>  <a href="#">Melissa G Smith</a>            Closing Specialist  <a href="mailto:msmith@email.email">msmith@email.email</a>  <b>(888)222-3333</b></p> <p>Enclosure(s)</p> </div>			
<b>Affected item(s):</b> Letter (Hilton Original Deed)			

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<i>Letter (Indemnity LOI)</i>			
<b>New/Mod</b> Change	<b>Requested By</b> Title Guaranty of Hawaii	<b>Incident No.</b>	<b>TFS No.</b> 670099
Revised the Addressee contact to pull from a custom field instead of the Title Company contact.			
<div style="border: 1px solid black; padding: 10px;">  <div style="float: right; text-align: right;"> <p><b>TITLE OFFICE NAME</b>            1000 Title Avenue, Suite 500, Title Office City, HI 99999            PH (800)111-2222, FX (800)222-1111, Email: <a href="mailto:email@titlecompany.com">email@titlecompany.com</a></p> </div> <p style="text-align: center;"><b>REQUEST LETTER OF INDEMNITY</b></p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="border: 2px solid red; padding: 5px;"> <p><a href="#">LOI Title Company Name</a>            Address            City, ST Zip</p> </div> <div> <p><b>Date:</b> July 8, 2021  <b>Order No.:</b> JM CD Test  <b>TG Ref No.:</b> 12345  <b>Tax Key:</b> (0) 0-0-012-121-2TM</p> </div> </div> </div>			
<b>Affected item(s):</b> Letter (Indemnity LOI)			

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<a href="#">Letter (New York Receipt Hilton VO)</a>			
New/Mod Change	Requested By Title Guaranty of Hawaii	Incident No.	TFS No. 671922
Revised to pull in Escrow Closer's signature image			
<div style="border: 1px solid black; padding: 10px;"> <p>Escrow Agent hereby confirms that, as of the date above, Deposit has been placed into the above referenced escrow account.</p> <p><b>ESCROW AGENT:</b> Title Guaranty Escrow Services, Inc.</p> <p>By: <span style="border: 1px solid red; padding: 2px;"><i>Sandy L. Moore</i></span> Sandy L Moore</p> </div>			
<b>Affected item(s):</b> Letter (New York Receipt Hilton VO)			

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<a href="#">Request for Cashier Check</a>			
New/Mod Change	Requested By FT HI	Incident No.	TFS No. 670528
Renamed from Request for Cashier Check (TG) to Request for Cashier Check. For FT HI, will pull in the Settlement Agent's information in the header, the Settlement Agent's Name in the body and 'Signature' label added to the two signature lines.			
<b>Affected item(s):</b> Request for Cashier Check			

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<a href="#">Requested revisions for Start InHere docs</a>			
New/Mod Change	Requested By Title Guaranty	Incident No.	TFS No. 671827
Forms revised and created to test with Start InHere integration.			
<p><b>Affected item(s):</b>            Buyer Information Sheet            Demand (Lender - TG)            HID1398.doc - Buyer Info Sheet - Non-Start (New)            HID1399.doc - Escrow Inst and General Provision (EIS) - Start (New)            HID1400.doc - Form Loan Form - Non-Start (New)            HID1401.doc - Opening Letter - Borrower - Non-Start (New)            HID1402.doc - Opening Letter - Borrower - Start (New)            HID1403.doc - Opening Letter - Buyer - Start (New)            HID1404.doc - Opening Letter - Seller - Non-Start (New)            HID1405.doc - Seller Info Sheet - Non-Start (New)            HID1406.doc - Opening Letter - Seller - Start (New)            HID1407.doc - Opening Letter - Buyer - Non-Start (New)            Letter (Opening - Borrower)            Seller Information Sheet</p>			

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IDAHO

DOCUMENTS

Escrow

<i>Notice of Intent to Release or Convey</i>			
<b>New/Mod</b> Change	<b>Requested By</b> Penny Hoskins	<b>Incident No.</b>	<b>TFS No.</b> 670903
Remove the signature section.			
<b>Affected item(s):</b> Notice of Intent to Release or Convey			

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<i>Tax Proration Language (3)</i>			
<b>New/Mod</b> Change	<b>Requested By</b> Penny Hoskins	<b>Incident No.</b>	<b>TFS No.</b> 671622
Added additional language relating to tax prorations.			
<b>Affected item(s):</b> EI - Mobile Home (EIS) EI - Purchase and Sale - Commercial (EIS) EI - Purchase and Sale (EIS)			

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ILLINOIS

DOCUMENTS

Escrow

<i>Closing Contact Information</i>			
<b>New/Mod</b>	<b>Requested By</b>	<b>Incident No.</b>	<b>TFS No.</b>
Change	FNF Documents		670942
Updated functionality to pull all attorney contacts and the person associated with that contact.			
<b>Affected item(s):</b> Closing Contact Information Closing Contact Information - With Notes			

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INDIANA

REPORTS

startSafe Wiring - Borrower Information			
<b>New/Mod</b> New	<b>Requested By</b> FT NW IN Ops	<b>Incident No.</b>	<b>TFS No.</b> 670349
New report for NW FT IN to show contact information for the buyer/borrower, Selling Agent and Lender			
<b>Affected item(s):</b> SSCORP5499.rpt - startSafe Wiring - Borrower Information (New)			

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MICHIGAN

DOCUMENTS

Escrow

<a href="#">ABAs</a>			
<b>New/Mod</b> Change	<b>Requested By</b> CT MI	<b>Incident No.</b>	<b>TFS No.</b> 670864
New ABAs			
<b>Affected item(s):</b> Master ABA Disclosure			

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<a href="#">Letter Sized Deeds (20)</a>			
<b>New/Mod</b> Change	<b>Requested By</b> FT MI	<b>Incident No.</b>	<b>TFS No.</b> 671318
Added note to bottom of letter sized deeds.			
<b>Affected item(s):</b> Blank Grantee Deed (MI) Letter Blank Grantee Deed (OH) Letter Blank Grantor Deed (MI) Letter Blank Grantor Deed (OH) Letter Deed (Covenant) Letter Deed (Personal Representative or Conservator) Letter Deed (Personal Representative's) Letter Deed (Quitclaim - GL) Letter Deed (Quitclaim - Statutory Form) Letter Deed (Survivorship - OH) Letter Deed (Warranty - Commercial) Letter Deed (Warranty - Farmland) Letter Deed (Warranty - GL) Letter Deed (Warranty - Land Contract) Letter Deed (Warranty - LLC - OH) 12pt Letter Deed (Warranty - LLC - OH) Letter Deed (Warranty - OH) 12pt Letter Deed (Warranty - OH) Letter Deed (Warranty - Statutory Form) Letter Quit Claim Deed (OH) Letter			

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MINNESOTA

REPORTS

Closing/New Orders			
New/Mod Change	Requested By	Incident No.	TFS No.
	CTP Ops - MN		668457
<p>1. Removing the referral fee column</p> <p>2. Updating the External Mkt Source to pull the name(s) of the Marketing Source Contact instead of pulling data from the custom field</p> <p>3. Updating the Internal Mkt Rep to pull in the names of the Sales Rep from the Marketing Source Contact instead of pulling data from the custom field</p> <p><b>Affected item(s):</b> Closing/New Orders</p>			

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Title Production Status			
New/Mod Change	Requested By	Incident No.	TFS No.
	CTP Ops - MN		668451
<p>Updating the External Marketing Source column to show the name of the marketing source contact from the contacts screen and will no longer pull data from the custom field.</p> <p><b>Affected item(s):</b> Title Production Status</p>			

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MISSOURI

DOCUMENTS

Escrow

<a href="#"><i>Marital Waiver</i></a>			
<b>New/Mod</b> Change	<b>Requested By</b> MW IT	<b>Incident No.</b> INC210346207	<b>TFS No.</b> 671259
Corrected typo from MARTIAL to MARITAL.			
<b><u>Affected item(s):</u></b> Marital Waiver			

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MONTANA

DOCUMENTS

Escrow

<a href="#">Deed (Reconveyance)</a>			
<b>New/Mod</b> Change	<b>Requested By</b> Centralized Reconveyance Dept.	<b>Incident No.</b>	<b>TFS No.</b> 670862
Updated to reflect most recent version approved by counsel.			
<div style="border: 1px solid black; padding: 20px;"> <p><b>This Document Prepared By:</b></p>  <p><b>Fidelity National Title</b> Insurance Company</p> <p>Fidelity National Title Insurance Company 1001 Title Way, Suite 100 Title City 99999</p> <p><b>After Recording Return To:</b> Linda T. Lawyer The Buyer Law Firm 1000 Legal Eagle Way, Suite 1001 Anywhere, CA 99999</p> <p><b>Order No.:</b> 08251982-MT-JDK</p> <hr/> <p><b>RECONVEYANCE OF TRUST INDENTURE</b></p> <p>Tracey Trustee, as Trustee for the Trust Indenture executed by <a href="#">Stephen T. Seller and Stephanie T. Seller, husband and wife</a>, as grantor in favor of <a href="#">Bank of America</a>, as beneficiary recorded on <a href="#">July 7, 2021</a> as <a href="#">Book 44, Page 900</a>, pursuant to the written request of the beneficiary, does hereby GRANT and RECONVEY unto the parties entitled thereto, without warranty, all the estate and interest derived to it by or through said Trust Indenture, in the trust property located in the <a href="#">County of Yellowstone</a>, State of <a href="#">Montana</a>.</p> <p>SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF</p> <p>Dated: July 29, 2021</p> </div>			
<b>Affected item(s):</b> Deed (Reconveyance)			

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<i>New Documents (2)</i>			
<b>New/Mod Change</b>	<b>Requested By</b> FT Flathead	<b>Incident No.</b>	<b>TFS No.</b> 671951
New documents. Render to view complete documents.			
Affidavit (LLC - No Changes Made)			
<b>LIMITED LIABILITY COMPANY DOCUMENTS NO CHANGES MADE</b>			
STATE OF _____		File No.: JM CD Test-SLM	
COUNTY OF _____			
<p>I/We, <a href="#">Susan Smith, Member</a> of the below listed Limited Liability Company do hereby certify that the Operating Agreement and/or Articles of Organization and other company documents dated _____ that <a href="#">Title Office Name</a> maintains on file remain in full effect and have not been amended, modified or changed.</p> <p>My signature below confirms this statement to be accurate and I accept full responsibility for any claim or loss that should arise now or at a later date if ever determined otherwise.</p>			
Affidavit (LLC - No Operating Agreement)			
<b>AFFIDAVIT OF NO OPERATING AGREEMENT FOR LIMITED LIABILITY COMPANY (To be executed by all members)</b>			
STATE OF _____		File No.: JM CD Test-SLM	
COUNTY OF _____			
<p>The undersigned affiant(s), first being duly sworn, depose(s) and say(s):</p> <p>This affidavit is being made on behalf of <a href="#">Seller LLC, a MT LLC</a> ("LLC"), in conjunction with issuance of title insurance policies requested from <a href="#">Title Office Name</a> ("Title Company").</p> <ul style="list-style-type: none"> <li>There has never been a written operating agreement or any other organizational document for the LLC (other than a Certificate of Formation filed with the Secretary of State).</li> </ul>			
<p><b>Affected item(s):</b>            MTD0213.doc - Affidavit (LLC - No Operating Agreement) (New)            MTD0214.doc - Affidavit (LLC - No Changes Made) (New)</p>			

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NEVADA

DOCUMENTS

Escrow

<a href="#">Inspection Work Request</a>			
<b>New/Mod</b> Change	<b>Requested By</b> CPF	<b>Incident No.</b>	<b>TFS No.</b> 670234
Revised to pull in Home Inspector Contact name, and prompts added for Gated information and Special Instructions.			
<b>INSPECTION WORK REQUEST</b>			
 <b>Company Name</b>			
<b>Date:</b> July 12, 2021		<b>Inspection Fee:</b> \$ 100.00	
<b>Inspector:</b>	Home Inspections USA		
<b>Escrow Officer:</b>	Sandy L Moore		
<b>Title Officer:</b>	Joseph D Kirby		
<b>File Number:</b>	JM CD Test		
<b>Legal Description:</b>	( See Attached)		
<b>APN:</b>	1111APN, 1112APN and 121212TM		
<b>Address of P.I.Q.:</b>	1 Property Avenue, Prop City, NV 55555		
<b>Name of Record Owner(s):</b>	Samuel S. Seller and Samantha S. Seller		
<b>Type of Property Inspection:</b>	<input type="checkbox"/> Preliminary <input type="checkbox"/> Priority <input type="checkbox"/> Completion (ALTA Re-Write) <input type="checkbox"/> Foundation <input type="checkbox"/> Advantage Plus <input type="checkbox"/> ALTA Loan		
<b>Attached:</b> Preliminary Title Report and Map			
<b>Additional Information:</b> Gated: Yes		<b>Gate Code:</b> 12345	
<b>Special Instructions:</b> Instructions go here			
No insurance nor liability is extended nor assumed for the information contained herein.			
<b>Affected item(s):</b> Inspection Work Request			

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REPORTS

Transaction Form			
<b>New/Mod</b> Change	<b>Requested By</b> TT	<b>Incident No.</b>	<b>TFS No.</b> 670725
Updating the IBA setup fee for NV to show as \$75.00			
<b>Affected item(s):</b> Transaction Form			

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NEW JERSEY

DOCUMENTS

Escrow

<i>Updated Address</i>			
<b>New/Mod</b>	<b>Requested By</b>	<b>Incident No.</b>	<b>TFS No.</b>
Change	FT NJ		671794
Updated the address for NJ Direct Operations.			
<b>Affected item(s):</b> Cover Record Request Rundown Request Transmittal to County Clerk Welcome Instructions			

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Title

<i>ALTA 40-06 - Tax Credit (NJRB 5-181)</i>			
<i>ALTA 40.1-06 - Tax Credit - Defined Amount (NJRB 5-182)</i>			
<i>ALTA 42-06 - Commercial Lender Group (NJRB 5-183)</i>			
<b>New/Mod</b> New	<b>Requested By</b> NJ State Counsel	<b>Incident No.</b>	<b>TFS No.</b> 671095
As per Rate Filing, the NJRB 5-181, 182 and 183 endorsements will be available for issuance on properties in the state of New Jersey as of the effective date of September 1, 2021.			

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<i>Title Products</i>			
<b>New/Mod</b> Change	<b>Requested By</b> CT NJ	<b>Incident No.</b>	<b>TFS No.</b> 671665
Updated title products with the new Lakehurst office address.			
<b>Affected item(s):</b> Master Commitment (NJ)			

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NORTH CAROLINA

MY SCREENS

*FT-NC Atty Rep Maintenance My Screen*

<b>New/Mod</b> Mod	<b>Requested By</b> Justin Martin	<b>Incident No.</b>	<b>TFS No.</b>
-----------------------	--------------------------------------	---------------------	----------------

A new **My Screen** has been added, **FT-NC Atty Rep Maintenance**. When selected, **Order Contacts** is visible.

The **Order Contacts > Attorney** screen has been updated to include custom fields for Marketing Rep locations and Atty Comments.

These changes are visible when the new **My Screen > FT-NC Atty Rep Maintenance** is selected.

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OHIO

DOCUMENTS

Escrow

<i>DOES Form</i>			
<b>New/Mod</b> Change	<b>Requested By</b> CT OH	<b>Incident No.</b>	<b>TFS No.</b> 670056
Updated to reflect the most recently provided version as well as revised the name to "DOSS Form".			
<b>Affected item(s):</b> DOSS Form			

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<i>Future Tax Search</i>			
<b>New/Mod</b> Change	<b>Requested By</b> CT OH	<b>Incident No.</b>	<b>TFS No.</b> 670061
For FNOX profiles, for the address and signature information the document now looks to the custom field for if the Title Company is JV, if this is true, document now pulls the title office, otherwise it'll continue to pull the Settlement Agent information.			
<b>Affected item(s):</b> Future Tax Search			

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<i>Future Tax Search</i>			
<b>New/Mod</b> Change	<b>Requested By</b> CT OH	<b>Incident No.</b>	<b>TFS No.</b> 672051
Revised title to "Future Tax Search Request".			
<b>Affected item(s):</b> Future Tax Search Request			

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OREGON

DOCUMENTS

Escrow

<i>DHS Estate Administration</i>			
<b>New/Mod</b> Change	<b>Requested By</b> Western Title & Escrow	<b>Incident No.</b>	<b>TFS No.</b> 672387
Replaced Fax: (503)378-3137 with Email: Estate.Admin@dhsosha.state.or.us			
<b>Affected item(s):</b> DHS Estate Administration			

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<i>Full Satisfaction (Support Judgment)</i>			
<b>New/Mod</b> Change	<b>Requested By</b> FT-Portland	<b>Incident No.</b>	<b>TFS No.</b> 670396
Revised page numbering and double line spacing in the body of the doc to try to keep to 1 page.			
<b>Affected item(s):</b> Full Satisfaction (Support Judgment)			

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<i>Preliminary Report</i>																															
<b>New/Mod</b> Change	<b>Requested By</b> FT OR	<b>Incident No.</b>	<b>TFS No.</b> 670882																												
Document now pulls in TBD for Early Issue when there is no Loan Policy Coverage Amount.																															
<table border="1"> <tr> <td colspan="4">1. THE POLICY AND ENDORSEMENTS TO BE ISSUED AND THE RELATED CHARGES ARE:</td> </tr> <tr> <td></td> <td></td> <td style="text-align: center;"><b>AMOUNT</b></td> <td style="text-align: center;"><b>PREMIUM</b></td> </tr> <tr> <td>ALTA Owner's Policy 2006</td> <td style="text-align: right;">\$</td> <td style="text-align: right;">500,000.00</td> <td style="text-align: right;">\$ 6,328.00</td> </tr> <tr> <td>ALTA Loan Policy 2021</td> <td style="text-align: right;">\$</td> <td style="text-align: right;">TBD</td> <td style="text-align: right;">\$ TBD</td> </tr> <tr> <td colspan="3">NOTE: Additional early issue charge applies to this Policy</td> <td style="text-align: right;">\$ TBD</td> </tr> <tr> <td colspan="4">2. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:</td> </tr> <tr> <td colspan="4">Fee Simple</td> </tr> </table>				1. THE POLICY AND ENDORSEMENTS TO BE ISSUED AND THE RELATED CHARGES ARE:						<b>AMOUNT</b>	<b>PREMIUM</b>	ALTA Owner's Policy 2006	\$	500,000.00	\$ 6,328.00	ALTA Loan Policy 2021	\$	TBD	\$ TBD	NOTE: Additional early issue charge applies to this Policy			\$ TBD	2. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:				Fee Simple			
1. THE POLICY AND ENDORSEMENTS TO BE ISSUED AND THE RELATED CHARGES ARE:																															
		<b>AMOUNT</b>	<b>PREMIUM</b>																												
ALTA Owner's Policy 2006	\$	500,000.00	\$ 6,328.00																												
ALTA Loan Policy 2021	\$	TBD	\$ TBD																												
NOTE: Additional early issue charge applies to this Policy			\$ TBD																												
2. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:																															
Fee Simple																															
<b>Affected item(s):</b> Preliminary Report																															

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WASHINGTON

DOCUMENTS

Escrow

*Final Utility Bill Request*

<b>New/Mod</b> New	<b>Requested By</b> TT Renton	<b>Incident No.</b>	<b>TFS No.</b> 670051
-----------------------	----------------------------------	---------------------	--------------------------

New document. Render to view complete document.

<b>Final Utility Bill Request</b>		 <b>City of Bothell™</b>
Contact Utility Billing at (425) 806-6881		
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <b>Please Mail ALL Escrow Payments to Physical Address: 18415 - 101st Ave NE, Bothell, WA 98011</b> </div>		
Email completed form to <a href="mailto:utilities@bothellwa.gov">utilities@bothellwa.gov</a> or fax to (425) 402-4577		
Todays Date: July 9, 2021		Requestor: <a href="#">Sandy L Moore</a>
Phone# <a href="#">(800)777-4444</a>		Escrow Agency: <a href="#">Escrow Office Name</a>
Fax # <a href="#">(800)444-7777</a>		Escrow address: <a href="#">100 Escrow Office Street, EO City, WA 54545</a>
Service Address: <a href="#">1 Property Avenue, Prop City, WA 55555</a>		
Escrow # <a href="#">JM CD Test</a>	Parcel# <a href="#">1111APN</a>	Closing Date: <a href="#">June 21, 2021</a>
Seller: <a href="#">Samuel S. Seller and Samantha S. Seller</a>		Buyer: <a href="#">Bryan B. Buyer and Brenda B. Buyer</a>
Seller forwarding address: <a href="#">123 Seller Fwd Street, Slr Fwd City, WA 55555</a>		Buyer address if different from service address: <a href="#">1 Buyer Fwd Address, Buyer Fwd City, WA 48759</a>
Seller phone #: <a href="#">(407)222-3334</a>		Buyer phone#: <a href="#">(408)555-6677</a>
<b>PLEASE NOTIFY BILLING IMMEDIATELY IF THE CLOSING DATE CHANGES OR THE ACCOUNT WILL BE CLOSED AS OF THE DATE REQUESTED ON THIS FORM.</b>		

**Affected item(s):**

WA00001084.doc - Final Utility Bill Request (New)

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<i>LPB Forms (27)</i>			
New/Mod Change	Requested By Penny Hoskins	Incident No.	TFS No. 671881
Updated to remove hard coded acknowledgments and updated footers accordingly.			
'Personal Property Security Agreement (LPB 73)' received Debtor's initial lines in the footer.			
<b>Affected item(s):</b>			
Assignment of Deed of Trust (LPB 21)			
Assignment of Deed of Trust (LPB 21) Letter			
Bill of Sale (LPB 30)			
Bill of Sale (LPB 30) Letter			
Deed of Trust (LPB 22)			
Deed of Trust (LPB 22) Letter			
Deed of Trust with Due on Sale and Due Date (LPB 22A)			
Deed of Trust with Due on Sale and Due Date (LPB 22A) Letter			
Deed of Trust-Short Form (LPB 20)			
Deed of Trust-Short Form (LPB 20) Letter			
Mortgage-Statutory Form (LPB 50)			
Mortgage-Statutory Form (LPB 50) Letter			
Personal Property Security Agreement (LPB 73)			
Real Estate Contract-Long Form (LPB 45)			
Real Estate Contract-Long Form (LPB 45) Letter			
Real Estate Contract-Short Form (LPB 44)			
Real Estate Contract-Short Form (LPB 44) Letter			
Request for Notice (LPB 29)			
Request for Notice (LPB 29) Letter			
Special Power of Attorney-Purchase-Encumber (LPB 71)			
Special Power of Attorney-Purchase-Encumber (LPB 71) Letter			
Special Power of Attorney-Sale (LPB 70)			
Special Power of Attorney-Sale (LPB 70) Letter			
Subordination Agreement - Existing Loan (LPB 35)			
Subordination Agreement - Existing Loan (LPB 35) Letter			
Subordination Agreement - New Loan (LPB 35) Legal			
Subordination Agreement - New Loan (LPB 35) Letter			

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<i>Master Real Estate Excise Tax Affidavits (4)</i>			
New/Mod Change	Requested By CT WA	Incident No.	TFS No. 670539
Revised the section numbers to be black and updated to match the most recent version.			
<b>Affected item(s):</b>			
Master Real Estate Excise Tax Affidavit - Exempt (2020)			
Master Real Estate Excise Tax Affidavit (2020)			
Master Real Estate Excise Tax Affidavit (2020) Multiple Affidavits			
Master Real Estate Excise Tax Affidavit (2020) Multiple Location			

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<i>Personal Representative Deed (LPB 74)</i>			
New/Mod Change	Requested By Penny Hoskins	Incident No.	TFS No. 672479
Updated heading to: PERSONAL REPRESENTATIVE DEED (Not Statutory)			
<b>Affected item(s):</b>			
Personal Representative Deed (LPB 74)			
Personal Representative Deed (LPB 74) Letter			

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<i>Questionnaires (2)</i>			
<b>New/Mod</b> Change	<b>Requested By</b> WA EPU	<b>Incident No.</b>	<b>TFS No.</b> 671619
Added space for the email address.			
<b>Affected item(s):</b> Questionnaire Questionnaire Letter			

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<i>Utilities Billing Closing Request (City of Spokane)</i>			
<b>New/Mod</b> Change	<b>Requested By</b> TT Renton	<b>Incident No.</b>	<b>TFS No.</b> 670048
Added two references to the SMC section.			
<b>Affected item(s):</b> Utilities Billing Closing Request (City of Spokane)			

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WISCONSIN

DOCUMENTS

Escrow

<a href="#">General Notice (COVID-19) (2)</a>			
<b>New/Mod</b> Change	<b>Requested By</b> CT WI	<b>Incident No.</b>	<b>TFS No.</b> 670944
Revised to pull from the Escrow office and Escrow officer/Closer.			
<b>Affected item(s):</b> General Notice (COVID-19) General Notice (COVID-19) - Spanish			

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FIRST TITLE OF GEORGIA

DOCUMENTS

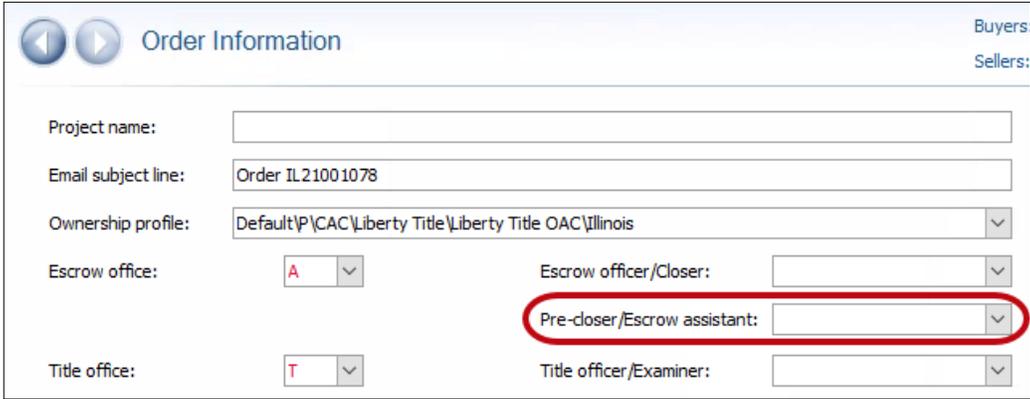
Escrow

<a href="#">Wire Forms</a>			
<b>New/Mod</b> Change	<b>Requested By</b> First Title, LLC	<b>Incident No.</b>	<b>TFS No.</b> 672070
Account Name will show "First Title, LLC" when the LA location is chosen in the file.			
<b>Affected item(s):</b> Wire Account Notification (NCS - Commercial)			

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LIBERTY TITLE

MY SCREENS

<i>Order Information Screen</i>			
New/Mod	Requested By	Incident No.	TFS No.
Mod	Mary Matusik		
<p>A new field has been added to the <b>Order Information</b> screen,</p> <ul style="list-style-type: none"> <li>&gt; <b>Pre-closer/Escrow assistant</b></li> </ul> <p>This field is available when of the following <b>My Screens</b> is selected:</p> <ul style="list-style-type: none"> <li>&gt; <b>Liberty Title IL Screens</b></li> <li>&gt; <b>Liberty Title Screens</b></li> </ul> <div style="border: 1px solid gray; padding: 10px; margin: 10px 0;">  <p>The screenshot shows the 'Order Information' screen with several fields. The 'Pre-closer/Escrow assistant' field is highlighted with a red circle. Other fields include Project name, Email subject line (Order IL21001078), Ownership profile (Default\P\CAC\Liberty Title\Liberty Title OAC\Illinois), Escrow office (A), Escrow officer/Closer, Title office (T), and Title officer/Examiner.</p> </div>			

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NOVARE NATIONAL SETTLEMENT SERVICES

REPORTS

Short to Close Funds Received			
<b>New/Mod</b> New	<b>Requested By</b> Novare Ops	<b>Incident No.</b>	<b>TFS No.</b> 668019
New report to show standard order details with balance posted and/or pending from buyer/borrower			
<b>Affected item(s):</b> SSCORP5493.rpt - Short to Close Funds Received (New)			

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STRATEGIC MARKETING SERVICES

DOCUMENTS

Title

<a href="#">Product Cover Page</a>			
<b>New/Mod</b> Change	<b>Requested By</b> Strategic Marketing Services	<b>Incident No.</b>	<b>TFS No.</b> 671058
Added hyperlink functionality for the Product Cover Page.			
<b>Affected item(s):</b> Product Cover Page			

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NCS

REPORTS

Title Production (2020)			
<b>New/Mod Change</b>	<b>Requested By</b> NCS OPs	<b>Incident No.</b>	<b>TFS No.</b> 665535
1. Adding new option in the details group by for property state			
2. Adding new option to include the name of the first abstractor when any of the details sections are shown.			
<b>Affected item(s):</b> Title Production Summary			

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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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