

SOFTPRO SELECT

April 2022
RELEASE NOTES



Testing Release Date: April 7, 2022
Production Release Date: April 11, 2022

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ALL STATES/SITES

DOCUMENTS

Escrow

<i>Settlement Statement (CDF/HUD)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Escrow Admin		698958
Updating the payoffs to only show the total payoff amount in the debit column and the itemized amounts listed outside the debit column next to the descriptions.			
<u>Affected item(s):</u> Settlement Statements SPAdmin Settlement Statement Programming Notes			

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REPORTS

Commitment/Policy Status			
New/Mod Change	Requested By FT CO Ops	Incident No.	TFS No. 703488
Adding the Order Due Date as an option in the report type that when selected will return orders where the due date is in the date range.			
Affected item(s): Commitment/Policy Status			

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Opened/Closed Orders with Contact Search			
New/Mod Change	Requested By FNF Support	Incident No.	TFS No. 699359
Adding new group by option for commitment status that will show if the commitment or prelim exists in the document history for an order or not.			
Adding the days opened that will count how many days an order has been opened or was opened for if closed.			
Affected item(s): Opened/Closed Orders with Contact Search			

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Posted Wires/Missing WMA			
New/Mod New	Requested By FNF Support Team	Incident No.	TFS No. 705848
New report that will show all orders that have a settlement date in the date range and at least one incoming or outgoing wire that is posted and missing the fed ref number			
Affected item(s): SSCORP5540.rpt - Posted Wires/Missing WMA (New)			

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Rates Verification Exceptions			
New/Mod Change	Requested By FNF Support/FNF Config/NW IT	Incident No.	TFS No. 697205
<ol style="list-style-type: none"> Adding an option to run the report by the settlement date Adding a new columns to the excel export for Rate Validate Active, Escrow Verified, Title Verified, Rate Services Verified and Rate Services Change. Adding new column for product type Adding an option to run the report by product type Adding an option to exclude indirect orders. 			
Affected item(s): Rates Verification Exceptions			

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Receipts and Disbursements (Pending and Held)			
New/Mod Change	Requested By	Incident No.	TFS No.
	FNF Support		703461
Adding new picklist option to be able to limit the results based on the contact type of the payor-payee			
Affected item(s): Receipts and Disbursements (Pending and Held)			

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Receipts and Disbursements by Branch (Outstanding)			
New/Mod Change	Requested By	Incident No.	TFS No.
	CC OAC		705120
Adding "None" as an option in the group by drop down			
Affected item(s): Receipts and Disbursements by Branch (Outstanding)			

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Revenue by Sales Rep/Title Officer (FT)			
New/Mod Change	Requested By	Incident No.	TFS No.
	FNF Support		699334
Adding option for Excel export			
Affected item(s): Revenue by Sales Rep/Title Officer (FT)			

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Template Applied			
New/Mod Change	Requested By	Incident No.	TFS No.
	Digital Solutions		699032
Adding an option to group the report by the branch flashcode as well as run the report by a specific flashcode(s).			
Affected item(s): Template Applied			

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Transaction Activity			
New/Mod Change	Requested By	Incident No.	TFS No.
	CC OAC		705115
Adding the transaction medium to the Excel export			
Affected item(s): Transaction Activity			

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CALIFORNIA

DOCUMENTS

Escrow

EI In-Out of Trust Instructions			
New/Mod Change	Requested By Settlement	Incident No.	TFS No. 706025
Deed type "Grant Deed" has been hard coded and the 2nd grantee's now pulls from the borrower contacts.			
Settlement Agent is authorized and instructed to prepare/order a second Grant Deed , conveying the subject property back into its original vesting with the undersigned as Trustee(s) of the Buyer Trust Name . Settlement Agent is instructed to have this second Deed recorded after the recording of the new Deed of Trust/Mortgage.			
Affected item(s): EI In-Out of Trust Instructions EI In-Out of Trust Instructions - California Property			

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Info Sheet			
New/Mod Change	Requested By FNT Santa Barbara	Incident No.	TFS No. 702621
Updated for FNT Santa Barbara to show 'exchange' information.			
Affected item(s): Info Sheet Info Sheet (Letter)			

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Recording and Policy Instructions - Out of County			
New/Mod Change	Requested By NoCal	Incident No.	TFS No. 706023
Updated to provide the lender's policy email, if applicable.			
<div style="text-align: center; border-bottom: 1px solid black; margin-bottom: 10px;"> POLICY DELIVERY / MAILING INSTRUCTIONS </div> <div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <p>Owners: Bryan B. Buyer and Brenda B. Buyer 1 Buyer Fwd Address Buyer Fwd City, CA 48759</p> <p>Loan 1: Proposed insured clause here for Lender1 Loan/Ref No.: LN12345 Email: Lender's email goes here ←</p> </div> <div style="width: 35%; border: 1px solid gray; padding: 5px;"> <p>Lender Loans Unlimited (L)</p> <p>Enter the lender's policy email address, if applicable</p> <p><input style="width: 100%;" type="text" value="Lender's email goes here"/></p> </div> </div>			

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Void Request Form

New/Mod New	Requested By Escrow Admin	Incident No.	TFS No. 706763
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New document. Please render to view in full.

 Company Name	100 Escrow Office Street EO City, CA 54545 Phone: (800)777-4444 / Fax: (800)444-7777
Account Representative TestTrust 101 Banking Ave., Suite 2 New York, NY 00000	Date: April 1, 2022 Escrow No.: JM CD Test 2022-SLM Acct No.: 098765411
<hr/> VOID REQUEST - BANK	
In connection with the above captioned account, you are herewith directed to immediately stop payment on the following check:	
Check No.: 1234 Amount: \$3,525.00 Payable to: A.C.E. Remodel Check Dated: March 1, 2022 Reason: reason goes here	

Affected item(s):
SCA0002929.doc - Void Request Form (New)

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REPORTS

CTSD Commercial Revenue			
New/Mod Change	Requested By SOC Ops	Incident No.	TFS No. 703423
Updating escrow fees column to also include 'EXC' and 'EAW' bill codes			
Affected item(s): CTSD Commercial Revenue			

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COLORADO

CHECKS

HTC CO Check Template			
New/Mod Change	Requested By	Incident No.	TFS No.
	CT/HTC CO		703695
Adding the approved by and printed by user names to the check stubs			
Affected item(s): HTC CO Check Template			

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Posted Checks, Wires & Receipts for SmartVIEW			
New/Mod Change	Requested By	Incident No.	TFS No.
	CT/HTC CO		703741
<ol style="list-style-type: none"> 1. Adding the approved by and printed by user names to the check stubs 2. Adding the lien waiver type to show the stub as well 			
Affected item(s): Posted Checks, Wires & Receipts for SmartVIEW			

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MY SCREENS

Endorsements Screen

New/Mod Mod	Requested By Nancy Hesse	Incident No.	TFS No.
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The **Endorsements** screen has been added to the **General** section.
 This change is visible when the **My Screens > CO-Construction Disb** is selected.

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<i>Tax, Water and Assessment Screen</i>			
New/Mod	Requested By	Incident No.	TFS No.
Mod	Courtney Windley		
<p>Custom fields on the Tax, Water and Assessment screen have been modified as outlined below. These changes are visible when My Screens > CO-Escrow is selected.</p>			
II. WATER, SEWER AND STORM DRAINAGE			
Removed		Added	
<ul style="list-style-type: none"> Enter Final Read Date (NOTE: REQUIRED FIELD) Select to Include Well and Septic 		<ul style="list-style-type: none"> Reason the Closing agent has not collected for the final bill Final billing charges paid by Settlement Agent Select if sewer is escrowed separately Amount of Sewer escrow 	
III. IRRIGATION WATER			
Removed			
<ul style="list-style-type: none"> Enter amount of irrigation water assessments Select if irrigation water assessment HAVE or HAVE NOT been paid Select to whom irrigation water transfer fee is to be charged 			

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REPORTS

CO SoftPro Summary			
New/Mod Change	Requested By CT CO Ops	Incident No.	TFS No. 703456
Updating the marketing source email address to pull the main contact person email address instead of the contact email address			
Affected item(s): CO SoftPro Summary			

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Disbursement Approval			
New/Mod Change	Requested By CO OAC	Incident No.	TFS No. 705641
Updating the report to select the approved by person and date based on the order history and date transaction was posted.			
Affected item(s): Disbursement Approval			

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EPU Processor Report			
New/Mod Change	Requested By CT CO Ops	Incident No.	TFS No. 697967
Updating report to include the branchflash code.			
Affected item(s): EPU Processor Report			

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EPU Reports			
New/Mod Change	Requested By CO EPU	Incident No.	TFS No. 706534
<ol style="list-style-type: none"> 1. Correcting R - CPL task to ensure it shows on the report 2. Excluding the Order CIC Docs from showing on county manager report 3. Combining "Seller - SS Opening Package" and "Seller - SV Opening Package" into the Open Pkg or Seller Open Pkg 4. Combing "WireSafe SS Request" and "WireSafe SS Request" to show as one task labeled "WireSafe Request" 			
Affected item(s): EPU Task Summary/Productivity by County Manager EPU Task Summary/Productivity by Employee EPU Trends			

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Projected Closed Orders by Escrow Officer			
New/Mod New	Requested By FT CO Ops	Incident No.	TFS No. 698000
New report for FT CO to show orders with a settlement date in the date range with standard order information.			
Affected item(s): SSCORP5535.rpt - Projected Closed Orders by Escrow Officer (New)			

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FLORIDA

DOCUMENTS

Escrow

<i>Deposit Confirmation</i>			
New/Mod Change	Requested By Reliant Title	Incident No.	TFS No. 706966
Reverted email change in signature section.			
Affected item(s): Deposit Confirmation			

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<i>Letter (Broker Information)</i>			
New/Mod Change	Requested By Escrow Admin	Incident No.	TFS No. 706816
Delivery Instructions section has been added:			
<p>Please advise if you would like to:</p> <ul style="list-style-type: none"> <input type="checkbox"/> pick up the broker's check in office <input type="checkbox"/> have it mailed (provide mailing address) <p>_____</p> <p>_____</p> <p>_____</p> <ul style="list-style-type: none"> <input type="checkbox"/> wire funds (a wire information form will be provided) <p>*If any amount is to be paid directly to the agent, please have the broker signed CDA sent prior to closing to avoid payment delays.</p> <p style="text-align: center;">We sincerely appreciate your business and look forward to working with you and your Client.</p>			

Affected item(s): Letter (Broker Information)

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HAWAII

DOCUMENTS

Escrow

Letter (Timeshare Policy Transmittal) (2)			
New/Mod Change	Requested By TG OH	Incident No.	TFS No. 706813
Revised the recording date to prompt rather than pull the settlement date.			
Affected item(s): Letter (Timeshare Policy Transmittal - Japanese Buyer) Letter (Timeshare Policy Transmittal)			

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REPORTS

VO Funds Received to Closed Orders			
New/Mod Change	Requested By FNF Support	Incident No.	TFS No. 705584
Adding copy of report to ProForm Tree			
Affected item(s): VO Funds Received to Closed Orders			

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ILLINOIS

DOCUMENTS

Escrow

<i>City of Peoria Forms (3)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	FT IL		706962
Updated to reflect most recent versions.			
<p>Affected item(s): City of Peoria Real Estate Transfer Declaration City of Peoria Real Estate Transfer Tax Certificate for Exemption ILD0559.doc - City of Peoria Zoning Certificate Exemption (New)</p>			

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<i>Later Date Exam - Revised</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	FT IL		702821
Added the CERTIFICATION OF DELIVERY OF DS-1 DISCLOSURE OF FINANCIAL INTEREST language.			
<p>Affected item(s): Later Date Exam - Revised</p>			

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REPORTS

Closing Buyer Attorney			
New/Mod New	Requested By CT IL Ops	Incident No.	TFS No. 699890
Updating to include new columns for the marketing source main contact and buyers attorney main contact to include name, email and phone number.			
Updating the closing location to show the full mailing address settlement agent.			
Affected item(s): Closing Buyer Attorney			

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INDIANA

DOCUMENTS

Escrow

Closing Confirmation (EM)			
New/Mod Change	Requested By FNT IN	Incident No.	TFS No. 702643
Reorganized information and added website. Please render to view all changes.			
Affected item(s): Closing Confirmation (EM)			

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Closing Info Request (FNT NWI)			
New/Mod Change	Requested By FNT IN	Incident No.	TFS No. 703258

Top section of the document has been updated. Also, updated so document is only prompting for who the form is going to and the list of documents.



CLOSING INFORMATION REQUEST

<http://northwestindiana.fntic.com>

Please Email to: FNF-IN-CDU@FNF.COM

FNT Professional Services Team

Processor: ■

Processor Email: ■

Tel: (219)663-5160

Fax: (888)691-4871

****Indiana requires funds \$10,000 or more to be wired****

Affected item(s):
Closing Info Request (FNT NWI)

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MICHIGAN

DOCUMENTS

Escrow

Post Closing Contact Information (2)			
New/Mod Change	Requested By	Incident No.	TFS No.
	CT MI		706766
Updated so that the Phone No. field on each form pulls from the Cell field in Order Contacts and not the Home Phone field.			
Affected item(s): Post Closing Contact Information - Buyer-Borrower Post Closing Contact Information - Seller			

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MINNESOTA

DOCUMENTS

Escrow

<i>CSS Statements</i>			
New/Mod Change	Requested By FNF IMP Ops	Incident No.	TFS No. 674392
New versions of CSS statements to only pull charged based on section prefix			
Seller/Loan - shows charges from the All, Seller and Loan sections			
Buyer/Seller - shows charges from the All, Buyer and Seller sections			
<u>Affected item(s):</u> Buyer/Borrower Statement (CSS) Individual Statement (CSS) Master Statement (CSS) Property Statement (CSS) Seller's Statement (CSS)			

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<i>Corporate/Consolidated Invoice</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	FNF Implementation/Config		706875
1. Updating Total amount to show in bold			
2. Updating custom thank you memo for Raleigh FT NC profile			
Affected item(s): Consolidated Invoice Corporate Invoice			

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REPORTS

Closing/New Orders			
New/Mod Change	Requested By CPT Ops	Incident No.	TFS No. 706873
Updating the external marketing source column to show the name of the main contact person			
Affected item(s): Closing/New Orders			

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Title Production Status			
New/Mod Change	Requested By CPT Ops	Incident No.	TFS No. 706870
Updating the external marketing source column to show the name of the main contact person			
Affected item(s): Title Production Status			

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MISSOURI

DOCUMENTS

Escrow

<i>Deed (Trustee's)</i>			
New/Mod Change	Requested By MO	Incident No.	TFS No. 706365
Updated to add logic to include a 3rd trustee if entered in the file.			
<u>Affected item(s):</u> Deed (Trustee's)			

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NEVADA

REPORTS

Order Exceptions			
New/Mod Change	Requested By NV	Incident No.	TFS No. 701812
Created an exception for Order Status and Escrow Status do not match for NV ops			
Affected item(s): Order Exceptions			

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Sales Rep Analysis			
New/Mod Change	Requested By TT NV Ops	Incident No.	TFS No. 702940
Removing 'House' and 'None' sales rep accounts for commission split amounts but orders will still show			
Affected item(s): Sales Rep Analysis			

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NEW YORK

DOCUMENTS

Escrow

<i>Letter (Examination of Title Order)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Riverhead, NY	INC220131946	706769
The following language has been added to the form:			
<p>ALL EXAMS SHOULD BE EMAILED TO RHEXAMS@FNF.COM</p> <p>ALL TITLE CONTINS SHOULD BE EMAILED TO RHCONTINS@FNF.COM</p> <div style="border: 2px solid red; padding: 5px; margin-top: 10px;"> <p>REQUIREMENTS:</p> <ol style="list-style-type: none"> 1. On any file with no open mortgages, you must reference on the certification sheet any/no satisfactions within the last twelve (12) months; 2. Any judgment vs. a seller on the head, you must provide the transcript; 3. Federal Judgments need to be run for twenty (20) years AND noted on your certification sheet; i.e. any judgment where the creditor is the U.S. Govt or subsidiary within twenty (20) years must be turned out. </div>			
Affected item(s): Letter (Examination of Title Order)			

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<i>Letter (FNF)</i>			
New/Mod	Requested By	Incident No.	TFS No.
New	FNT NY		706960
FNF version of the Letter (DSG) has been created.			
Affected item(s): SSCORPD5788.doc - Letter (FNF) (New)			

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<i>Receipt (Buffalo - Lockport)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	CT NY		704639
Revised to now read "PLEASE EMAIL..." rather than "PLEASE SEND..."			
Affected item(s): Receipt (Buffalo - Lockport)			

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Title

<i>TIRSA Land Same as Survey Endorsement</i>			
New/Mod New	Requested By NY Garden City/Riverhead	Incident No.	TFS No. 702146
Per instruction from state counsel, the endorsement has been revised to the version with an effective date of January 9, 2018.			

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<i>Title Bill Application</i>			
New/Mod Change	Requested By FGWH NY Ops	Incident No.	TFS No. 697961
Updating amount of insurance and insured mortgage boxes to show the same details for FGWH flashcode as it does for FRVH flashcode.			
Affected item(s): Title Bill Application			

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NORTH CAROLINA

DOCUMENTS

Title

Doma Privacy Policy																																			
New/Mod New	Requested By Barrister's Title	Incident No.	TFS No. 703597																																
New document. Please render to view complete document.																																			
<div style="display: flex; justify-content: space-between;"> <div> <p>Privacy Notice</p> <p>The Doma Family of Companies</p> <table border="1"> <thead> <tr> <th style="background-color: #0056b3; color: white;">FACTS</th> <th style="background-color: #0056b3; color: white;">WHAT DOES THE DOMA FAMILY OF COMPANIES DO WITH YOUR PERSONAL INFORMATION?</th> </tr> </thead> <tbody> <tr> <td style="background-color: #d3d3d3;">Why?</td> <td>Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some, but not all, sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.</td> </tr> <tr> <td style="background-color: #d3d3d3;">What?</td> <td>The types of personal information we collect and share depend on the product or service you have with us. This information can include: <ul style="list-style-type: none"> Social Security number and income Transaction history and payment history Purchase history and account balances </td> </tr> <tr> <td style="background-color: #d3d3d3;">How?</td> <td>All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information, the reasons the Doma Family of Companies chooses to share, and whether you can limit this sharing.</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th style="background-color: #0056b3; color: white;">Reasons we can share your personal information</th> <th style="background-color: #0056b3; color: white;">Does Doma share?</th> <th style="background-color: #0056b3; color: white;">Can you limit this sharing?</th> </tr> </thead> <tbody> <tr> <td>For our everyday business purposes Such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus</td> <td style="text-align: center;">Yes</td> <td style="text-align: center;">No</td> </tr> <tr> <td>For our marketing purposes To offer our products and services to you</td> <td style="text-align: center;">Yes</td> <td style="text-align: center;">No</td> </tr> <tr> <td>For joint marketing with other financial companies</td> <td style="text-align: center;">No</td> <td style="text-align: center;">We don't share</td> </tr> <tr> <td>For our affiliates' everyday business purposes Information about your transactions and experiences</td> <td style="text-align: center;">Yes</td> <td style="text-align: center;">No</td> </tr> <tr> <td>For our affiliates' everyday business purposes Information about your creditworthiness</td> <td style="text-align: center;">No</td> <td style="text-align: center;">We don't share</td> </tr> <tr> <td>For our affiliates to market to you</td> <td style="text-align: center;">No</td> <td style="text-align: center;">We don't share</td> </tr> <tr> <td>For nonaffiliates to market to you</td> <td style="text-align: center;">No</td> <td style="text-align: center;">We don't share</td> </tr> </tbody> </table> </div> <div style="text-align: right;"> <p>Rev. 12/20/2021</p> </div> </div>				FACTS	WHAT DOES THE DOMA FAMILY OF COMPANIES DO WITH YOUR PERSONAL INFORMATION?	Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some, but not all, sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.	What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: <ul style="list-style-type: none"> Social Security number and income Transaction history and payment history Purchase history and account balances 	How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information, the reasons the Doma Family of Companies chooses to share, and whether you can limit this sharing.	Reasons we can share your personal information	Does Doma share?	Can you limit this sharing?	For our everyday business purposes Such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No	For our marketing purposes To offer our products and services to you	Yes	No	For joint marketing with other financial companies	No	We don't share	For our affiliates' everyday business purposes Information about your transactions and experiences	Yes	No	For our affiliates' everyday business purposes Information about your creditworthiness	No	We don't share	For our affiliates to market to you	No	We don't share	For nonaffiliates to market to you	No	We don't share
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For nonaffiliates to market to you	No	We don't share																																	
Questions?	Call 1 (855) 306-0237																																		

Affected item(s):

NCD1021.doc - Doma Privacy Policy (New)

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<i>Corporate/Consolidated Invoice</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	FNF Implementation/Config		706875
1. Updating Total amount to show in bold			
2. Updating custom thank you memo for Raleigh FT NC profile			
Affected item(s): Consolidated Invoice Corporate Invoice			

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OHIO

DOCUMENTS

Escrow

<i>Affidavit (As To Title)</i>			
New/Mod Change	Requested By CT OH	Incident No.	TFS No. 705885
<p>Inserted the following paragraph: "Affiant states there is no written contract that has been entered into with an architect, landscape architect, surveyor, or engineer that is unpaid." (#12 if document is rendered for an Organization and #10 if document is rendered for an Individual, with previous paragraphs renumbered accordingly) Additionally, when the document is rendered for an Organization, custom field prompts for the taxpayer address and federal taxpayer identification number have been added to Paragraph #5 (originally addressed as part of the March build).</p> <p>Affected item(s): Affidavit (As To Title)</p>			

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<i>DTE 100 - Real Property Conveyance Fee Statement</i>			
New/Mod Change	Requested By FT OH	Incident No.	TFS No. 702646
<p>Revised section 7c. so that if the number would be a negative (when the mortgage amount is more than the purchase price), it will only show as a blank line. Also, changed back to looking to current address for the grantees. Lastly, revise tax bills address to be either the lender or left blank.</p> <p>Affected item(s): DTE 100 - Real Property Conveyance Fee Statement</p>			

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<i>Examination Order Form</i>			
New/Mod Change	Requested By CT OH	Incident No.	TFS No. 702609
<p>Revised header logo logic to hinge off of Is JV field.</p> <p>Affected item(s): Examination Order Form</p>			

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Filing Instructions Checklist

New/Mod New	Requested By FT OH	Incident No.	TFS No. 702648
-----------------------	------------------------------	---------------------	--------------------------

New document. Please render to view in full.

FILING INSTRUCTIONS
CHECK LIST

File No.: [RT General Test Order-JDK](#) _____

OK TO FILE: _____

Update Requested from Filer: _____

<input type="checkbox"/> DEED <ol style="list-style-type: none"> 1. Names Spelled Correctly 2. Marital Status is Shown 3. Legal Description with Parcel Number 4. Notarized (Stamp/Seal, Comm Expiration) 5. FNT Stamp with Order Number <input type="checkbox"/> MORTGAGE <ol style="list-style-type: none"> 1. Names Spelled Correctly 2. Marital Status is Shown 3. Legal Description with Parcel Number 4. Riders Attached, if any 5. Notarized (Stamp/Seal, Comm Expiration) 6. FNT Stamp with Order Number 	Owners: <u>\$500,000.00</u> Loan: <u>\$450,000.00</u> Add'l Mtg/Subord.: _____ <input type="checkbox"/> EPL <input type="checkbox"/> COMP <input type="checkbox"/> Delete Survey <input type="checkbox"/> Delete 112b <input type="checkbox"/> PUD <input type="checkbox"/> ARM <input type="checkbox"/> CONDO STS: <input type="checkbox"/> Yes <input type="checkbox"/> No Taxes: 1st Half <input type="checkbox"/> Paid <input type="checkbox"/> Not Paid 2nd Half <input type="checkbox"/> Paid <input type="checkbox"/> Not Paid Encroachments: <input checked="" type="checkbox"/> _____ _____ _____
---	--

Mailing Address for Buyer
100 Property Lane
City1, SC 99999

Mailing Address for Loan Policy and Documents
 Lender Name _____
100 Address St.
North Wales, PA 99999

Affected item(s):
 OHD1448.doc - Filing Instructions Checklist (New)

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Initial Search Report

New/Mod New	Requested By CT IL	Incident No.	TFS No. 703254
-----------------------	------------------------------	---------------------	--------------------------

New document. Please render to view in full.



Company Name

INITIAL SEARCH REPORT

<p>Applicant: Jackson Law Services, LLC 100 Attorney Lane Places, OH 45567</p>	<p>Order No.: JM CD Test 2022 Property: 100 Property Avenue Property City, OH 55555 County: Clark Search Effective Date: April 4, 2022</p>
<p>Seller: Samuel S. Seller and Samantha S. Seller</p>	
<p>Buyer: Bryan B. Buyer and Brenda B. Buyer</p>	
<p>Additional Names: Additional names prompt</p>	
<p>Tax Information: See Chain of Title</p>	
<p>The Judgment and Lien Report is attached.</p>	
<p>Legal Description: Property 1 Legal Description Property 1 Legal Description Property 1 Legal Description</p>	

Affected item(s):

****RUSH**** [ILD0547.doc - Initial Search Report \(New\)](#)

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RON Certification

New/Mod New	Requested By OH State Counsel	Incident No.	TFS No. 706367
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New document. Please render to view in full.



AUTHENTICATOR CERTIFICATE

I certify and warrant that the foregoing and annexed paper document being presented for record, to which this certification is attached, represents a true, exact, complete, and unaltered copy of the original electronic document. The county offices of the auditor, treasurer, recorder, and others necessary to effectuate the transfer and recording of the instrument shall be entitled to rely on such certification and warranty for all purposes.

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

Signature of Authenticator

Print Name

Address: _____

Phone: _____

STATE OF Florida

OF Orlando

I, , a Notary Public for the of and State of , do hereby certify that name here personally appeared before me this day and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of (his) (her) knowledge and belief.

Witness my hand and official seal, this the 25th of February, 2019.

Notary Public

My Commission Expires:

(SEAL)

Affected item(s):
OHD1450.doc - RON Certification (New)

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OKLAHOMA

DOCUMENTS

Escrow

<i>Corporate Consent Resolution</i>			
New/Mod	Requested By	Incident No.	TFS No.
New	CT OK		702616
New document. Please render to view full document.			
 Fidelity National Title CORPORATE CONSENT RESOLUTION			
<p>The undersigned, being the President of Estate Town USA, does hereby certify that the company is organized and existing as a Corporation under and by virtue of the laws of the State of Oklahoma, with its office at 1500 Property Lane, Tulsa, OK 48225, and is duly authorized to transact business in the State of Oklahoma.</p> <p>Dave EstateMan, President</p> <p>Be it resolved, that the authorized signor listed above may act on behalf of Estate Town USA, to sell the property located in Carroll; see attached legal description.</p> <p>I further certify that the President named above is duly elected, appointed, or employed by or for the Corporation, as the case may be, and occupy the positions set opposite their respective names, that the foregoing resolution now stands of record on the books of the Corporation and that the resolution is in full force and effect and has not been modified or revoked in any manner whatsoever.</p> <p>IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.</p> <p>Dated this 15th day of March, 2022</p> <p>BY: _____ Date _____ Dave EstateMan President</p>			
<p>Affected item(s): OKD1205.doc - Corporate Consent Resolution (New)</p> <p>Back to Table of Contents</p>			

<i>Exhibit Page - Choice Signatures (Individual)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	CT OK		703261
Added QI option for signatures.			
<p>Affected item(s): Exhibit Page - Choice Signatures (Individual)</p> <p>Back to Table of Contents</p>			

<i>Resolution (LLC)</i>			
New/Mod New	Requested By CT OK	Incident No.	TFS No. 702616
New document. Please render to view full document.			
 RESOLUTION			
<p>The undersigned, being the members of BUYER LLC., does hereby certify that the company is organized and existing as a Limited Liability Company under and by virtue of the laws of the State of Oklahoma, with its office at 1500 Property Lane, Tulsa, OK 48225, and is duly authorized to transact business in the State of Oklahoma.</p> <p>Member and Authorized Signor(s): Bobby Buyer, Vice President David Buyer, President</p> <p>Be it resolved that the authorized signor listed above may act on behalf of BUYER LLC., to sell and purchase property, make deposits and wire transfer funds; see attached legal descriptions.</p> <p>I further certify that the member/manager named above is duly elected, appointed, or employed by or for the Limited Liability Company, as the case may be, and occupy the positions set opposite their respective names, that the foregoing resolution now stands of record on the books of the LLC and that the resolution is in full force and effect and has not been modified or revoked in any manner whatsoever.</p> <p>IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.</p> <p>Dated and effective as to the date set out beside each signature.</p> <p>BUYER LLC.</p> <p>BY: _____ Date _____ Bobby Buyer Vice President</p> <p>BY: _____ Date _____ David Buyer President</p>			
<p>Affected item(s): OKD1204.doc - Resolution (LLC) (New)</p>			

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OREGON

DOCUMENTS

Escrow

<i>Consent and Certification of Sole Member (No Op)</i>			
New/Mod	Requested By	Incident No.	TFS No.
New	WT Bend		706657
New document. Please render to view in full.			
 <p>CHICAGO TITLE INSURANCE COMPANY</p> <p>CONSENT AND CERTIFICATION SUPER SELLER</p> <p>This is to certify the following information:</p> <p>There is no Operating Agreement for the above mentioned LLC</p> <p>I, the undersigned, Jeff Seller, am the Sole Manager-Member and state the following:</p> <ul style="list-style-type: none"> • There is no Operating Agreement for Super Seller • There is no one else involved, nor any other signatures required from anyone, for the sale of the real property located at 12345 Property Street, Anywhere, CO 99999. <p>SO AUTHORIZED this <u>6th day of April, 2022</u>.</p> <p>IN WITNESS WHEREOF, the undersigned has executed this document on the date set forth above.</p> <p>Super Seller</p> <p>BY: _____ Jeff Seller CEO Managing Sole Member</p>			
<p>Affected item(s): ORD1515.doc - Consent and Certification of Sole Member (No Op) (New)</p> <p>Back to Table of Contents</p>			

<i>Consent to Sell</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Penny Hoskins		706335
Corrected typo of "sales prices" to "sales price".			
<p>Affected item(s): Consent to Sell</p> <p>Back to Table of Contents</p>			

<i>Resolution</i>			
New/Mod Change	Requested By WT Bend	Incident No.	TFS No. 706358
Updated to render for only buyer/borrower or seller corporation types. If it's a buyer corporation, the date has been added above the IN WITNESS statement. The seller corporation's language has changed (please see screenshot).			
<div style="border: 1px solid black; padding: 10px;"> <p>COME NOW the undersigned, consisting of all of the members of SELLER CORP. who hereby resolve as follows:</p> <div style="border: 2px solid red; padding: 5px; margin: 5px 0;"> <p>Jane Smith is authorized on behalf of SELLER CORP. to convey title, sell real property and interests therein on its behalf and to take any steps necessary to the accomplishments thereof, including signing documents that bind SELLER CORP., including but not limited to Warranty Deeds, Escrow Instructions, FIRPTA certificates and other required documents in relation to the sale of the property described as 100 Property Avenue, Property City, OR 55555.</p> </div> <p>SO AUTHORIZED THIS ____ day of _____, ____.</p> <p>IN WITNESS WHEREOF, the undersigned have executed this document on the date set forth above.</p> <p>Seller Corp.</p> <p>BY: _____ Jane Smith VP</p> </div>			
Affected item(s): Resolution			

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PHRASE(S)

<i>El phrase-New</i>							
New/Mod New	Requested By Western Title	Incident No.	TFS No. 705445				
<table border="1"> <thead> <tr> <th>Code</th> <th>Name</th> </tr> </thead> <tbody> <tr> <td>discnt02</td> <td>REDUCED ESCROW FEE</td> </tr> </tbody> </table> <p>REDUCED ESCROW FEE: All parties acknowledge the seller/buyer in this transaction qualifies under state rate filings for a reduced escrow fee. Therefore, contrary to the earnest money agreement, the escrow fee is not being equally shared by the parties. The seller/buyer not eligible for the reduced escrow fee acknowledges that they are paying one-half (1/2) of the residential escrow rate for the closing of this transaction.</p>				Code	Name	discnt02	REDUCED ESCROW FEE
Code	Name						
discnt02	REDUCED ESCROW FEE						

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<i>El phrase-Revised</i>			
New/Mod Change	Requested By Western Title	Incident No.	TFS No. 705446
Code firpta01 revised to remove 15% and give a prompt for a dollar amount as well as revising the address.			
<p>FIRPTA: Buyer and Seller hand you herewith IRS Form Numbers 8288 and 8288-A. You are instructed to debit the Seller's account in the amount of Five Hundred And No/100 Dollars (\$500.00) of the total consideration and forward those funds at close of escrow to the Internal Revenue Service Center, P.O. Box 409101, Ogden, UT 84409 along with the above referenced IRS forms.</p>			

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TEXAS

DOCUMENTS

Escrow

<i>Third Party Deposit Escrow Instructions</i>			
New/Mod Change	Requested By National Escrow Admin	Incident No.	TFS No. 706337
Document is now editable.			
Affected item(s): Third Party Deposit Escrow Instructions			

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UTAH

DOCUMENTS

Escrow

Affidavit and Indemnity (Entity)			
New/Mod	Requested By	Incident No.	TFS No.
New	FNT Utah		704453
New document. Render to view complete document.			
<p>AFFIDAVIT AND INDEMNITY (ENTITY)</p>			
STATE OF _____		Escrow No.: JM CD Test 2022-SLM	
COUNTY OF _____			
<p>Before me, the undersigned Notary, personally appeared James Smith ("Affiant"), being the VP of Seller Corp ("Owner"), and upon being duly sworn deposes and says as follows on behalf of Owner, either to the best of Affiant's actual knowledge and belief, or to the best of Affiant's actual knowledge and belief in his/her above-stated capacity of Owner:</p>			
<ol style="list-style-type: none"> 1. Owner is the owner or lessee of the real property (the "Property") described in the Commitment for Title Insurance, issued by Title Office Name ("Title Office Name"), under Commitment No. COM111111 (the "Commitment"). Owner intends to convey or encumber the Property and, in connection therewith, request that Chicago Title Insurance Company (the "Title Underwriter") issue one (1) or more policies of title insurance through Title Office Name. 2. Except as otherwise reflected in the Commitment, Owner does hereby make the following representations to the Title Underwriter and to Title Office Name: <ol style="list-style-type: none"> A. Owner owes no past due federal, state, or city taxes and there are no known delinquent federal, state or city assessments presently existing against Owner, and no known federal, state, or city liens have been filed against Owner. 			
<p>Affected item(s): UTD1024.doc - Affidavit and Indemnity (Entity) (New)</p>			

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REPORTS

Title Production (2020)			
New/Mod Change	Requested By FT UT Ops	Incident No.	TFS No. 706379
Adding start and stop times for UT			
Affected item(s): Title Production (2020)			

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WASHINGTON

DOCUMENTS

Escrow

<i>Affidavit (Awareness)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	FT Tacoma		706032
Updated to be editable and 3rd paragraph now pulls the T and U contacts and prompts user to choose between L or M contacts.			
Affected item(s): Affidavit (Awareness)			

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<i>Master Real Estate Excise Tax Affidavit (2022)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	WA		706725
Updated to match most recent version. Please render to view all changes.			
Affected item(s): Master Real Estate Excise Tax Affidavit - Exempt (2022) Master Real Estate Excise Tax Affidavit (2022) Master Real Estate Excise Tax Affidavit (2022) Multiple Affidavits Master Real Estate Excise Tax Affidavit (2022) Multiple Location			

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<i>MH Real Estate Excise Tax Affidavit</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	WA		706739
Updated to most recent version. Please render to view all changes.			
Affected item(s): MH Real Estate Excise Tax Affidavit			

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<i>Real Estate Excise Tax Affidavit (Commercial)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	WA		706761
Updated to most recent version. Please render to view all changes.			
Affected item(s): Real Estate Excise Tax Affidavit (Commercial)			

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<i>Remote Online Notarization Consent</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Penny Hoskins		706034
Updated for WA and NCS (WA) operations to no longer prompt for the Schedule B exception.			
<div style="border: 1px solid black; padding: 10px;"> <p>The Fidelity National Financial family of companies (collectively, "FNF") is offering the option to utilize electronic document signing and remote online notarization. This service is designed to comply with Electronic Signatures in Global and National Commerce Act ("the E-SIGN Act") and applicable state electronic transaction and remote online notarization acts.</p> <p>By signing below, you expressly consent to conduct your real estate transaction using electronic signatures and hereby request an online notary public to conduct the signing ceremony for any documents necessary to consummate the above referenced real estate transaction. You understand that your electronic signature and initials on a document or form are just as valid and legally binding as your pen and ink signature and initials.</p> <p>The online notary will conduct the signing/notarization using communication technology provided by a company approved by FNF. You should be aware the online signing session - both audio and video - will be recorded as required by law. You are NOT required to use electronic signatures, electronic documents, online notarization or a company approved platform as a condition for settlement of your loan, purchase, sale or refinance transaction.</p> <p>FNF reserves the right, in its sole discretion, to discontinue providing electronic document signing services and online notarization or to terminate or change the terms on which it provides these services. FNF will provide notice of termination or any changes as required by law.</p> </div>			
<p>Affected item(s): Remote Online Notarization Consent</p>			

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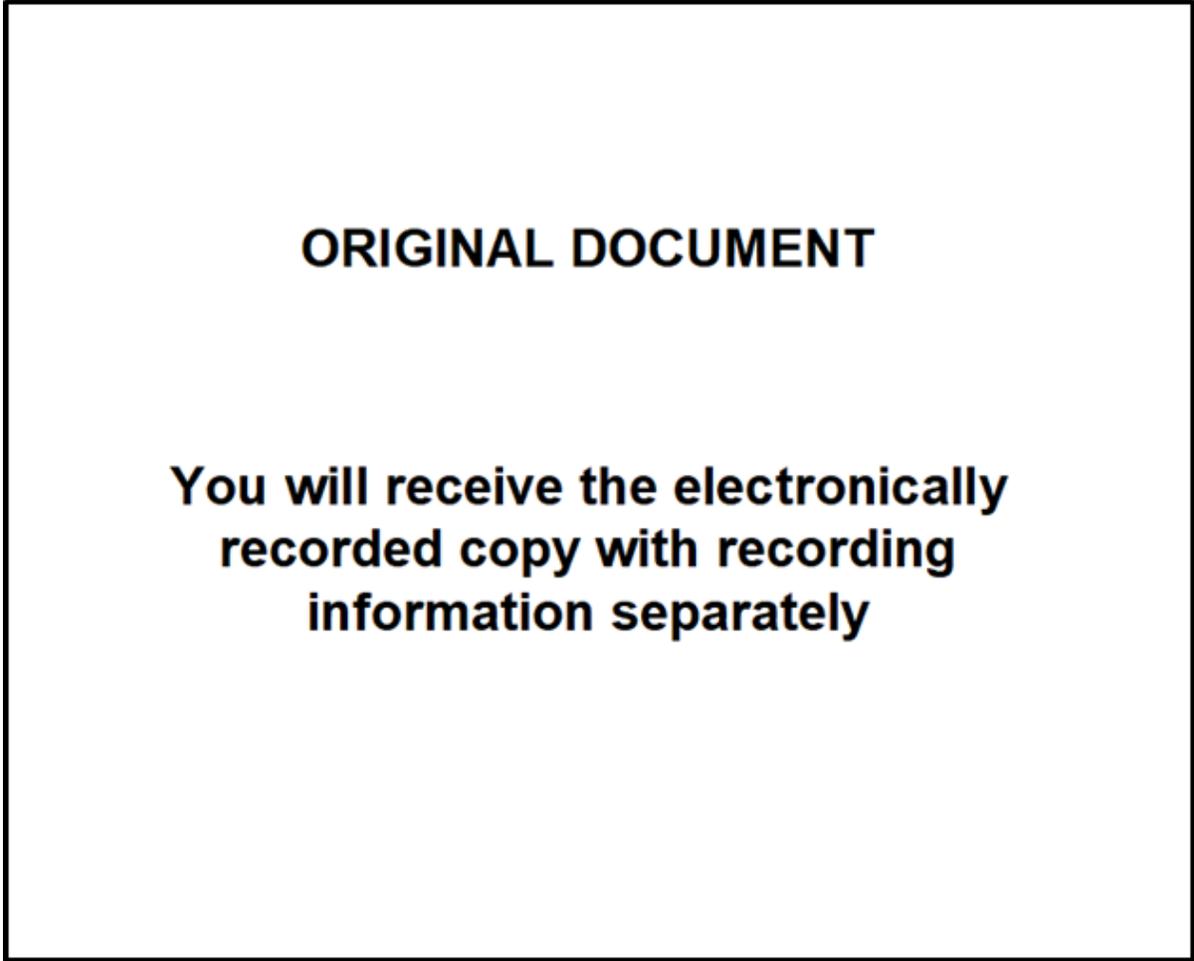
WISCONSIN

DOCUMENTS

Escrow

Escrow Agreement (Earnest Money)			
New/Mod	Requested By	Incident No.	TFS No.
Change	CT WI		703256
Added buyer and seller names and a prompt for the "copy to" section.			
Affected item(s): Escrow Agreement (Earnest Money)			

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Original Document Cover Sheet			
New/Mod	Requested By	Incident No.	TFS No.
New	CT WI		702650
New document. Please render to view in full.			
<div data-bbox="212 737 1406 1698" data-label="Image">  <p style="font-size: 24pt; font-weight: bold; margin: 0;">ORIGINAL DOCUMENT</p> <p style="font-size: 18pt; font-weight: bold; margin: 20px 0 0 0;">You will receive the electronically recorded copy with recording information separately</p> </div>			
Affected item(s): WID0306.doc - Original Document Cover Sheet (New)			

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NOVARE NATIONAL SETTLEMENT SERVICES

DOCUMENTS

Escrow

Letter (Loan Status Statement Request)			
New/Mod New	Requested By Novare	Incident No.	TFS No. 704285
New document. Render to view complete form.			
 <div style="float: right; text-align: right;"> 236 Quarry Road Greenville, CO 99999 Phone: (800)777-4444 / Fax: (800)444-7777 </div> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>1st Capital Bank 1093 South Main Street Salinas, CA 93901</p> </div> <div style="width: 45%;"> <p>Date: March 25, 2022 Loan No.: POLRef123 Escrow No.: CW CO Test-JDK Locate No.: 123456 Borrower(s): Samuel Sebastian Seller and Samantha Selena Seller Property: 1111 Property Avenue, Suite 100 Boulder, MO 80027</p> </div> </div> <p>We are processing an escrow covering the above referenced property and loan number, more particularly described as follows:</p> <p style="text-align: center;">SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF</p> <p>The current beneficiary is selling his/her interest in the unpaid balance of the loan that you service. Please furnish this office with a loan status statement covering the above described loan.</p> <p>In order that we may service our principals in this escrow in an expeditious manner, we would appreciate your cooperation in returning the requested information at your earliest convenience.</p> <p>Should you require any further information to process this request, please notify the undersigned immediately.</p> <p>IF AVAILABLE, PLEASE FAX YOUR STATUS STATEMENT TO (888)111-4321. Thank you for assisting us to comply with our escrow instructions.</p>			
<p>Affected item(s): NOVD1216.doc - Letter (Loan Status Statement Request) (New)</p>			

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REPORTS

Team Revenues/Cancellation Report			
New/Mod New	Requested By Novare Ops	Incident No.	TFS No. 698540
New report to show orders with an opened, closed or settlement date in the date range to display order information with revenue amounts			
Affected item(s): SSCORP5538.rpt - Team Revenues/Cancellation Report (New)			

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NCS

DOCUMENTS

Escrow

<i>Real Estate Excise Tax Affidavit (Commercial)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	WA		706761
Updated to most recent version. Please render to view all changes.			
Affected item(s): Real Estate Excise Tax Affidavit (Commercial)			

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<i>Remote Online Notarization Consent</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Penny Hoskins		706034
Updated for WA and NCS (WA) operations to no longer prompt for the Schedule B exception.			
<div style="border: 1px solid black; padding: 10px;"> <p>The Fidelity National Financial family of companies (collectively, "FNF") is offering the option to utilize electronic document signing and remote online notarization. This service is designed to comply with Electronic Signatures in Global and National Commerce Act ("the E-SIGN Act") and applicable state electronic transaction and remote online notarization acts.</p> <p>By signing below, you expressly consent to conduct your real estate transaction using electronic signatures and hereby request an online notary public to conduct the signing ceremony for any documents necessary to consummate the above referenced real estate transaction. You understand that your electronic signature and initials on a document or form are just as valid and legally binding as your pen and ink signature and initials.</p> <p>The online notary will conduct the signing/notarization using communication technology provided by a company approved by FNF. You should be aware the online signing session - both audio and video - will be recorded as required by law. You are NOT required to use electronic signatures, electronic documents, online notarization or a company approved platform as a condition for settlement of your loan, purchase, sale or refinance transaction.</p> <p>FNF reserves the right, in its sole discretion, to discontinue providing electronic document signing services and online notarization or to terminate or change the terms on which it provides these services. FNF will provide notice of termination or any changes as required by law.</p> </div>			
Affected item(s): Remote Online Notarization Consent			

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REPORTS

Order/Lender Export			
New/Mod Change	Requested By FNF Support	Incident No.	TFS No. 703459
1. Adding option to limit results to specific lender(s) 2. Adding lender address columns			
Affected item(s): Order/Lender Export			

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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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