

SOFTPRO SELECT

May 2022
RELEASE NOTES



Testing Release Date: May 5, 2022
Production Release Date: May 9, 2022



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ALL STATES/SITES

DOCUMENTS

Escrow

<i>1099 Certification for No Report Information (2)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	National Escrow Admin		707576
<p>If the sales price is over \$500,000.00 then this warning will render instead of the form: Escrow Tech Memo 151-2012: Settlement agents should not offer the Certification when the sales price exceeds the maximum amounts.</p> <p>Affected item(s): 1099 Certification for No Report Information 1099 Certification for No Report Information (Legal)</p>			

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<i>COVID Forms</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	FNT Senior Counsel		707705
<p>Updated to reflect most recent versions, please render to view in full.</p> <p>Affected item(s): General Notice (COVID-19) General Notice (COVID-19) - Spanish Notice to Agents and Closers (COVID-19) Signing Appointment Notice (COVID-19) Signing Appointment Notice COVID-19 (Graphic - Spanish) Signing Appointment Notice COVID-19 (Graphic)</p>			

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<i>EI - Disbursements (2)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	FT Hawaii		709985
<p>Added the forwarding address for the sellers and buyers in the signature section.</p> <p>Affected item(s): EI - Disbursement EI - Disbursement EI - Disbursement (Legal) EI - Disbursement (Legal)</p>			

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Employee Fee Reimbursement Request

New/Mod Change	Requested By CT Colorado	Incident No.	TFS No. 710336
--------------------------	------------------------------------	---------------------	--------------------------

A Total line was added. For Refinances, this will total amounts added to the order. For other transaction types, it is a blank line.



Fidelity National Title

EMPLOYEE TITLE/ESCROW FEE
REIMBURSEMENT REQUEST

****A copy of the closing statement must be attached to this form****

File No.: CJ CD Comm Purchase
 Closing Date: September 30, 2019
 Employee Name: Jeff
 Employee Branch/Dept.: Sales
 Transaction Type: Refinance
 Escrow Officer/Closer: Joseph D Kirby
 Property Address: 100 Property Street, Appleton, WI 55555

		Amount Approved for Reimbursement:
Loan/Refi Amount:	\$450,000.00	
Escrow/Closing Fee:	\$0.00	\$
Title Policy premium(s):	\$7,500.00	\$
Endorsement Fee(s):	\$75.00	\$
Total	\$457,575.00	\$

Employee Signature: _____ Date: _____

The above mentioned charges are hereby approved to be reimbursement on the employee's next available payroll.

Operation Manager: _____ Date: _____

Affected item(s):
Employee Fee Reimbursement Request

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<i>Settlement Statement (CDF/HUD)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	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.			
Affected item(s): Settlement Statements SPAdmin Settlement Statement Programming Notes			

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<i>Settlement Statement (CDF/HUD)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	Escrow Admin		708639
Fixed rollup logic for when the charge line has a net total of \$0.00			

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<i>WireSafe Fraud Alerts (7)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	CT CA		708810
Added "AND INSTRUCTIONS" to the title of the form.			
Affected item(s): 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)			

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REPORTS

Policy Production			
New/Mod Change	Requested By	Incident No.	TFS No.
	IN IT		709019
<p>1. IN Only: Adding new start time for order closed date and new stop time for the completed date of the CLS.06a. Loan Long Policy Completed task</p> <p>2. All: Updated default for backlog start date from blank to first day of the prior month.</p> <p>Affected item(s): Policy Production</p>			

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Receipts and Disbursements (Pending and Held)			
New/Mod Change	Requested By	Incident No.	TFS No.
	CO FT Ops		706848
<p>Adding received date, settlement date, closed date and last activity date to the excel export</p> <p>Affected item(s): Receipts and Disbursements (Pending and Held)</p>			

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Start inHere DOP Orders			
New/Mod Change	Requested By	Incident No.	TFS No.
	Liberty Title Ops		708989
<p>Adding new picklist option for Order Type</p> <p>Affected item(s): csp_StartSafeDOPOrders_FNF.sproc.sql Start inHere DOP Orders</p>			

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Title Production			
New/Mod Change	Requested By	Incident No.	TFS No.
	FNF Load Test Team/TX Ops		691801
<p>Updating how the service levels days display to be more in line with how CPF Title Data system reports display days.</p> <p>Affected item(s): cvw_TrusteeFull_FNF.view.sql Title Production</p>			

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Transaction Activity Audit			
New/Mod New	Requested By	Incident No.	TFS No.
	Corporate Audit		708387
<p>New report for the corporate accounting audit team</p> <p>Affected item(s): SSCORP5545.rpt - Transaction Activity Audit (New)</p>			

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CALIFORNIA

DOCUMENTS

Escrow

<i>Confirmation of Time Periods</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Jane Hilty		707872
Typo correction (or to of)			
Affected item(s): Confirmation of Time Periods			

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<i>Owner's Authorization - Payoff</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	CT Santa Clara - Joette Joseph		707545
SSN lines have been removed.			
Affected item(s): Owner's Authorization - Payoff			

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<i>PCORs</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Escrow Admin		707666
PCORs have been updated to the most recent version provided.			
Affected item(s): Affidavit (Change of Trustee) with PCOR Affidavit (Death of Joint Tenant - Prompt) with PCOR Affidavit (Death of Joint Tenant) with PCOR Affidavit (Death of Life Tenant) with PCOR Affidavit (Death of Spouse - Prompt) with PCOR Affidavit (Death of Spouse) with PCOR Affidavit (Death of Trustee) Generic with PCOR Affidavit (Death of Trustee) with PCOR Affidavit (Successor Trustee) Generic with PCOR Affidavit (Successor Trustee) Other with PCOR Affidavit (Successor Trustee) with PCOR Affidavit (Surviving Domestic Partnership WROS) with PCOR Affidavit (Surviving Domestic Partnership) with PCOR Affidavit (Surviving Spouse CP) with PCOR Affidavit (Surviving Spouse CPWROS) with PCOR Grant Deed In and Out of Trust with PCOR Grant Deed In and Out of Trust with PCOR - SAC Grant Deed with PCOR Grant Deed with PCOR - SAC Interspousal Transfer Deed CP with PCOR Interspousal Transfer Deed CP with PCOR - SAC Interspousal Transfer Deed SC with PCOR Interspousal Transfer Deed SC with PCOR - SAC Interspousal Transfer Deed with PCOR Interspousal Transfer Deed with PCOR - SAC Preliminary Change of Ownership (PCOR - Addtl Info - Pg 3-4) Preliminary Change of Ownership (PCOR - All Pages) Preliminary Change of Ownership (PCOR - Form Only - Pg 1-2) Preliminary Change of Ownership (PCOR - Form Only - Pg 1-2) Preliminary Change of Ownership (PCOR) - SAC Quitclaim Deed with PCOR			

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<i>Recording and Policy Instructions (w/ Notes)</i>			
New/Mod Change	Requested By Escrow Admin	Incident No.	TFS No. 707570
Added email prompt to the POLICY DELIVERY / MAILING INSTRUCTIONS section.			
Affected item(s): Recording and Policy Instructions (w/ Notes)			

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REPORTS

EPU Reports			
New/Mod Change	Requested By	Incident No.	TFS No.
	FNF Support		706824
Adding new tasks to show for the NorCal EPU: 06. EPU - DOP Buyer/Borrower Consumer Call 08. EPU - DOP Seller Consumer Call Affected item(s): EPU Task Summary/Productivity by County Manager EPU Task Summary/Productivity by Employee EPU Trends			

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Transaction Form			
New/Mod Change	Requested By	Incident No.	TFS No.
	FNF Config		709139
Updating the outgoing wire request to show the signature of the user who posted the transaction on the first authorized signature line. Affected item(s): Transaction Form			

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COLORADO

MY SCREENS

[Express Order Entry Screen](#)

New/Mod	Requested By	Incident No.	TFS No.
Mod	Nancy Hesse		

The **Express Order Entry** screen has been updated to include the following fields:

- > **This order has a rescission period**
- > **Rescission date / Include Saturday in rescission period**
- > **Disbursement date**
- > **Proration date / Charge buyer for proration date in all prorations**

This update is visible when the **My Screens > CO-Escrow** is selected.

The screenshot shows the 'Express Order Entry' form with the following fields highlighted in a red box:

- This order has a rescission period
- Rescission date: (None) [dropdown] Include Saturday in rescission period
- Disbursement date: 03/10/2022 [dropdown]
- Proration date: 03/10/2022 [dropdown] Charge buyer for proration date in all prorations

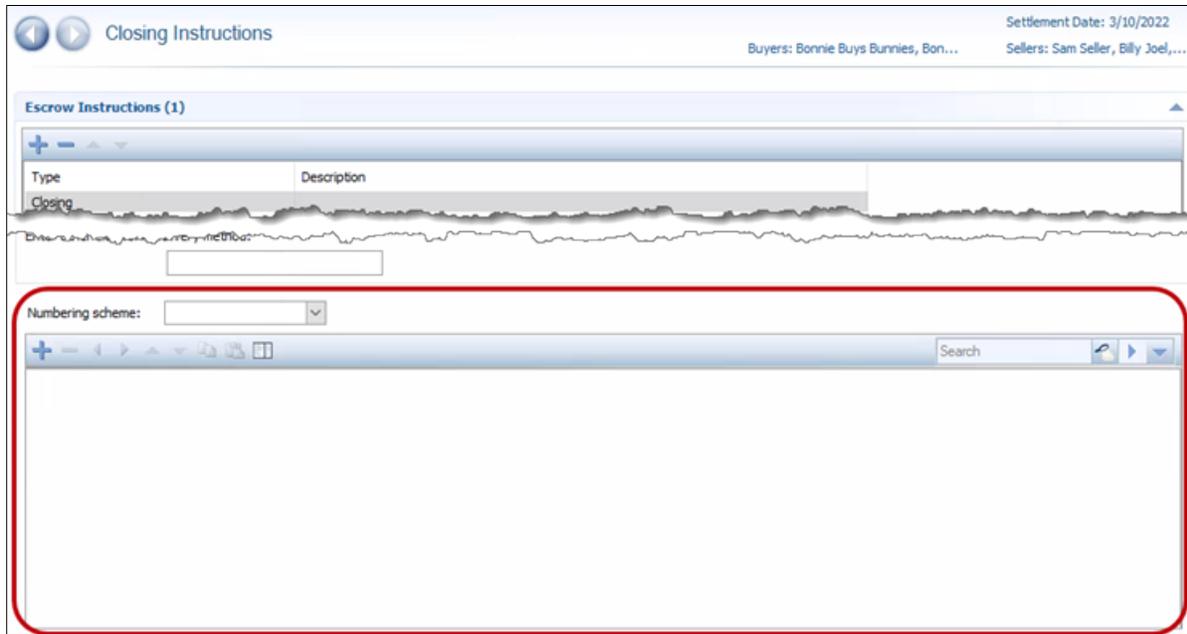
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Closing Instructions Screen

New/Mod Mod	Requested By Nancy Hesse	Incident No.	TFS No.
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The **Closing Instructions** screen has been updated to include a phrase section.

This update is visible when the **My Screens > CO-Escrow** is selected.



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Estate Matters Screen

New/Mod Mod	Requested By Nancy Hesse	Incident No.	TFS No.
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The **Estate Matters** screen has been added to the **Document Preparation** section.

This update is visible when the **My Screens > CO-Escrow** is selected.

The screenshot displays the 'Estate Matters' screen within a software interface. On the left, a navigation sidebar is visible, with 'Document Preparation' and 'Estate Matters' highlighted by red circles. The main content area shows the 'Estate Matters' form. At the top right, it indicates 'Settlement Date: 3/10/2022' and lists 'Buyers: Bonnie Buys Bunnies, Bon...' and 'Sellers: Sam Seller, Billy Joel, ...'. The form includes a 'Property' dropdown set to '1' and the address 'Denver, CO 80201'. Below this, the 'Estate Matters' section contains several fields: 'Date/Time completed' (None), 'Search report dated' (None), 'Abstractor' (dropdown), 'Type of search' (text input), 'Search fee' (text input), 'Search period begin date/time' (None), 'Search period end date/time' (None), 'Search period' (text input), and 'Record owner' (text area containing 'Sam Seller and Billy Joel and Single Seller and Joint Seller 1 and Joint Seller 2 and Sell Estate and LIMITED PARTNERSHIP CONTACT and POA Seller'). At the bottom, there is a 'Prepared for' section with a table with columns 'Code' and 'Name'.

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<i>Tax, Water and Assessment Screen</i>			
New/Mod Mod	Requested By Nancy Hesse	Incident No.	TFS No.

The **Tax, Water and Assessment** screen has been updated as follows:

II. WATER, SEWER AND STORM DRAINAGE

Removed

- Select to include items paid thru Assoc./Metro District text – “Closing Agent is NOT holding funds”

This update is visible when the **My Screens > CO-Escrow** is selected.

◀ ▶ Tax, Water and Assessment Buyers:

Properties (1)

Property Address	Site Number/Name	City/State/Zip	Lot(s)
Amount of Sewer escrow: <input type="text"/>			
<input type="checkbox"/> Select to include items paid thru Assoc./Metro District text - "Closing Agent is NOT holding funds"			
Select final billing charges paid through Assoc./Metro District: <input type="text"/>			

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Title Insurance Premiums Screen

New/Mod Mod	Requested By Nancy Hesse	Incident No.	TFS No.
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The **Title Insurance Premiums** screen has been updated as follows:

- > Added
 - » **Commitment Charges Summary** section
- > Modified
 - » **Hold Open Charges** more/less bar title changed to **Hold Open Charge Split**
 - **REMOVED** fields:
 - Hold Open Fee Seller Pay Amount
 - Hold Open Fee Owner Amount
 - » **Surcharge Amount and Percentages** more/less bar title changed to **Surcharge Owner's Policy and Percentages**

This update is visible when the **My Screens > CO-Title-FNT HT CT CPF** is selected.

The screenshot shows the 'Title Insurance Premiums' screen with the following sections highlighted in red:

- Commitment Charges Summary**: A table listing charges:

Owner's Policy Premium	\$1251.00
Owner's Policy Extended Coverage	\$75.00
Tax Certificate	\$40.50
- Hold Open Charge Split**: This section contains three input fields. The first two, 'Hold Open Fee Seller Pay Amount' and 'Hold Open Fee Owner Amount', are circled in red and have a black arrow pointing to them from a 'REMOVED' label. The third field is 'Hold Open Fee Seller Pay Percent'.
- Surcharge Owner's Policy and Percentages**: This section contains two input fields, both set to '100 %': 'Surcharge - Seller Pay %' and 'Owners Policy - Seller Pay %'.

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REPORTS

CO SoftPro Summary			
New/Mod	Requested By	Incident No.	TFS No.
Change	CT CO Ops		709359
Removing columns as requested: Change Date L#3 Loan Amount Subdivision Name Seller #1Cell Seller #2Cell Buyer #1Cell Buyer #2Cell Lender Name #3 Lender 3ID Lender #3 Attention To Other Agent Salesman Name Broker 3ID Attorney 1ID Attorney #1 Atten To Attorney 2 ID Attorney #2 Atten To Accommodator ID Accommodator Atten To Affected item(s): CO SoftPro Summary			

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Daily Title Department			
New/Mod	Requested By	Incident No.	TFS No.
New	CO CPF Ops		698053
New report to show order counts of opened and closed orders by flash code and title company Affected item(s): SSCORP5536.rpt - Daily Title Department (New)			

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Escrow NDC			
New/Mod	Requested By	Incident No.	TFS No.
New	FT CO Ops		708062
New report to show closed orders with the listing agent and/or selling agent that is and is not the marketing source Affected item(s): Escrow NDC			

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Orders by Title Dept.			
New/Mod	Requested By	Incident No.	TFS No.
New	CO CPF Ops		698059
New report to show summary and details of orders opened and/or closed by flashcode, title company and order type Affected item(s): SSCORP5537.rpt - Orders by Title Dept. (New)			

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Title Allocation Report			
New/Mod Change	Requested By	Incident No.	TFS No.
	FNF Reports Team		708323
Adding columns for additional title company numbers 560, 570, 580 and 585			
Affected item(s): Title Allocation Report			

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Trial Balance – Not Closed			
New/Mod Change	Requested By	Incident No.	TFS No.
	FT CO Ops		706868
1. Updating logic in current version of report (Trial Balance – Not Closed) to only return orders not closed 2. Adding new version of report (Trial Balance – Closed) that will only return orders that are closed.			
Affected item(s): Trial Balance – Not Closed			

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HAWAII

DOCUMENTS

Escrow

Escrow Instructions HARPTA (N-288 and N-288A) (2)			
New/Mod	Requested By	Incident No.	TFS No.
New	TG HI		710152
<p>The existing legal sized version has had "Legal" added to the end of the tree title and a letter version titled "Escrow Instructions HARPTA (N-288 and N-288A)" has been added.</p> <p>Affected item(s): HID1059.doc - Escrow Instructions HARPTA (N-288 and N-288A), Legal (New) HID1422.doc - Escrow Instructions HARPTA (N-288 and N-288A) (New)</p>			

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Letter (Cancellation Agreement 1)			
New/Mod	Requested By	Incident No.	TFS No.
Change	TG HI		710159

For Title Guaranty operations:
 Removed the below prompt and hard coded fifteen (15) onto the form.



[Letter \(Cancellation Agreement 1\)](#)

1. Copy of instructions to cancel escrow.
2. Cancellation Agreement.

Please be advised that if we do not hear from you within **fifteen (15)** days of the mailing of this letter, we may cancel this escrow and disburse all funds. If there are any mitigating circumstances that need to be brought to our attention as to why this escrow should not be canceled and disbursement made of all funds as shown, please contact us immediately in writing and indicate the reason cancellation should not take place.

Affected item(s):
 Letter (Cancellation Agreement 1)

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Letter (Timeshare Policy Transmittals) (2)			
New/Mod Change	Requested By TG Hawaii	Incident No.	TFS No. 708707
Updated Recording Date to use the existing custom field.			
Affected item(s): Letter (Timeshare Policy Transmittal - Japanese Buyer) Letter (Timeshare Policy Transmittal)			

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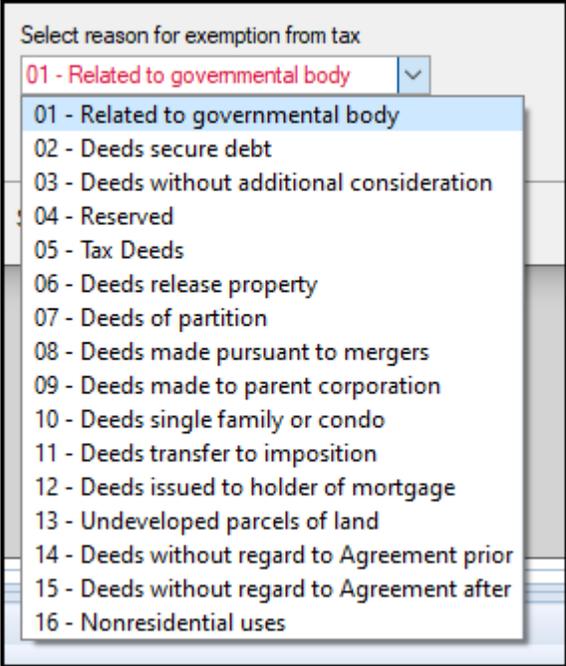
ILLINOIS

DOCUMENTS

Escrow

<i>Affidavit (No Open Liens)</i>			
New/Mod New	Requested By FNT IL	Incident No.	TFS No. 709338
New document. Please render to view in full.			
NO OPEN LIEN AFFIDAVIT			
STATE OF _____		Order No.: JM CD Test 2022	
COUNTY OF _____			
AFFIDAVIT TO BE SIGNED BY OWNER AND/OR MORTGAGOR IN CONNECTION WITH TITLE INSURANCE POLICY TO BE ISSUED BY EO NAME			
The subject property is located at 100 Property Avenue, Property City, IL 55555 , and that title to said property is vested in Samuel S. Seller and Samantha S. Seller, as tenants in common, Fee Simple .			
Now, therefore the Owner(s)/Mortgagor(s) on oath depose(s) and say(s) as follows on this _____ day of _____, 20____:			
<ol style="list-style-type: none"> Any and all currently outstanding loans, liens, or other encumbrances including home equity loans owed to any bank, Mortgage Company, lender, or other party are accurately reflected on the Settlement Statement and are being paid in full or otherwise satisfied. The Owner(s) of the subject premises have not used the subject premises as collateral for any currently outstanding loans, or other monetary obligations including home equity loans which are not shown as existing liens by the public records other than as shown in the title insurance commitment and/or attorney's title opinion, and the Settlement Statement. 			
Affected item(s): ILD0561.doc - Affidavit (No Open Liens) (New)			

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<i>City of Peoria Real Estate Transfer Declaration</i>			
<i>City of Peoria Zoning Certificate Exemption</i>			
New/Mod Change	Requested By FT IL	Incident No.	TFS No. 709332
Revised to pull the forwarding address for the seller, if that is empty it will pull the property address. Also, added a drop down custom field prompt for the Zoning Certificate.			
			
Affected item(s): City of Peoria Real Estate Transfer Declaration City of Peoria Zoning Certificate Exemption			

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<i>Personal Information Affidavit</i>			
New/Mod Change	Requested By Ticor	Incident No.	TFS No. 707547
Added jurat to document.			
Affected item(s): Personal Information Affidavit			

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INDIANA

DOCUMENTS

Escrow

<i>Closing Info Request (FNT NWI)</i>																											
New/Mod Change	Requested By FNT NWI	Incident No.	TFS No. 708820																								
Added seller paid closing costs from line L05.																											
Fidelity File No.: JM CD Test 2022 Property: 100 Property Avenue Property City, IN 55555 Borrower(s): Bryan B. Buyer and Brenda B. Buyer Email: Buyer1@email.com Phone: (408)555-6677 Cell: (408)555-7777 Seller(s): Samuel S. Seller and Samantha S. Seller Lender: Loans Unlimited Contact: Mary Smith Email: M.Smith@email.com Phone: (215)555-1111		Earnest Money Amount: \$5,000.00 Bringing to Closing? <input type="checkbox"/> Yes <input type="checkbox"/> No <table border="1"> <thead> <tr> <th></th> <th>Yes</th> <th>No</th> </tr> </thead> <tbody> <tr> <td>Seller Paying Closing Costs?</td> <td></td> <td></td> </tr> <tr> <td>Seller Credit</td> <td>\$1,500.00</td> <td></td> </tr> <tr> <td>Well</td> <td></td> <td></td> </tr> <tr> <td>Septic</td> <td></td> <td></td> </tr> <tr> <td>Termite Insp</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>			Yes	No	Seller Paying Closing Costs?			Seller Credit	\$1,500.00		Well			Septic			Termite Insp								
	Yes	No																									
Seller Paying Closing Costs?																											
Seller Credit	\$1,500.00																										
Well																											
Septic																											
Termite Insp																											
Affected item(s): Closing Info Request (FNT NWI)																											

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REPORTS

Title Production			
New/Mod Change	Requested By FT NW IN	Incident No.	TFS No. 708358
Adding new start time for order closed date and stop time completed date of the CLS.06a. Loan Long Policy Completed requested task			
Affected item(s): Title Production			

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KANSAS

DOCUMENTS

Title

<i>Assignment of Rents (Leases)</i>			
New/Mod New	Requested By KS, MO, NE state counsel	Incident No.	TFS No. 710176
The Assignment of Rents (Leases) endorsement is now available for issuance on properties in the state of Kansas, Missouri and Nebraska.			

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MICHIGAN

DOCUMENTS

Escrow

ABAs			
New/Mod New	Requested By CT MI	Incident No.	TFS No. 708912
New and revised ABAs have been added.			
Affected item(s): Master ABA Disclosure			

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MISSOURI

DOCUMENTS

Title

<i>Assignment of Rents (Leases)</i>			
New/Mod New	Requested By KS, MO, NE state counsel	Incident No.	TFS No. 710176
The Assignment of Rents (Leases) endorsement is now available for issuance on properties in the state of Kansas, Missouri and Nebraska.			

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MONTANA

DOCUMENTS

Escrow

Lien Waiver

Lien Waiver (Blank)

New/Mod Change	Requested By Penny Hoskins	Incident No.	TFS No. 707698, 707702
--------------------------	--------------------------------------	---------------------	----------------------------------

Updated sig section.

Dated this _____ day of _____, 20____

PAYEE(S):

Signature

Phone: [\(813\)264-4000](tel:(813)264-4000)

By: [Jane Smith](#) _____
Print Name

Fax: [\(831\)264-4001](tel:(831)264-4001)

Its: _____
Print Title

Email: PayoffLender@email.com

CO Alert Message: TIN No. or SSN: _____

Affected item(s):

Lien Waiver
Lien Waiver (Blank)

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NEBRASKA

DOCUMENTS

Title

<i>Assignment of Rents (Leases)</i>			
New/Mod New	Requested By KS, MO, NE state counsel	Incident No.	TFS No. 710176
The Assignment of Rents (Leases) endorsement is now available for issuance on properties in the state of Kansas, Missouri and Nebraska.			

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NEVADA

DOCUMENTS

Escrow

<i>Assignment of Deed of Trust</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	LT NV		709003
Corrected to pull the buyer's names to the first paragraph and updated the signature section to pull from the lender contact.			
Affected item(s): Assignment of Deed of Trust			

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REPORTS

FNF Default Check			
New/Mod Change	Requested By FNF Config	Incident No.	TFS No. 706863
Updating logic for Title Only orders to use the settlement agent as the branch on the order			
Affected item(s): FNF Default Check Template FNF Default Check Template (Check copy,Stub,Check,Stub) FNF Default Check Template (Stub, Check, Stub) FNF Default Check Template (Stub, Stub, Check)			

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NEW MEXICO

DOCUMENTS

Escrow

<i>Affidavit (Residential Property Transfer Declaration)</i>			
New/Mod Change	Requested By FT NM	Incident No.	TFS No. 708910
Removed hard coded notary and now looks to the file.			
Affected item(s): Affidavit (Residential Property Transfer Declaration)			

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<i>Return To section revised</i>			
New/Mod Change	Requested By FT NM	Incident No.	TFS No. 708802
The "Record To" section on the following documents has been updated.			
Mortgage Special Warranty Deed Special Warranty Deed - HUD Warranty Deed Quitclaim Deed (4-99) Quitclaim Deed (11-99) Power of Attorney (Mortgage Encumber and Sign) Power of Attorney (Purchase) Power of Attorney (Specific) Release (Mechanic's Lien) Release (Lien) Release (Judgment) Release (Mortgage) Partial Release (Claim of Lien) Partial Release (Mortgage) Memorandum Of Lease Special Warranty Deed (Joint Tenants) Warranty Deed (Joint Tenants) Quitclaim Deed - Joint Tenants (4-99) Quitclaim Deed - Joint Tenants (11-99) Special Warranty Deed - HUD (Joint Tenants) Quitclaim Deed (11-99) (Other Party) Quitclaim Deed (4-99) (Other Party) Quitclaim Deed - Joint Tenants (4-99) (Other Party) Quitclaim Deed - Joint Tenants (11-99) (Other Party) Special Warranty Deed (Other Party) Special Warranty Deed (Joint Tenants) (Other Party) Warranty Deed (Other Party) Warranty Deed (Joint Tenants) (Other Party)			

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NEW YORK

DOCUMENTS

Escrow

<i>City Tax Note</i>			
New/Mod Change	Requested By CT Buffalo	Incident No.	TFS No. 709341
Updated phone number.			

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Title

Master Commitment - Schedule A1 Description (NY - RH-GC)
Master Commitment - Schedule of Mortgages (NY - RH-GC)

New/Mod Change	Requested By Annie Pun	Incident No.	TFS No. 708836
-----------------------	----------------------------------	---------------------	--------------------------

Hyperlinking enabled.

<p>SCHEDULE OF MORTGAGES</p> <ol style="list-style-type: none"> 1. Lack of a right of access to and from the land. 2. Any possible additional tax assessment and any penalties and interest, because of construction and improvements. Hyperlink added here New Hyperlink 3. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

Affected item(s):
Master Commitment - Schedule A1 Description (NY - RH-GC)
Master Commitment - Schedule of Mortgages (NY - RH-GC)

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NORTH CAROLINA

DOCUMENTS

Title

<i>Final Title Opinion - FNT</i>				
New/Mod Change	Requested By FNT NC	Incident No.	TFS No. 709047	
Updated the verbiage for mailing the policy:				
<table border="1"> <tr> <td> REMARKS: _____ <p style="text-align: right;">By: _____ Attorney</p> <p>Attorney: Jackson Law Services, LLC Address: 100 Attorney Lane Telephone: (888)111-2222</p> <p>Email Owner's Policy to (email address): _____ Email Lender's Policy to (email address): _____ (Hard copies of policies will be mailed only if requested and a mailing address is provided.)</p> </td> </tr> </table>				REMARKS: _____ <p style="text-align: right;">By: _____ Attorney</p> <p>Attorney: Jackson Law Services, LLC Address: 100 Attorney Lane Telephone: (888)111-2222</p> <p>Email Owner's Policy to (email address): _____ Email Lender's Policy to (email address): _____ (Hard copies of policies will be mailed only if requested and a mailing address is provided.)</p>
REMARKS: _____ <p style="text-align: right;">By: _____ Attorney</p> <p>Attorney: Jackson Law Services, LLC Address: 100 Attorney Lane Telephone: (888)111-2222</p> <p>Email Owner's Policy to (email address): _____ Email Lender's Policy to (email address): _____ (Hard copies of policies will be mailed only if requested and a mailing address is provided.)</p>				
Affected item(s): Final Title Opinion - FNT				

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OHIO

DOCUMENTS

Escrow

File Cover - Toledo

New/Mod Change	Requested By CT OH	Incident No.	TFS No. 710220
--------------------------	------------------------------	---------------------	--------------------------

Added WATER STATEMENT.

Check List Items	Ordered	Rcvd	Check List Items	Ordered	Rcvd
Signed Purchase Agree			Authorization Letter		
Earnest Money			Welcome Call		
Pre-Closing Disclosure			Commission Letter LA		
Trust/Memo of Trust			Commission Letter SA		
Corporate Documents			Payoff No. 1		
Power of Attorney			Payoff No. 2		
Chain of Title			E&O		
Commitment Sent			Home Warranty		
Survey			Deed Prep		
City Inspection			Tax Sheet	S:	B:
Occupancy Permit			Legal Checked on Deed		
Rental Form Sent			No Mortgage Letter		
Condo Letter/Assoc			Wire: Buyer/Lender		
CPL Sent			Water Statement		
Rate Calculator					
Primary Residence <input type="checkbox"/> Y/ <input type="checkbox"/> N					

Listing Agent: Better Homes and Garden, ID: BETR4800 Attn: Linda Lister 4800 Garden Drive, City, CA 99999 Phone: (800)333-2222 Fax: (800)222-3333 <input type="checkbox"/> ALTA SS/HUD to Agent	Selling Agent: ReMax United, ID: ■ Attn: Sally Smith 123 Sell Homes Blvd., Irvine, CA 00123 Phone: ■ Fax: ■ <input type="checkbox"/> ALTA SS/HUD to Agent
---	---

Affected item(s):
File Cover - Toledo

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REPORTS

Orders by {Selection}			
New/Mod Change	Requested By FNF Support	Incident No.	TFS No. 708714
Adding escrow assistant to the OH-2 export			
Affected item(s): Orders by {Selection}			

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OKLAHOMA

DOCUMENTS

Escrow

<i>Affidavit (No HOA)</i>			
New/Mod Change	Requested By CT OK	Incident No.	TFS No. 708822
Added date line to signature section.			
Affected item(s): Affidavit (No HOA)			

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<i>Affidavit (RON)</i>			
New/Mod New	Requested By CT OK	Incident No.	TFS No. 708908

New document. Please render to view in full.

AF FID AVIT
(RON)

STATE OF _____ Escrow No.: MS CD Test OK-JDK
COUNTY OF _____

I certify that the preceding or attached document (document title), dated _____, containing _____ pages is true and correct copy of an electronic document printed by me or under my supervision, and that, at the time of printing, no security features present on the electronic document indicated any changes or errors in an electronic signature or other information in the electronic document since its creation or execution.

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

Dated: April 29, 2022

Signature

Print Name

STATE OF _____
COUNTY OF _____

This is the Jurat on the Notary & Acknowledgment screen.

Notary Public

Print Name

My Commission expires: _____

Affected item(s):
OKD1207.doc - Affidavit (RON) (New)

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OREGON

DOCUMENTS

Escrow

<i>Affidavit (Utility Access Endorsement)</i>			
New/Mod New	Requested By TT Portland	Incident No.	TFS No. 709975

New document. Please render to view in full.

**AFFIDAVIT
FOR UTILITY ACCESS ENDORSEMENT**

STATE OF _____ **Escrow No.:** Order CD AZ Test - E escrowEE

COUNTY OF _____

The undersigned Mike Buyer, being first duly sworn on oath, deposes and says the following:

1. I am the Mike Buyer, of Buyer City LLC..
2. Fidelity National Title Insurance Company through its agent (the "Company") has issued a Preliminary Report or Commitment No. 234522 with an Effective Date of May 5, 2022, which describes certain real property on Schedule A thereto (the "Property").
3. Buyer City LLC. is the owner of the Property.
4. The Property currently has access to and is serviced by the following utility or services:
Duke Energy
5. I make these statements after having questioned all the other officers, directors, employees, partners and agents of Buyer City LLC. who have had any substantial contact involving the Property.
6. I make these statements on behalf of Buyer City LLC. to induce the Company to issue its policy(ies) of title insurance insuring title to the Property together with Utility Access Endorsement ALTA End. No. 17.2-06 [OTIRO 217.2-06]

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

Buyer City LLC.

BY: _____ Date _____
Mike Buyer
President

STATE OF _____
OF _____

I, a Notary Public for the of and State of , do hereby certify that Mike Buyer and Judy Buyer and Buyer City LLC. personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 17th of February, 2023.

Notary Public

My Commission Expires: _____
(SEAL)

Affected item(s):
ORD1518.doc - Affidavit (Utility Access Endorsement) (New)

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<i>Letter (Confirmation of Order Placed) - Commercial</i>			
New/Mod New	Requested By TT Portland	Incident No.	TFS No. 708824
New document. Please render to view in full.			
 <div style="float: right; text-align: right;"> <p>100 Escrow Office Street EO City, WA 54545 Phone: (800)777-4444 / Fax: (800)444-7777</p> <p>CONFIRMATION OF ORDER PLACED</p> </div>			
<p>Carly Smith ReMax United 123 Sell Homes Blvd. Irvine, WA 00123</p>		<p>Date: April 28, 2022 Escrow No.: JM CD Test 2021-SLM Borrower(s): Bryan B. Buyer and Brenda B. Buyer Seller(s): Samuel S. Seller and Samantha S. Seller Property: 100 Property Avenue Property City, WA 55555</p>	
<p>Carly Smith:</p> <p>We would like to confirm with you that on April 25, 2022, we received the fully executed Purchase and Sale Agreement in connection with the above captioned transaction. An escrow has been opened, and a preliminary title report has been distributed.</p> <p>Furthermore, the earnest money deposit in the amount of Fifty And No/100 Dollars (\$50.00) was wire transferred into escrow on April 28, 2022. A separate confirmation has been provided to the seller for their records.</p> <p>We appreciate you bringing your business to us and look forward to serving you. Should you have any questions, please feel free to call me or my assistant Melissa G Smith at the number above.</p>			
<p>Affected item(s): ORD1516.doc - Letter (Confirmation of Order Placed) - Commercial (New)</p>			

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TEXAS

DOCUMENTS

Escrow

Letter (Original Deed of Trust)			
New/Mod	Requested By	Incident No.	TFS No.
New	FNT TX		708933
New document. Please render to view in full.			
 Fidelity National Title Fidelity National Title Insurance Company 236 Quarry Road Greenville, FL 99999 Phone (800)777-4444 * Fax (800)444-7777			
Lender Name 100 Address St. North Wales, PA 99999 Attn: Post Closing Department		Date: April 25, 2022 GF#: FNT-RT General Test Order Borrower: Bobby Buyer, Betsy Buyer, and Disney World Loan #: 77498643 Property: 100 Property Lane Address: City1, TX 99999	
In connection with the transaction we recently completed for you, please find enclosed: Original Deed of Trust Additional Documents here Recorded Documents, if applicable We appreciate your business and we trust that this transaction was handled in a satisfactory manner. We look forward to serving you again in the future. Fidelity National Title Insurance Company			
Affected item(s): Letter (Original Deed of Trust)			

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Letter (Payment of Unsecured Liens and Credit)			
New/Mod	Requested By	Incident No.	TFS No.
Change	West Texas Abstract & Title		707661
Removed "A \$20.00 fee will be charged for each disbursement of an unsecured credit payoff."			
Affected item(s): Letter (Payment of Unsecured Liens and Credit)			

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UTAH

MY SCREENS

[Express Order Entry Screen](#)

New/Mod Mod	Requested By Roberta Stone	Incident No. INC220183880	TFS No.
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The **Express Order Entry** screen has been updated as follows:

- > Added
 - » **APN/Parcel ID**
 - » **Tax/Map ID**
 - » Custom fields
 - **Due Diligence**
 - **LoanDenialDeadline**
- > Moved (below **APN/Parcel ID** field)
 - » **Settlement date/time**
 - » **Estimated date/time**

This update is visible when the **My Screens > FT Utah - All** is selected.

The screenshot shows the 'Order Entry' interface. At the top right, it indicates 'Order Status: InProcess' and 'Buyer:'. The main form area includes several sections:

- Transaction type:** Radio buttons for Purchase, Refinance (selected), Equity, and Other.
- Checkboxes:** Commercial, Construction, Cash sale, and Out of county.
- Order type, Product type, and Policy type:** Each with a dropdown menu.
- Additional Description:** A text input field.
- Related order(s):** A text input field.
- Project name:** A text input field.
- Escrow office:** A dropdown menu.
- Escrow officer/Closer:** A dropdown menu.
- Pre-closer/Escrow assistant:** A dropdown menu.
- Title office:** A dropdown menu.
- Title officer/Examiner:** A dropdown menu.
- Property address:** Two stacked text input fields.
- City:** A text input field.
- State:** A dropdown menu.
- Zip Code:** A text input field.
- Foreign:** A checkbox.
- In the:** A dropdown menu.
- of:** A dropdown menu.
- County GLC:** A dropdown menu.
- APN/Parcel ID:** A text input field with an asterisk.
- Tax/Map ID:** A text input field with an asterisk.
- Settlement date/time:** A dropdown menu with '(None)' selected.
- Estimated date/time:** A checkbox.
- Due Diligence:** A dropdown menu with '(None)' selected.
- LoanDenialDeadline:** A dropdown menu with '(None)' selected.

A red rectangular box highlights the APN/Parcel ID, Tax/Map ID, Settlement date/time, Due Diligence, and LoanDenialDeadline fields.

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Property Screen (General section only)

New/Mod Mod	Requested By Roberta Stone	Incident No. INC220183880	TFS No.
-----------------------	--------------------------------------	-------------------------------------	----------------

The **Property** screen has been updated as follows:

- > Moved (below **APN/Parcel ID** field)
 - » **Site number**
 - » **Site name**
- > Added
 - » **District**
 - » **SWIS code**
 - » **District Info**

This update is visible when the **My Screens > FT Utah - All** is selected and viewing the **General > Property** screen (**Commitment > Property** screen is not effected).

The screenshot shows the 'Property' screen with the following elements:

- Order Status: InProcess
- Buyer: [blank]
- Transaction Type: Refinance
- Properties (1) table with columns: Property Address, Site Number/Name, City/State/Zip, Lot(s), Subdivision, Brief Legal
- Form fields:
 - APN/Parcel ID: *
 - Tax/Map ID: *
 - Site number: [input field]
 - Site name: [input field]
 - District: [input field]
 - SWIS code: [input field]
 - District Info: [text area]

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Sales Contract & Earnest Money Screen

New/Mod Mod	Requested By Roberta Stone	Incident No. INC220183880	TFS No.
-----------------------	--------------------------------------	-------------------------------------	----------------

The following custom fields have been added to the **Sales Contract & Earnest Money** screen:

- » **Due Diligence**
- » **LoanDenialDeadline**

This update is visible when the **My Screens > > FT Utah - All** is selected.


Sales Contract & Earnest Money

Order Status: InProcess
Buyer: Transaction Type: Refinance

Sales Contract

Sales price:

Seller financing: Line:

Contract date:

Contract expires:

Due Diligence:

LoanDenialDeadline:

Earnest Money

Description	Deposit Amount	Amt Returned to Buyer	Line	Received From	Retained By	Portion Retained	Excess Deposit
▶ Deposit			L.01	BA			
* <input type="text"/>							

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WASHINGTON

DOCUMENTS

Title

ALTA Commitment 2016 (WA)
 ALTA Commitment 2021 (WA)
 ALTA Commitment 2016 (WA-NCS)
 ALTA Commitment 2021 (WA-NCS)

New/Mod Change	Requested By Penny Hoskins	Incident No.	TFS No. 708010
-----------------------	--------------------------------------	---------------------	--------------------------

A "Customer Ref." field has been added to the 'Commitment Schedule A' Washington Title Screen.

Data entered in this field will flow to the "Transaction Identification Data..." section (above the Schedule A title) on the commitment.

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Title Officer: Test LR0301 Chicago Title Company 701 5th Avenue, Suite 2700 Seattle, WA 98104 Main Phone: (206)628-5666 Email: 993876@fnf.com	Escrow Officer: Test LR0300 Fidelity National Title Company of Washington, Inc. 600 University Street, Suite 2710 Seattle, WA 98101-4136 Main Phone: (206)682-6006 Main Fax: (206)374-2611

Order Number: XUAT190625 - CP Test WA-436

SCHEDULE A

Affected item(s):

ALTA Commitment 2016 (WA)
 ALTA Commitment 2021 (WA)
 ALTA Commitment 2016 (WA-NCS)
 ALTA Commitment 2021 (WA-NCS)

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REPORTS

Batch Privacy Notice Letter			
New/Mod Change	Requested By NW IT	Incident No.	TFS No. 708711
Updating to not include orders opened in the date range			
Affected item(s): Batch Privacy Notice Letter			

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WISCONSIN

DOCUMENTS

Escrow

Escrow Agreement (Earnest Money)			
New/Mod Change	Requested By CT WI	Incident No.	TFS No. 710168
Updated item 11 to include more information (i.e. addresses).			
Affected item(s): Escrow Agreement (Earnest Money)			

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Limited Power of Attorney			
New/Mod New	Requested By FT WI	Incident No.	TFS No. 707663

New document. Please render to view in full.



LIMITED POWER OF ATTORNEY

The undersigned [Rich Seller](#), has made, constituted and appointed and by this instrument does make, constitute, and appoint [Chicago Title Insurance Company](#) my true and lawful Attorney for me/us and in my/our name(s) hereby place the Authority to accomplish the sale of the real estate commonly known and described as;

[100 Property Lane, Green Bay, WI 99999](#) and [737 Main Level Road, Madison, WI 44242](#)

I give and grant to my said Attorney THE LIMITED POWER AND AUTHORITY TO EXECUTE THE SELLER'S CD, ALTA CLOSING STATEMENT, AND ANY LENDER DOCUMENT WHICH REQUIRES A SELLER'S SIGNATURE, as fully to all intents and purposes as I might and could if personally present, hereby ratifying and confirming all acts that my said Attorney is able to accomplish under the terms of this instrument.

This instrument will become effective [April 23, 2022](#)

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

[Rich Seller](#)

State of _____
County of _____

I, _____ a Notary Public in and for said County and State, do hereby certify that _____ personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that _____ signed and delivered the said instrument as _____ free and voluntary act, for the purposes and therein set forth.

Given under my hand and official seal, this _____ of _____.

Affected item(s):
WID0307.doc - Limited Power of Attorney (New)

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NOVARE NATIONAL SETTLEMENT SERVICES

DOCUMENTS

Escrow

FSBO Questionnaire			
New/Mod Change	Requested By Novare	Incident No.	TFS No. 710131
Updated to revise the hard coded instances of "Fidelity" to instead pull from the A contact.			
Affected item(s): FSBO Questionnaire			

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NCS

REPORTS

Marketing Source Orders - NCS			
New/Mod New	Requested By Nat'l Acct Group	Incident No.	TFS No. 699883
New report to show orders and premium revenue by marketing source for opened and/closed orders.			
<u>Affected item(s):</u> SSCORP5539.rpt - Commercial Marketing Source Orders (New)			

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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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