

SOFTPRO SELECT

August 2022
RELEASE NOTES



Testing Release Date: August 4, 2022
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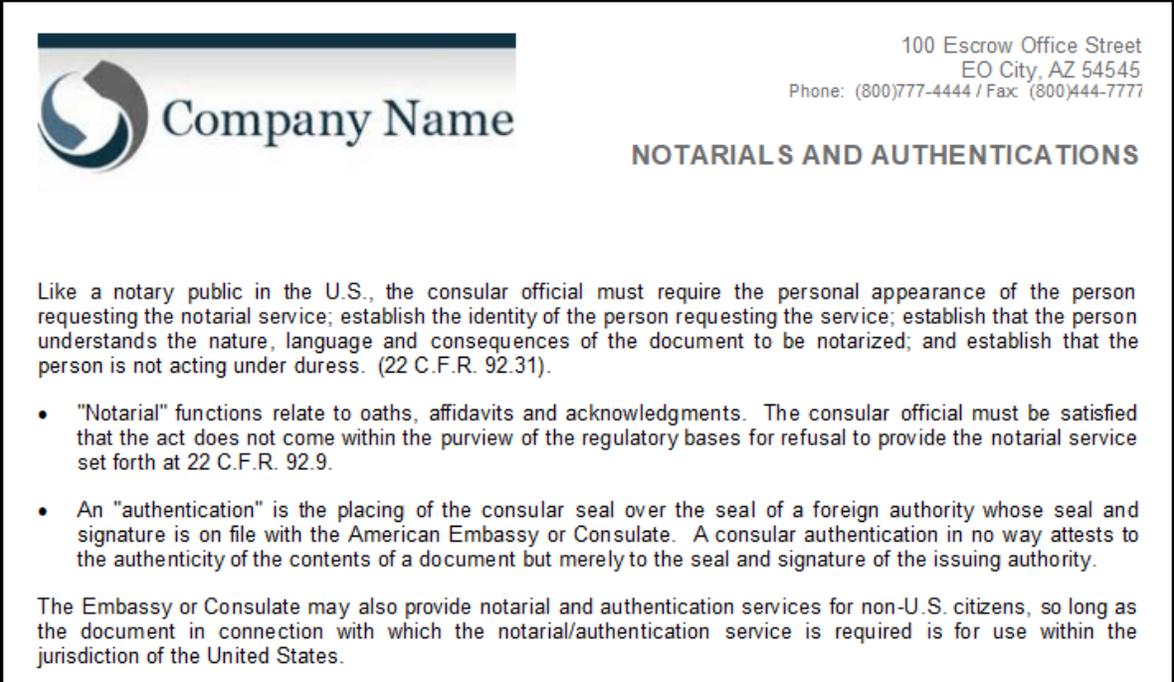
Escrow

1099-S Substitute Form			
New/Mod New	Requested By Heritage Title	Incident No.	TFS No. 720674
Revised to pull in the Settlement date.			
Affected item(s): 1099-S Substitute Form			

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Limited English Proficiency Notice			
New/Mod New	Requested By Settlement	Incident No.	TFS No. 725238
New document. Please render to view in full. Language also added to Terms and Conditions and General Provisions.			
 <p>NOTICE TO THOSE WITH LIMITED ENGLISH PROFICIENCY</p>			
<p>Sandy L Moore, Closing Specialist EO Name 100 Escrow Office Street EO City, AZ 54545 Phone: (800)777-4444 Fax: (800)444-7777</p>		<p>Date: August 8, 2022 Escrow No.: JM CD Test 2022-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, AZ 55555</p>	
<p>Borrowers who are limited in English proficiency in need of an interpreter or assistance translating the loan documents from English to another language should contact their lender or the Settlement Agent at (800)777-4444 as soon as possible in order for arrangements to be made.</p>			
Affected item(s): SSCORPD5799.doc - Limited English Proficiency Notice (New) Terms and Conditions of Escrow (Builder)			

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<i>Notary Instructions - Canada</i>			
New/Mod	Requested By	Incident No.	TFS No.
New	FNT Hawaii		721847
New document. Render to view complete document.			
 <p>The document content includes a logo for 'Company Name', contact information for '100 Escrow Office Street, EO City, AZ 54545', and a section titled 'NOTARIALS AND AUTHENTICATIONS'. The text explains that like a notary public in the U.S., consular officials must require the personal appearance of the person requesting the service. It lists two bullet points: 1. 'Notarial' functions relate to oaths, affidavits and acknowledgments. 2. An 'authentication' is the placing of the consular seal over the seal of a foreign authority. It also notes that the Embassy or Consulate may provide these services for non-U.S. citizens.</p>			
<p>Affected item(s): SSCORPD5797.doc - Notary Instructions - Canada (New)</p>			

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<i>Settlement Statement (HUD/CDF)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	NW IT		721762
<p>1. Update to CDF Transfer logic to only use the word "Transfer" and when the amounts are the same.</p> <p>2. To suppress the transfer description from showing, only when using the "All" option.</p>			
<p>Affected item(s): Settlement Statements</p>			

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<i>Supplemental Report updates for new 2021 Commitment</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Penny Hoskins		721605
Supplemental Reports updated to pull fields from the 2021 ALTA Commitment.			
<p>Affected item(s): Supplemental Report Supplemental Report - Current Owner Supplemental Report - Current Owner and Exceptions Supplemental Report - Current Owner Effective Date and Exceptions Supplemental Report - Estate Interest Supplemental Report - Legal Description Supplemental Report - Policies</p>			

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Title

2021 ALTA Commitments, Policies, Endorsements			
New/Mod Change	Requested By FNTG Form Filing	Incident No.	TFS No. 716428
<p>The following new 2021 ALTA title products are being made available (if applicable*) for issuance in SoftPro Select for states where the forms have been filed: (For states that file with modifications, these will be available 'w-[ST] Mod'.)</p> <ul style="list-style-type: none"> · ALTA Commitment 2021 · ALTA Short Form Commitment 2021* · ALTA Owner's Policy 2021 · ALTA Homeowner's Policy of Title Insurance 2021 · ALTA Loan Policy 2021 · ALTA Expanded Coverage Residential Loan Policy-Assessments Priority 2021* · ALTA Expanded Coverage Residential Loan Policy-Current Assessments 2021* · ALTA Short Form Expanded Coverage Residential Loan Policy-Assessments Priority 2021* · ALTA Short Form Expanded Coverage Residential Loan Policy-Current Assessments 2021* · ALTA Short Form Residential Loan Policy-Assessments Priority 2021* · ALTA Short Form Residential Loan Policy-Current Assessments 2021* · Multiple corresponding 2021 ALTA revised Endorsements · New ALTA 34.1 - Identified Exception & Identified Risk Coverage Endorsement · New ALTA 47 series - Operative Law Endorsements* <p>*Note: Several ALTA Expanded and Short Form products are being made available only as approved by individual states' underwriting counsel.</p> <p>Endorsement Note: For purposes of enabling the appropriate Custom Fields to be displayed for each of the new 2021 version endorsements, the "-06" designation will continue to appear in the Code field only. This is a technical requirement only and the "-06" will not appear in the Description or print anywhere on the 2021 version endorsement forms.</p>			

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Policy Writeup

New/Mod New	Requested By CT SoCal	Incident No.	TFS No. 721879
-----------------------	---------------------------------	---------------------	--------------------------

New document. Please render to view in full.

POLICY WRITE-UP			
TITLE OFFICER	Invoice Date	ORDER TYPE	ORDER NUMBER
Joseph D Kirby	07/28/2022	Title & Escrow	JM CD Test 2022-SLM
Policy(s) to be issued:		Coverage	Premium
Chicago Title Insurance Company	ALTA Loan Policy 2021	\$450,000.00	\$0.00
Chicago Title Insurance Company	ALTA Owner's Policy 2021	\$500,000.00	\$2,045.00

Please indicate in special instructions where to find the lenders address in the document package or input it into SoftPro in the Lender Contact Section.

Lender Reference Number is Required for a Loan Policy
Please indicate in special instructions where to find the loan reference number or input it in the Loan Screen under reference number.

Customer: [Loans Unlimited](#)

Phone: [\(215\)555-1111](#)
 Fax: [\(215\)555-2222](#)
 Email: email@lender.com
 Customer Ref No.: LN123

Affected item(s):
SSCORPD5798.doc - Policy Writeup (New)

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<i>Commercial Settlement Statements</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Indiana State Mgmt		724758
Update the amount columns to fit larger numbers. The description column will be reduced slightly to fit larger numbers only when one of the subtotals is over \$999,999,999.99.			
Affected item(s): Buyer/Borrower Statement (CSS) Individual Statement (CSS) Master Statement (CSS) Property Statement (CSS) Seller's Statement (CSS)			

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REPORTS

1099 Data Export			
New/Mod Change	Requested By 1099 Department	Incident No.	TFS No. 713056
<ol style="list-style-type: none"> adding new columns to show the branch flash code and lookup code adding column for country code removing columns not needed/duplicate for IRS submission addin logic to the report that if the current user is denied permissions to SSN/TIN numbers, they will not be able to run the report 			
Affected item(s): 1099 Data Export			

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1099-Misc Exceptions/Detail			
New/Mod Change	Requested By FNF Reports Team	Incident No.	TFS No. 720536
Updating the logic in the reports to not allow users who are denied from viewing SSN/TIN's from being able to run the report.			
Affected item(s): 1099-Misc Detail 1099-Misc Exceptions			

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1099-S Exceptions by Branch, Escrow Officer/Closer			
New/Mod Change	Requested By GCTA AZ Ops	Incident No.	TFS No. 719537
Adding report limiting logic for current user			
Affected item(s): 1099-S Exceptions by Branch, Escrow Officer/Closer			

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Escrow Trial Balance (with IBA Balances)			
New/Mod Change	Requested By NW IT	Incident No.	TFS No. 721509
Adding Project to the Excel Export			
Affected item(s): Escrow Trial Balance (with IBA Balances)			

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Funds Held - PreDormant			
New/Mod Change	Requested By GCTA AZ Ops	Incident No.	TFS No. 719529
Adding report limiting logic for current user			
Affected item(s): Funds Held - PreDormant			

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In Process/Pipeline Orders			
New/Mod Change	Requested By AZ	Incident No.	TFS No. 721296
N/A			
Affected item(s): In Process/Pipeline Orders			

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Order Mix Summary/Order Mix Expanded Summary			
New/Mod Change	Requested By GCTA AZ Ops	Incident No.	TFS No. 719522
Updating to add report limiting logic for current user			
Affected item(s): Order Mix Expanded Summary Order Mix Summary			

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Orders by Settlement Date			
New/Mod Change	Requested By FNF Support	Incident No.	TFS No. 720033
Adding new parameter to select the Pre-Closer/Escrow Assistant when running the report			
Affected item(s): Orders by Settlement Date			

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Outstanding Checks			
New/Mod Change	Requested By GCTA AZ Ops	Incident No.	TFS No. 719531
Updating to add report limiting logic for current user			
Affected item(s): Outstanding Checks			

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Receipts and Disbursements by Branch (Outstanding)			
New/Mod Change	Requested By GCTA AZ Ops	Incident No.	TFS No. 719533
Adding report limiting logic for current user			
Affected item(s): Receipts and Disbursements by Branch (Outstanding)			

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Revenue Recognized from Previous Quarter			
New/Mod Change	Requested By CT CO/Heritage Title	Incident No.	TFS No. 720630
Adding new checkbox to show the revenue details under each order that will contain Bill Code, Description and Amount			
Affected item(s): Revenue Recognized from Previous Quarter			

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SPAdmin-Custom Source of Business Export/Missing Fields			
New/Mod Change	Requested By FNF Ops	Incident No.	TFS No. 721239
Update the County Manager names for the following flash codes: FSST = Bill Brink FEMP = Mike Genest			
Affected item(s): SPAdmin -Customer Source of Buisnes Export-Missing Fields SPAdmin-Custom Source of Business Export			

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Statistical Closing Turn-Time			
New/Mod	Requested By	Incident No.	TFS No.
Change	GCTA AZ Ops		719519
Adding the report limiting logic for current user			
Affected item(s): Statistical Closing Turn-Time			

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Task Turn-Time			
New/Mod	Requested By	Incident No.	TFS No.
Change	GCTA AZ Ops		719527
Adding report limiting logic for current user			
Affected item(s): Task Turn-Time			

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Title Product Exceptions			
New/Mod	Requested By	Incident No.	TFS No.
Troubleshooting	WA		721329
Fixed issue where PDF/Excel versions were not matching when using the same parameters.			
Affected item(s): Title Product Exceptions			

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Title Production - Backlog			
New/Mod	Requested By	Incident No.	TFS No.
Troubleshooting	TX - San Antonio CPF		725418
N/A			
Affected item(s): Title Production			

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Transaction Activity			
New/Mod	Requested By	Incident No.	TFS No.
Change	GCTA AZ Ops		719535
Adding report limiting logic for current user			
Affected item(s): Transaction Activity			

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Trial Balance – Not Closed/Trial Balance – Closed			
New/Mod	Requested By	Incident No.	TFS No.
Change	FT CO Ops		719552
Adding settlement date drop down selections to limit the data on the report to only return orders that have a settlement date in the date range.			
Affected item(s): Trial Balance – Not Closed			

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ALABAMA

DOCUMENTS

Title

Revisions to Commitment Settlement Inquiries

New/Mod Change	Requested By First Title	Incident No.	TFS No. 723539				
For First Title operations only, removed the coding to pull in the Marketing Source information under "FOR SETTLEMENT INQUIRIES, CONTACT" table.							
<table border="1"> <tr> <th>ISSUING OFFICE:</th> <th>FOR SETTLEMENT INQUIRIES, CONTACT:</th> </tr> <tr> <td>Title Office Name 1000 Title Avenue, Suite 500 Someplace, GA 99999 Main Phone: (800)111-2222</td> <td>Escrow Officer: Sandy L Moore EO Name 100 Escrow Office Street EO City, GA 54545 Phone: (888)999-0000 Fax: (888)555-9090 Main Phone: (800)777-4444 Email: SandraLMoore@thisnotreal.com</td> </tr> </table>		ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:	Title Office Name 1000 Title Avenue, Suite 500 Someplace, GA 99999 Main Phone: (800)111-2222	Escrow Officer: Sandy L Moore EO Name 100 Escrow Office Street EO City, GA 54545 Phone: (888)999-0000 Fax: (888)555-9090 Main Phone: (800)777-4444 Email: SandraLMoore@thisnotreal.com		
ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:						
Title Office Name 1000 Title Avenue, Suite 500 Someplace, GA 99999 Main Phone: (800)111-2222	Escrow Officer: Sandy L Moore EO Name 100 Escrow Office Street EO City, GA 54545 Phone: (888)999-0000 Fax: (888)555-9090 Main Phone: (800)777-4444 Email: SandraLMoore@thisnotreal.com						
<p>Affected item(s): ALTA Commitment 2016 (AL) ALTA Commitment 2021 (AL)</p>							

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ARIZONA

PHRASE(S)

<i>New EI Phrase</i>							
New/Mod New	Requested By Settlement	Incident No.	TFS No. 725417				
New EI Phrase:							
<table border="1"> <thead> <tr> <th>Code</th> <th>Name</th> </tr> </thead> <tbody> <tr> <td>lep01</td> <td>LIMITED ENGLISH PROFICIENCY</td> </tr> </tbody> </table> <p>LIMITED ENGLISH PROFICIENCY: Borrowers who are limited in English proficiency in need of an interpreter or assistance translating the loan documents from English to another language should contact their lender or the Settlement Agent (111)111-1111 at as soon as possible in order for arrangements to be made.</p> <p>Pulls in Escrow Office Phone</p>				Code	Name	lep01	LIMITED ENGLISH PROFICIENCY
Code	Name						
lep01	LIMITED ENGLISH PROFICIENCY						

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CALIFORNIA

DOCUMENTS

Escrow

Adding "concurrent" to exemptions			
New/Mod	Requested By	Incident No.	TFS No.
Change	Escrow Admin		724363
<p>Added the word "concurrently" for the following selection:</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p style="text-align: center;"> SPACE ABOVE THIS LINE FOR RECORDER'S USE Exempt from fee per GC 27388.1 (a) (2); recorded in connection with a transfer subject to the imposition of documentary transfer tax. </p> </div> <p>This applies to all counties except San Diego which has its own special language that was not altered.</p>			

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Affidavit (Revocable Transfer on Death Deed)			
New/Mod	Requested By	Incident No.	TFS No.
New	FNT Fair Oaks		723142
<p>New document. Please render to view in full.</p> <p>Affected item(s): SCA0002931.doc - Affidavit (Revocable Transfer on Death Deed) (New)</p>			

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Affidavit (Transfer Tax - San Francisco) (2)			
New/Mod	Requested By	Incident No.	TFS No.
Change	Novare		725292
<p>Updated to the most recent version provided from the tax assessor.</p> <p>Affected item(s): Affidavit (Transfer Tax - San Francisco 2021) Affidavit (Transfer Tax - San Francisco)</p>			

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<i>Letter (No Plotted Easement)</i>			
New/Mod	Requested By	Incident No.	TFS No.
New	CT LA/Ventura		722192
New document. Please render to view in full.			
 <div style="float: right; text-align: right;"> 100 Escrow Office Street EO City, CA 54545 Phone: (800)777-4444 / Fax: (800)444-7777 </div>			
Samuel S. Seller and Samantha S. Seller 1 Seller Crmt Address Seller Crmt City, CA 32852		Date: July 25, 2022 Escrow No.: JM CD Test 2022-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, CA 55555	
<p>We cannot provide the plotted easement for this property in question. Due to the following categories:</p> <ul style="list-style-type: none"> * There are no easement items to plot on the prelim. * "<u>Blanket in Nature</u>" meaning the exact location and extent of said easement in not disclosed of record. * Or the easement item(s) is not affecting the property in question, and the title unit will amend the prelim or issue a supplemental report for said deleted item(s). * <u>For Condominium properties</u>, we do no process the Plotted easements. <p>Thank you for your business.</p> <p>Escrow Office Name</p>			
Affected item(s): SCA0002930.doc - Letter (No Plotted Easement) (New)			
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<i>MH Payoff Demands (3)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	FNT Contra Costa		722473
Revised language for lien payoff date to be valid within 30 days.			
Affected item(s): MH Jr. Lienholder Demand MH Legal Owner Demand MH Legal Owner Demand with Approval			
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MY SCREENS

Recording Information Screen

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

The **Recording Information** screen has been added to the **Miscellaneous** section.

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

- › CA – Foreclosure Dept
- › CA – Commercial
- › CA – Commercial CSS
- › National Rate Screen
- › Northern CA – All Screens
- › Northern CA – Commercial Screens
- › Northern CA – DSC Screens
- › Northern CA – EPU Screens
- › Northern CA – Escrow Screens
- › Northern CA – FT SAC Commercial 010
- › Northern CA – Policy Screens
- › Northern CA – RLC Screens
- › Northern CA – Title Screens
- › Northern CA – Title Screens
- › PIRT Title
- › SoCal All Screens
- › SoCal Commercial Screens
- › SoCal EPU Screens
- › SoCal Escrow Screens
- › SoCal Out of State Orders
- › SoCal Payoff Screens
- › SoCal Policy Screens
- › SoCal Production Screens
- › SoCal Title Screens

The screenshot shows the 'Recording Information' screen. On the left, a navigation menu has 'Miscellaneous' selected, and 'Recording Information' is highlighted. The main content area shows 'Residential Transactions - Insured Product Issued' with fields for Mortgage 1 and 2 Recording Dates, Lien 1 and 2 Release Recording Dates, and a 'Notes (0)' section. The top right of the screen displays 'Order Status: InProcess', 'Buyer:', and 'Transaction Type: Refinance'.

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PHRASE(S)

<i>New EI Phrase</i>							
New/Mod New	Requested By Settlement	Incident No.	TFS No. 725417				
New EI Phrase:							
<table border="1"> <thead> <tr> <th>Code</th> <th>Name</th> </tr> </thead> <tbody> <tr> <td>lep01</td> <td>LIMITED ENGLISH PROFICIENCY</td> </tr> </tbody> </table> <p>LIMITED ENGLISH PROFICIENCY: Borrowers who are limited in English proficiency in need of an interpreter or assistance translating the loan documents from English to another language should contact their lender or the Settlement Agent (111)111-1111 at as soon as possible in order for arrangements to be made.</p> <p>Pulls in Escrow Office Phone</p>				Code	Name	lep01	LIMITED ENGLISH PROFICIENCY
Code	Name						
lep01	LIMITED ENGLISH PROFICIENCY						

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<i>New EI Phrases (SoCal)</i>											
New/Mod New	Requested By San Bernardino	Incident No.	TFS No. 723134								
Two new phrases:											
<table border="1"> <thead> <tr> <th>Code</th> <th>Name</th> </tr> </thead> <tbody> <tr> <td>lacs01</td> <td>LAKE ARROWHEAD COMMUNITY SERVICES DISTRICT</td> </tr> </tbody> </table> <p>LAKE ARROWHEAD COMMUNITY SERVICES DISTRICT: Escrow Holder is hereby authorized and instructed to contact Lake Arrowhead Community Services District, hereinafter known as LACSD, for a statement of account showing any unpaid bills, assessments and/or transfer fees. Escrow Holder shall bring any unpaid bills and assessments current, deducting costs from Seller's proceeds, as well as prorating assessments as of the close of escrow, if applicable.</p> <table border="1"> <thead> <tr> <th>Code</th> <th>Name</th> </tr> </thead> <tbody> <tr> <td>water04</td> <td>WATER AND SEWER DEMANDS</td> </tr> </tbody> </table> <p>WATER AND SEWER DEMANDS: Escrow Holder is hereby authorized and instructed to contact all water and sewer providers for the subject property and prepare a demand request to said company and transfer service at the close of escrow. Escrow Holder is further instructed to pay from Sellers proceeds at the close of escrow any demand from said water or sewer service providers, including transfer fee, if applicable.</p>				Code	Name	lacs01	LAKE ARROWHEAD COMMUNITY SERVICES DISTRICT	Code	Name	water04	WATER AND SEWER DEMANDS
Code	Name										
lacs01	LAKE ARROWHEAD COMMUNITY SERVICES DISTRICT										
Code	Name										
water04	WATER AND SEWER DEMANDS										

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COLORADO

DOCUMENTS

Escrow

<i>Real Property Transfer Declaration (TD-1000)</i>			
New/Mod Change	Requested By Fidelity Title of Colorado	Incident No.	TFS No. 720356
For Fidelity Title, updating to show the NO checkboxes checked for numbers 16-18 when the order is commercial or when the property type is vacant land.			
<p>For properties <u>OTHER THAN Residential</u> (Residential is defined as: single family detached, townhomes, apartments and condominiums) please complete questions 16-18 if applicable.</p> <p>16. Did the purchase price include a franchise or license fee? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If Yes, franchise or license fee value \$ _____</p> <p>17. Did the purchase price involve an installment land contract? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If Yes, date of contract _____</p> <p>18. If this is vacant land, was an on-site inspection conducted by the buyer prior to the closing: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Please include any additional information concerning the transaction and price paid that you feel is important: _____ _____</p>			
Affected item(s): Real Property Transfer Declaration (TD-1000)			

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MY SCREENS

New/Mod Mod	Requested By	Incident No.	TFS No.
<p>The Estate Matters screen has been modified to include the Estate Matters and Heirs sections. The corresponding fields are visible when the respective more/less bar is expanded. These sections are available when the My Screens > CO-Escrow-FNT is selected.</p> <div style="border: 1px solid #ccc; padding: 10px; margin: 10px 0;"> <div style="border-bottom: 1px solid #ccc; padding-bottom: 5px;"> Estate Matters Buyers: Sellers: </div> <div style="padding: 5px 0 5px 20px;"> Property: <input type="text" value="1"/> </div> <div style="border: 1px solid #ccc; border-radius: 5px; padding: 2px 5px; margin: 5px 0;"> Estate Matters </div> <div style="padding: 5px 0 5px 20px;"> <p>Decedent Information</p> <p>Name: <input style="width: 100%;" type="text"/></p> <p>SSN: <input style="width: 50%;" type="text" value="--"/></p> <p>Date and Place of Birth</p> <p>Date of birth: <input type="text" value="(None)"/> <input type="text"/></p> <p>City: <input style="width: 100%;" type="text"/></p> <p>Civil division/State: <input type="text"/> of <input type="text"/> State: <input type="text"/></p> <p>Date and Place of Death</p> <p>Date of death: <input type="text" value="(None)"/> <input type="text"/></p> <p>City: <input style="width: 100%;" type="text"/></p> <p>Civil division/State: <input type="text"/> of <input type="text"/> State: <input type="text"/></p> <p>Address prior to death: <input style="width: 100%;" type="text"/></p> <p><input style="width: 100%;" type="text"/></p> <p><input style="width: 100%;" type="text"/></p> <p><small>City/State/Zip</small> <input style="width: 100%;" type="text"/></p> </div> <div style="border: 1px solid #ccc; border-radius: 5px; padding: 2px 5px; margin: 5px 0;"> Heirs </div> <div style="padding: 5px 0 5px 20px;"> <p>Probate</p> <p>Date estate/inheritance taxes paid: <input type="text" value="(None)"/> <input type="text"/></p> <p>Date estate/probate closed: <input type="text" value="(None)"/> <input type="text"/></p> <p>Estate file number: <input style="width: 100%;" type="text"/></p> <p>Court of probate: <input style="width: 100%;" type="text"/></p> <p>Will filed in: <input type="text"/> of <input type="text"/> State: <input type="text"/></p> <p>Dated: <input type="text" value="(None)"/> <input type="text"/> Date/Time recorded: <input type="text" value="(None)"/> <input type="text"/></p> <p>Recorded at/in: <input style="width: 100%;" type="text"/></p> <p>Place recorded: <input style="width: 100%;" type="text"/></p> <p>Place re-recorded: <input style="width: 100%;" type="text"/></p> </div> </div>			

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PHRASE(S)

<i>New EI Phrase</i>							
New/Mod New	Requested By Settlement	Incident No.	TFS No. 725417				
New EI Phrase:							
<table border="1" style="width: 100%;"> <tr> <td style="width: 15%;">Code ▲</td> <td>Name</td> </tr> <tr> <td>lep01</td> <td>LIMITED ENGLISH PROFICIENCY</td> </tr> </table> <p>LIMITED ENGLISH PROFICIENCY: Borrowers who are limited in English proficiency in need of an interpreter or assistance translating the loan documents from English to another language should contact their lender or the Settlement Agent (111)111-1111 at as soon as possible in order for arrangements to be made.</p> <p style="text-align: center;">Pulls in Escrow Office Phone</p>				Code ▲	Name	lep01	LIMITED ENGLISH PROFICIENCY
Code ▲	Name						
lep01	LIMITED ENGLISH PROFICIENCY						

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REPORTS

Escrow Trial Balance (with IBA Balances)			
New/Mod Change	Requested By FT CO	Incident No.	TFS No. 723480
Updating to replace the "Last Activity" column, with the "Settlement Date" column			
Affected item(s): Escrow Trial Balance (with IBA Balances)			

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Title

Revisions to Commitment Settlement Inquiries

New/Mod Change	Requested By First Title	Incident No.	TFS No. 723544
-----------------------	------------------------------------	---------------------	--------------------------

For First Title operations only, removed the coding to pull in the Marketing Source information under "FOR SETTLEMENT INQUIRIES, CONTACT" table.

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Title Office Name 1000 Title Avenue, Suite 500 Someplace, GA 99999 Main Phone: (800)111-2222	Escrow Officer: Sandy L Moore EO Name 100 Escrow Office Street EO City, GA 54545 Phone: (888)999-0000 Fax: (888)555-9090 Main Phone: (800)777-4444 Email: SandraLMoore@thisnotreal.com

Affected item(s):

ALTA Commitment 2016 (FL)

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GEORGIA

DOCUMENTS

Title

Revisions to Commitment Settlement Inquiries

New/Mod Change	Requested By First Title	Incident No.	TFS No. 723525
--------------------------	------------------------------------	---------------------	--------------------------

For First Title operations only, removed the coding to pull in the Marketing Source information under "FOR SETTLEMENT INQUIRIES, CONTACT" table.

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Title Office Name 1000 Title Avenue, Suite 500 Someplace, GA 99999 Main Phone: (800)111-2222	Escrow Officer: Sandy L Moore EO Name 100 Escrow Office Street EO City, GA 54545 Phone: (888)999-0000 Fax: (888)555-9090 Main Phone: (800)777-4444 Email: SandraLMoore@thisnotreal.com

Affected item(s):

- ALTA Commitment 2016 (GA)
- ALTA Commitment 2021 (GA)

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HAWAII

DOCUMENTS

Escrow

<i>Form P-64A (Conveyance Tax Certificate)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Title Guaranty / FT Hawaii		722155
Various updates made for both Title Guaranty and FT operations - please render to view in full.			
Affected item(s): Form P-64A (Conveyance Tax Certificate)			

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<i>Form Information Request - 8300</i>			
New/Mod	Requested By	Incident No.	TFS No.
New	Title Guaranty		721887
New document. Please render to view in full.			
			
Affected item(s): HID1429.doc - Form Information Request - 8300 (New)			

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<i>Letter (HOA Request)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	FT HI		721113
Added "Current" to "Special Assessments". Added new question item 8 "Are there any upcoming or future (within sixty (60) days) Special Assessments?"			
Affected item(s): Letter (HOA Request)			

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Letter (Title Commitment ALTA Loan Policy)			
New/Mod Change	Requested By Title Guaranty	Incident No.	TFS No. 721569
Renamed to "Letter (Title Commitment ALTA Loan Policy) and removed "as their interests may appear (the "proposed insured)".			
Affected item(s): Letter (Title Commitment ALTA Loan Policy)			

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Letter (Title Commitment Standard Loan Policy)			
New/Mod New	Requested By Title Guaranty	Incident No.	TFS No. 721578

New document. Please render to view in full.



TITLE GUARANTY OF HAWAII, LLC
 1000 Title Avenue, Suite 500, Greenville, FL 99999
 PH (800)111-2222, FX (800)222-1111, Email: email@titlecompany.com

Company Name

<p>Disclosure Source Dept Name 100 Ordering Party Lane Someplace, HI 94120</p>	<p>Date: July 15, 2022 Escrow No.: 12345 Order No.: JM CD Test 2022 Borrower(s): Bryan B. Buyer and Brenda B. Buyer Tax Key: (1) 2-1-212-TM- Sales Price: \$505,000.00 Loan Amount: \$450,000.00 Underwriter: Chicago Title Insurance Company Insured: Loans Unlimited Preliminary Report Date: July 11, 2022</p>
--	--

Title Guaranty of Hawaii, LLC, as agent for the aforesaid underwriter, will issue, as of the time of recording and subject to the payment of the title insurance premium, an ALTA Loan policy with standard coverage in the amount indicated above and insuring the aforesaid named insured, its successors and/or assigns, as their interests may appear (the "proposed insured"), subject to Exceptions as shown in our Preliminary Report dated as mentioned above (the "PR"), and the exceptions contained in Endorsement No. 1 substantially in the form attached hereto, which will be made a part of the policy and provided that (i) such recording occurs within ninety (90) days from the date of this letter and (ii) the following are submitted:

1. Payment of real property taxes, charges and assessments, if any are due and payable or authority to show same as an exception in Schedule B of the policy to be issued.
2. Mortgage and other necessary closing document(s) in insurable form which must be executed, delivered and duly recorded in the public records.
3. Verification in writing, the name of anyone not referred to in the PR who will get an interest in the land or who will be named as an additional borrower in the loan. Additional requirements or exceptions may be applicable.

Affected item(s):
HID1427.doc - Letter (Title Commitment Standard Loan Policy) (New)

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Letter (Transmittal IRS 8300 to IRS)

New/Mod New	Requested By Title Guaranty	Incident No.	TFS No. 721887
-----------------------	---------------------------------------	---------------------	--------------------------

New document. Please render to view in full.



EO NAME
100 Escrow Office Street, EO City, HI 54545
PH (800)777-4444, FX (800)444-7777, Email: email@settlementagent.com

Internal Revenue Service
Detroit Computing Center
P.O. Box 32621
Detroit, MI 48232

Date: July 25, 2022
Escrow No.: 12345JM CD Test 2022
Borrower(s): Bryan B. Buyer and Brenda B. Buyer
Seller(s): Samuel S. Seller and Samantha S. Seller
Property: 100 Property Avenue
Property City, HI 55555

Certified Mail

Ref: IRS Form 8300 Cash Reporting
Remitter: [Name goes here](#)

Enclosed is an IRS 8300 Cash Report for the above referenced transaction.

Aloha,

Melissa G Smith
Melissa G Smith
Closing Specialist
msmith@email.email

Affected item(s):
HID1428.doc - Letter (Transmittal IRS 8300 to IRS) (New)

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<i>Recording and Policy Instructions (new)</i>			
New/Mod Change	Requested By FNT Hawaii	Incident No.	TFS No. 721795

Updated to pull in the Document Type for the Recording Charges section.

E. Taxes and Other Government Fees

Charges for Line 01

Description	Re	To	Borrower-Paid At Closing	Borrower-Paid Before Closing	Seller-Paid At Closing	Seller-Paid Before Closing	Paid By Others
▶ 1 Recording Fees		G	\$247.50				

Fee Schedule Type	Pages	Document	Fee Schedule	Amount	Seller Pay %	Fee Type
▶ Recording	2	Deed		\$15.00		Recording Fee For Deed
Recording	25	Mortgage/Deed of Trust		\$225.00		Recording Fee For Mortgage
Recording	2	Release		\$7.50		
*						

RECORDING CHARGES		Charge
Recording Fees – Deed		\$ 15.00
Recording Fees – Mortgage/Deed of Trust		\$ 225.00
Recording Fees – Release		\$ 7.50

Affected item(s):
HID1396.doc - Recording and Policy Instructions (new) (New)

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Title

<i>ALTA Commitment 2021 (HI)</i>			
New/Mod Change	Requested By Penny Hoskins	Incident No.	TFS No. 722831

For WA, MT, OR, ID and HI Commitments only: New Custom Fields have been added to enable custom language to be entered for "The estate or interest to be insured".

Custom language for estate/interest to be insured

This is on the Commitment screen

Enter Custom language for estate/interest to be insured

This prompts

SCHEDULE A

1. Commitment Date: ■ at ■
2. Policy to be issued:
 - (a) **ALTA Owner's Policy 2021**

Proposed Insured:	Bryan B. Buyer and Brenda B. Buyer
Proposed Amount of Insurance:	\$500,000.00
The estate or interest to be insured:	Custom language goes here
Premium:	\$ 2,045.00
Tax:	\$ 0.00
Total:	\$ 2,045.00
 - (b) **ALTA Loan Policy 2021**

Proposed Insured:	Loans Unlimited Proposed insured clause here for Lender1
Proposed Amount of Insurance:	\$450,000.00
The estate or interest to be insured:	Custom language goes here
Premium:	\$ 250.00
Tax:	\$ 0.00
Total:	\$ 250.00

Affected item(s):
ALTA Commitment 2021 (HI)

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Master Commitment

New/Mod Change	Requested By Penny Hoskins	Incident No.	TFS No. 721905
-----------------------	--------------------------------------	---------------------	--------------------------

For WA, MT, OR, ID and HI ALTA 2021 Commitments only: New Custom Fields have been added to enable custom language to be entered for "The estate or interest to be insured".

Custom language for estate/interest to be insured

This is on the Commitment screen

Enter Custom language for estate/interest to be insured

Custom language goes here

This prompts

SCHEDULE A

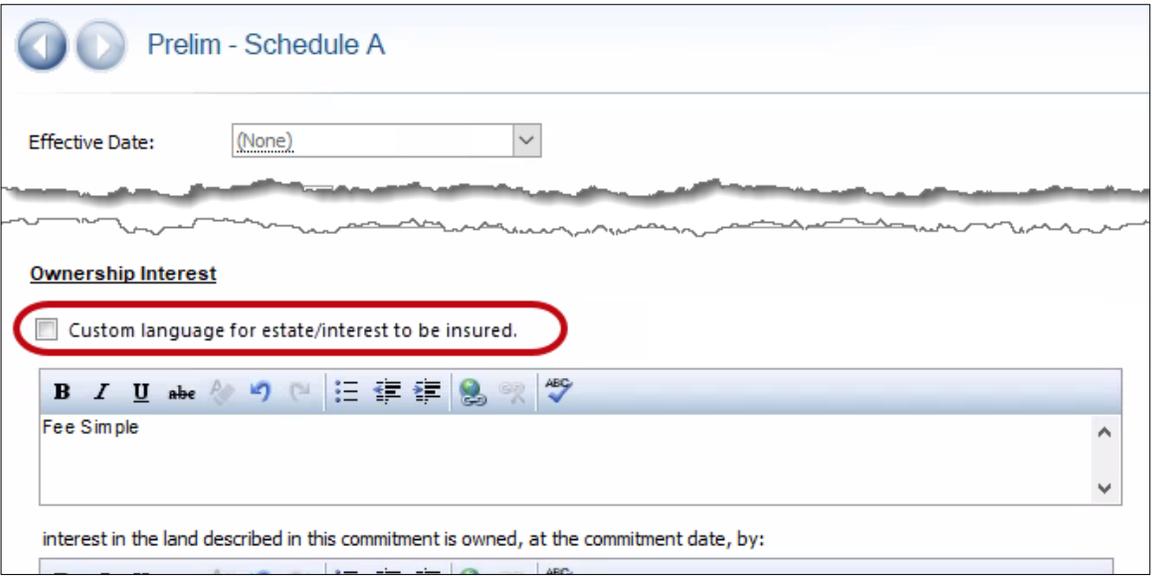
1. Commitment Date: ■ at ■
2. Policy to be issued:
 - (a) **ALTA Owner's Policy 2021**

Proposed Insured:	Bryan B. Buyer and Brenda B. Buyer
Proposed Amount of Insurance:	\$500,000.00
The estate or interest to be insured:	Custom language goes here
Premium:	\$ 2,045.00
Tax:	\$ 0.00
Total:	\$ 2,045.00
 - (b) **ALTA Loan Policy 2021**

Proposed Insured:	Loans Unlimited Proposed insured clause here for Lender1
Proposed Amount of Insurance:	\$450,000.00
The estate or interest to be insured:	Custom language goes here
Premium:	\$ 250.00
Tax:	\$ 0.00
Total:	\$ 250.00

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MY SCREENS

<i>Prelim – Schedule A Screen</i>			
New/Mod	Requested By	Incident No.	TFS No.
Mod	Penny Hoskins		
<p>The Custom language for estate/interest to be insured field has been added to the Prelim – Schedule A screen.</p> <p>This change is visible when one of the following My Screens is selected:</p> <ul style="list-style-type: none"> > HI All Screens > HI Title Screens 			
 <p>The screenshot shows the 'Prelim - Schedule A' screen. At the top, there are navigation arrows and the title 'Prelim - Schedule A'. Below that is an 'Effective Date' field with a dropdown menu set to '(None)'. A horizontal separator line follows. Underneath is the 'Ownership Interest' section, which contains a checkbox labeled 'Custom language for estate/interest to be insured.' This checkbox is circled in red. Below the checkbox is a rich text editor with a toolbar containing bold, italic, underline, and other formatting options. The text 'Fee Simple' is visible in the editor. At the bottom of the screenshot, the text 'interest in the land described in this commitment is owned, at the commitment date, by:' is visible.</p>			

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PHRASE(S)

<i>New EI Phrase</i>							
New/Mod New	Requested By Settlement	Incident No.	TFS No. 725417				
New EI Phrase:							
<table border="1" style="width: 100%;"> <tr> <td style="width: 15%;">Code ▲</td> <td>Name</td> </tr> <tr> <td>lep01</td> <td>LIMITED ENGLISH PROFICIENCY</td> </tr> </table> <p>LIMITED ENGLISH PROFICIENCY: Borrowers who are limited in English proficiency in need of an interpreter or assistance translating the loan documents from English to another language should contact their lender or the Settlement Agent (111)111-1111 at as soon as possible in order for arrangements to be made.</p> <p style="text-align: center;">Pulls in Escrow Office Phone</p>				Code ▲	Name	lep01	LIMITED ENGLISH PROFICIENCY
Code ▲	Name						
lep01	LIMITED ENGLISH PROFICIENCY						

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IDAHO

DOCUMENTS

Escrow

Delivery Slip			
New/Mod Change	Requested By FT Boise	Incident No.	TFS No. 722204
New document. Please render to view in full.			
Affected item(s): IDD1156.doc - Delivery Slip (New)			

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Title

ALTA Commitment 2021 (ID)

New/Mod Change	Requested By Penny Hoskins	Incident No.	TFS No. 722827
--------------------------	--------------------------------------	---------------------	--------------------------

For WA, MT, OR, ID and HI Commitments only: New Custom Fields have been added to enable custom language to be entered for "The estate or interest to be insured".

Custom language for estate/interest to be insured

This is on the Commitment screen

Enter Custom language for estate/interest to be insured

This prompts

SCHEDULE A

1. Commitment Date: ■ at ■
2. Policy to be issued:
 - (a) **ALTA Owner's Policy 2021**

Proposed Insured:	Bryan B. Buyer and Brenda B. Buyer
Proposed Amount of Insurance:	\$500,000.00
The estate or interest to be insured:	Custom language goes here
Premium:	\$ 2,045.00
Tax:	\$ 0.00
Total:	\$ 2,045.00
 - (b) **ALTA Loan Policy 2021**

Proposed Insured:	Loans Unlimited Proposed insured clause here for Lender1
Proposed Amount of Insurance:	\$450,000.00
The estate or interest to be insured:	Custom language goes here
Premium:	\$ 250.00
Tax:	\$ 0.00
Total:	\$ 250.00

Affected item(s):
ALTA Commitment 2021 (ID)

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PHRASE(S)

<i>New EI Phrase</i>							
New/Mod New	Requested By Settlement	Incident No.	TFS No. 725417				
New EI Phrase:							
<table border="1" style="width: 100%;"> <tr> <td style="width: 15%;">Code ▲</td> <td>Name</td> </tr> <tr> <td>lep01</td> <td>LIMITED ENGLISH PROFICIENCY</td> </tr> </table> <p>LIMITED ENGLISH PROFICIENCY: Borrowers who are limited in English proficiency in need of an interpreter or assistance translating the loan documents from English to another language should contact their lender or the Settlement Agent (111)111-1111 at as soon as possible in order for arrangements to be made.</p> <p style="text-align: center;">Pulls in Escrow Office Phone</p>				Code ▲	Name	lep01	LIMITED ENGLISH PROFICIENCY
Code ▲	Name						
lep01	LIMITED ENGLISH PROFICIENCY						

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ILLINOIS

DOCUMENTS

Escrow

<i>Escrow Disbursement Agreement</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	CT Downstate IL		722198
Removed "HUD-1" from item 1.			
Affected item(s): Escrow Disbursement Agreement			

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<i>Notice of Settlement Agent Responsibility</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	CT Downstate IL		722195
For IL users only, added "REGARDING FIRPTA" to the title.			
Affected item(s): Notice of Settlement Agent Responsibility			

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<i>WireSafe Fraud Forms (6)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	ServiceLink		725271
Updated hardcoded bank information for ServiceLink and CT-Metro operations.			
Affected item(s): WireSafe Fraud Alert 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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INDIANA

DOCUMENTS

Escrow

<i>Closing Info Request (FNT NWI)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	FNT NWI		721190
Removed broker fee. Added prompt for HOA instead of looking to the field. Added additional information prompts to HOA and POA prompts if answered Yes.			
<u>Affected item(s):</u> Closing Info Request (FNT NWI)			

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KENTUCKY

DOCUMENTS

Title

<i>Revisions to Commitment Settlement Inquiries</i>							
New/Mod Change	Requested By First Title	Incident No.	TFS No. 723546				
For First Title operations only, removed the coding to pull in the Marketing Source information under "FOR SETTLEMENT INQUIRIES, CONTACT" table.							
<table border="1"> <tr> <th>ISSUING OFFICE:</th> <th>FOR SETTLEMENT INQUIRIES, CONTACT:</th> </tr> <tr> <td>Title Office Name 1000 Title Avenue, Suite 500 Someplace, GA 99999 Main Phone: (800)111-2222</td> <td>Escrow Officer: Sandy L Moore EO Name 100 Escrow Office Street EO City, GA 54545 Phone: (888)999-0000 Fax: (888)555-9090 Main Phone: (800)777-4444 Email: SandraLMoore@thisnotreal.com</td> </tr> </table>		ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:	Title Office Name 1000 Title Avenue, Suite 500 Someplace, GA 99999 Main Phone: (800)111-2222	Escrow Officer: Sandy L Moore EO Name 100 Escrow Office Street EO City, GA 54545 Phone: (888)999-0000 Fax: (888)555-9090 Main Phone: (800)777-4444 Email: SandraLMoore@thisnotreal.com		
ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:						
Title Office Name 1000 Title Avenue, Suite 500 Someplace, GA 99999 Main Phone: (800)111-2222	Escrow Officer: Sandy L Moore EO Name 100 Escrow Office Street EO City, GA 54545 Phone: (888)999-0000 Fax: (888)555-9090 Main Phone: (800)777-4444 Email: SandraLMoore@thisnotreal.com						
Affected item(s): ALTA Commitment 2016 (KY) ALTA Commitment 2021 (KY)							

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LOUISIANA

DOCUMENTS

Title

Revisions to Commitment Settlement Inquiries

New/Mod Change	Requested By First Title	Incident No.	TFS No. 723549
--------------------------	------------------------------------	---------------------	--------------------------

For First Title operations only, removed the coding to pull in the Marketing Source information under "FOR SETTLEMENT INQUIRIES, CONTACT" table.

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Title Office Name 1000 Title Avenue, Suite 500 Someplace, GA 99999 Main Phone: (800)111-2222	Escrow Officer: Sandy L Moore EO Name 100 Escrow Office Street EO City, GA 54545 Phone: (888)999-0000 Fax: (888)555-9090 Main Phone: (800)777-4444 Email: SandraLMoore@thisnotreal.com

Affected item(s):
ALTA Commitment 2016 (LA)

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MARYLAND

DOCUMENTS

Escrow

<i>Affidavit (Residence)</i>			
New/Mod Change	Requested By Liberty Title	Incident No.	TFS No. 722151
Revised so that trust signatories pull to the individual signature section.			
Affected item(s): Affidavit (Residence)			

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MICHIGAN

DOCUMENTS

Escrow

<i>ABA Revision</i>			
New/Mod Change	Requested By CT MI	Incident No.	TFS No. 726398
EXPT101 now has Cooper Grosteffan and Gavin Homer as options.			
Affected item(s): Master ABA Disclosure			

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<i>Resize Docs (10)</i>			
New/Mod New	Requested By FT MI	Incident No.	TFS No. 721055
Created letter sized versions of these forms.			
Affected item(s): MID1041.doc - Affidavit (Seller's) Legal (New) MID1051.doc - Agreement (Closing in Escrow) Legal (New) MID1052.doc - Agreement (Compliance) Legal (New) MID1075.doc - Memorandum of Land Contract (Legal) (New) MID1088.doc - Occupancy Escrow (Legal) (New) MID1349.doc - Affidavit (Seller's) (New) MID1350.doc - Agreement (Closing in Escrow) (New) MID1351.doc - Agreement (Compliance) (New) MID1353.doc - Memorandum of Land Contract (New) MID1354.doc - Occupancy Escrow (New)			

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MY SCREENS

<i>Order Contacts Screen</i>			
New/Mod Mod	Requested By Lisa Simmons	Incident No.	TFS No.

The **Special Notes/Instructions** section has been added to the **Listing Agent/Broker** and **Selling Agent/Broker** screens.

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

- > **MI – Commercial CSS Screens**
- > **MI - Escrow**

The screenshot shows two overlapping windows. The top window is titled 'Listing Agent/Broker' and the bottom window is 'Selling Agent/Broker'. Both windows have a 'Special Notes/Instructions' section at the bottom, which is highlighted with a red rounded rectangle. The 'Selling Agent/Broker' window also shows various input fields for agent information, including name, address, phone, and email, as well as checkboxes for 'Include on revenue reports', 'Marketing source', and 'Commitment recipient'.

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MISSISSIPPI

DOCUMENTS

Title

<i>Revisions to Commitment Settlement Inquiries</i>							
New/Mod Change	Requested By First Title	Incident No.	TFS No. 723551				
For First Title operations only, removed the coding to pull in the Marketing Source information under "FOR SETTLEMENT INQUIRIES, CONTACT" table.							
<table border="1"> <tr> <th>ISSUING OFFICE:</th> <th>FOR SETTLEMENT INQUIRIES, CONTACT:</th> </tr> <tr> <td>Title Office Name 1000 Title Avenue, Suite 500 Someplace, GA 99999 Main Phone: (800)111-2222</td> <td>Escrow Officer: Sandy L Moore EO Name 100 Escrow Office Street EO City, GA 54545 Phone: (888)999-0000 Fax: (888)555-9090 Main Phone: (800)777-4444 Email: SandraLMoore@thisnotreal.com</td> </tr> </table>		ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:	Title Office Name 1000 Title Avenue, Suite 500 Someplace, GA 99999 Main Phone: (800)111-2222	Escrow Officer: Sandy L Moore EO Name 100 Escrow Office Street EO City, GA 54545 Phone: (888)999-0000 Fax: (888)555-9090 Main Phone: (800)777-4444 Email: SandraLMoore@thisnotreal.com		
ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:						
Title Office Name 1000 Title Avenue, Suite 500 Someplace, GA 99999 Main Phone: (800)111-2222	Escrow Officer: Sandy L Moore EO Name 100 Escrow Office Street EO City, GA 54545 Phone: (888)999-0000 Fax: (888)555-9090 Main Phone: (800)777-4444 Email: SandraLMoore@thisnotreal.com						
Affected item(s): ALTA Commitment 2016 (MS) ALTA Commitment 2021 (MS)							

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MONTANA

DOCUMENTS

Title

ALTA Commitment 2021 (MT)																											
New/Mod Change	Requested By Penny Hoskins	Incident No.	TFS No. 722829																								
For WA, MT, OR, ID and HI Commitments only: New Custom Fields have been added to enable custom language to be entered for "The estate or interest to be insured".																											
<div style="border: 1px solid black; padding: 10px;"> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="border: 1px solid black; padding: 5px;"> <input checked="" type="checkbox"/> Custom language for estate/interest to be insured </div> <div style="color: red; font-weight: bold;">This is on the Commitment screen</div> </div> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="border: 1px solid gray; padding: 5px; background-color: #f0f0f0;"> Enter Custom language for estate/interest to be insured <input style="width: 100%;" type="text" value="Custom language goes here"/> </div> <div style="color: red; font-weight: bold;">This prompts</div> </div> <p style="text-align: center;">SCHEDULE A</p> <ol style="list-style-type: none"> 1. Commitment Date: ■ at ■ 2. Policy to be issued: <ol style="list-style-type: none"> (a) ALTA Owner's Policy 2021 <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Proposed Insured:</td> <td>Bryan B. Buyer and Brenda B. Buyer</td> </tr> <tr> <td>Proposed Amount of Insurance:</td> <td>\$500,000.00</td> </tr> <tr> <td>The estate or interest to be insured:</td> <td>Custom language goes here</td> </tr> <tr> <td>Premium:</td> <td style="text-align: right;">\$ 2,045.00</td> </tr> <tr> <td>Tax:</td> <td style="text-align: right;">\$ 0.00</td> </tr> <tr> <td>Total:</td> <td style="text-align: right;">\$ 2,045.00</td> </tr> </table> (b) ALTA Loan Policy 2021 <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Proposed Insured:</td> <td>Loans Unlimited Proposed insured clause here for Lender1</td> </tr> <tr> <td>Proposed Amount of Insurance:</td> <td>\$450,000.00</td> </tr> <tr> <td>The estate or interest to be insured:</td> <td>Custom language goes here</td> </tr> <tr> <td>Premium:</td> <td style="text-align: right;">\$ 250.00</td> </tr> <tr> <td>Tax:</td> <td style="text-align: right;">\$ 0.00</td> </tr> <tr> <td>Total:</td> <td style="text-align: right;">\$ 250.00</td> </tr> </table> </div>				Proposed Insured:	Bryan B. Buyer and Brenda B. Buyer	Proposed Amount of Insurance:	\$500,000.00	The estate or interest to be insured:	Custom language goes here	Premium:	\$ 2,045.00	Tax:	\$ 0.00	Total:	\$ 2,045.00	Proposed Insured:	Loans Unlimited Proposed insured clause here for Lender1	Proposed Amount of Insurance:	\$450,000.00	The estate or interest to be insured:	Custom language goes here	Premium:	\$ 250.00	Tax:	\$ 0.00	Total:	\$ 250.00
Proposed Insured:	Bryan B. Buyer and Brenda B. Buyer																										
Proposed Amount of Insurance:	\$500,000.00																										
The estate or interest to be insured:	Custom language goes here																										
Premium:	\$ 2,045.00																										
Tax:	\$ 0.00																										
Total:	\$ 2,045.00																										
Proposed Insured:	Loans Unlimited Proposed insured clause here for Lender1																										
Proposed Amount of Insurance:	\$450,000.00																										
The estate or interest to be insured:	Custom language goes here																										
Premium:	\$ 250.00																										
Tax:	\$ 0.00																										
Total:	\$ 250.00																										
Affected item(s): ALTA Commitment 2021 (MT)																											

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Master Commitment

New/Mod Change	Requested By Penny Hoskins	Incident No.	TFS No. 721905
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For WA, MT, OR, ID and HI ALTA 2021 Commitments only: New Custom Fields have been added to enable custom language to be entered for "The estate or interest to be insured".

Custom language for estate/interest to be insured

This is on the Commitment screen

Enter Custom language for estate/interest to be insured

Custom language goes here

This prompts

SCHEDULE A

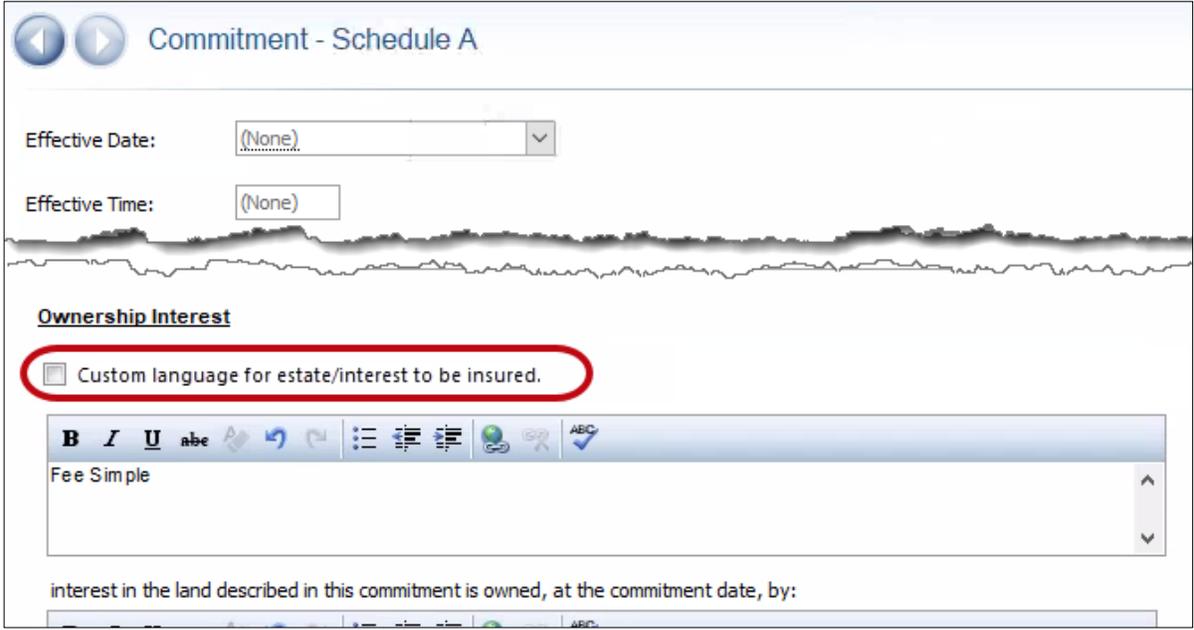
1. Commitment Date: ■ at ■
2. Policy to be issued:
 - (a) **ALTA Owner's Policy 2021**

Proposed Insured:	Bryan B. Buyer and Brenda B. Buyer
Proposed Amount of Insurance:	\$500,000.00
The estate or interest to be insured:	Custom language goes here
Premium:	\$ 2,045.00
Tax:	\$ 0.00
Total:	\$ 2,045.00
 - (b) **ALTA Loan Policy 2021**

Proposed Insured:	Loans Unlimited Proposed insured clause here for Lender1
Proposed Amount of Insurance:	\$450,000.00
The estate or interest to be insured:	Custom language goes here
Premium:	\$ 250.00
Tax:	\$ 0.00
Total:	\$ 250.00

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MY SCREENS

<i>Commitment – Schedule A Screen</i>			
New/Mod	Requested By	Incident No.	TFS No.
Mod	Penny Hoskins		
<p>The Custom language for estate/interest to be insured field has been added to the Commitment – Schedule A screen.</p> <p>This change is visible when one of the following My Screens is selected.:</p> <ul style="list-style-type: none"> > MT All Screens > MT Title Screens 			
			

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PHRASE(S)

<i>New EI Phrase</i>							
New/Mod New	Requested By Settlement	Incident No.	TFS No. 725417				
New EI Phrase:							
<table border="1" data-bbox="235 447 651 520"> <thead> <tr> <th>Code</th> <th>Name</th> </tr> </thead> <tbody> <tr> <td>lep01</td> <td>LIMITED ENGLISH PROFICIENCY</td> </tr> </tbody> </table> <p>LIMITED ENGLISH PROFICIENCY: Borrowers who are limited in English proficiency in need of an interpreter or assistance translating the loan documents from English to another language should contact their lender or the Settlement Agent (111)111-1111 at as soon as possible in order for arrangements to be made.</p> <p>Pulls in Escrow Office Phone</p>				Code	Name	lep01	LIMITED ENGLISH PROFICIENCY
Code	Name						
lep01	LIMITED ENGLISH PROFICIENCY						

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NEVADA

DOCUMENTS

Escrow

<i>Deed of Trust and Assignment of Rents</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Ticor Las Vegas		723499
Exhibit A added after the first 3 pages so it stays with the Deed of Trust and Assignment of Rents. DO NOT RECORD added to the top of the next page ("A. TO PROTECT THE SECURITY") and page numbering removed from this page on.			
Affected item(s): Deed of Trust and Assignment of Rents			

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<i>Informatory Affidavit (Deed Upon Death)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	CT Las Vegas		720454
Revised to add "Informatory" to the document title and add #11 for the "Notice to Creditors" statement.			
<p>10. Children? <input type="checkbox"/> Yes <input type="checkbox"/> No If "yes" give full name and age of each _____</p> <p>_____</p> <p>11. A Notice to Creditors in the proscribed statutory form pursuant to NRS § 111.689 has been prepared and mailed to all known creditors of the deceased Grantor of the Deed upon Death, and to the Nevada Department of Health and Human Services, and published as proscribed by law. More than ninety (90) days has passed since the notices were mailed and no claim has been received from any creditor. Further, the Nevada Department of Health and Human Services has provided a Waiver of Claim, a copy of which form is attached hereto.</p> <p>12. Affiant desires Commonwealth Land Title Insurance Company ("Company") to issue a policy of title insurance, covering the Real Property, Order No. CW NV TEST.</p>			
Affected item(s): Informatory Affidavit (Deed Upon Death)			

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<i>Limited English Proficiency phrase added to General Provisions</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Lawyer's Title Las Vegas		725471
Limited English Proficiency phrase was added to NV's General Provisions, in accordance with Escrow Tech Memo 194-2022.			
Affected item(s): General Conditions of Escrow - Signpost General Conditions Of Escrow and Escrow Instructions			

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Notice of Completion

New/Mod Change	Requested By Ticor Las Vegas	Incident No.	TFS No. 725263
--------------------------	--	---------------------	--------------------------

Removed the notary acknowledgment.

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

Samuel S. Seller

Samantha S. Seller

Harmony Homes

BY: _____

Seth Seller
Trustee

BY: _____

Sally Seller
Trustee

BY: _____

Samuel Seller
Sec

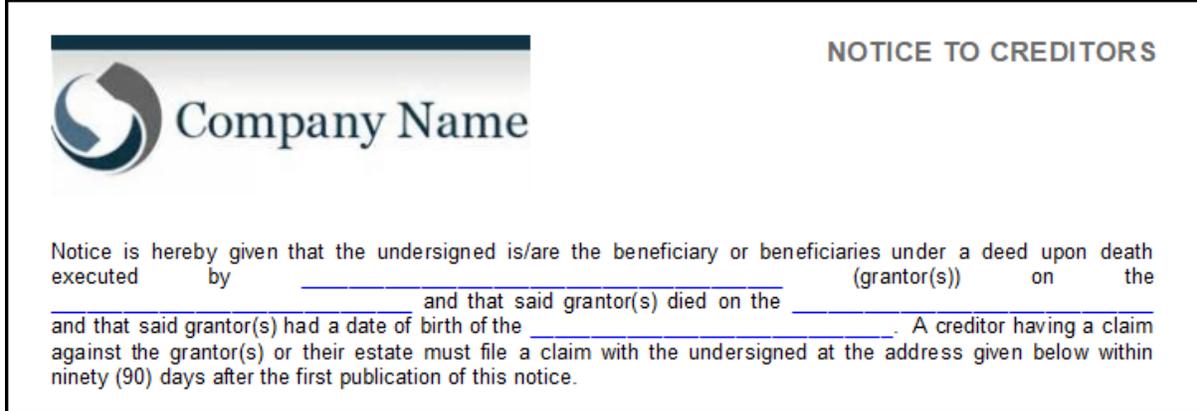
Affected item(s):
Notice of Completion

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Notice to Creditors

New/Mod New	Requested By CT Las Vegas	Incident No.	TFS No. 720241
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New document. Render to view complete document.



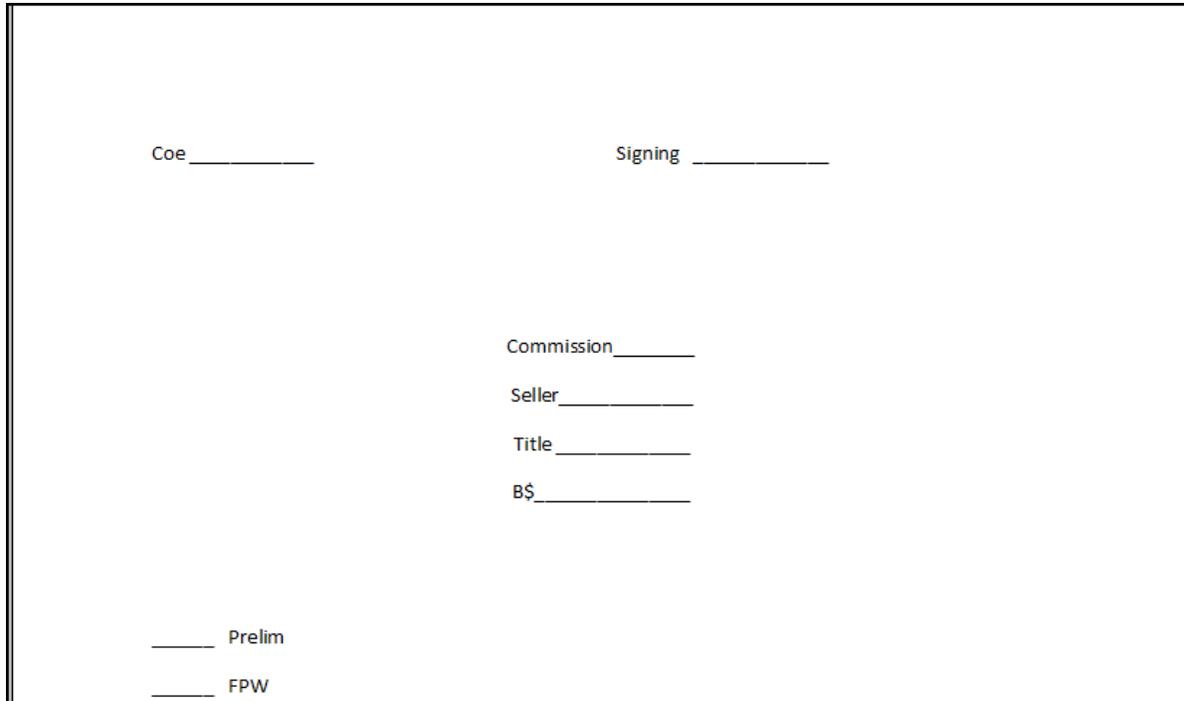
Affected item(s):
NVD1350.doc - Notice to Creditors (New)

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Richmond File Cover

New/Mod Change	Requested By Ticor Las Vegas	Incident No.	TFS No. 720690
--------------------------	--	---------------------	--------------------------

New document. Please render to view in full.



Affected item(s):
NVD1351.doc - Richmond Cover Page (New)

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Title

ALTA US Policy (12-3-12)			
New/Mod Change	Requested By FNF Rates and Form Filing	Incident No.	TFS No. 720693
For NV only: updated to add the arbitration to the Conditions and Stipulations.			

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PHRASE(S)

<i>New EI Phrase</i>											
New/Mod New	Requested By Settlement	Incident No.	TFS No. 725417								
New EI Phrase:											
<table border="1" style="width: 100%;"> <tr> <td style="width: 15%;">Code</td> <td style="width: 5%;">▲</td> <td style="width: 15%;">Name</td> <td></td> </tr> <tr> <td>lep01</td> <td></td> <td>LIMITED ENGLISH PROFICIENCY</td> <td></td> </tr> </table> <p>LIMITED ENGLISH PROFICIENCY: Borrowers who are limited in English proficiency in need of an interpreter or assistance translating the loan documents from English to another language should contact their lender or the Settlement Agent (111)111-1111 at as soon as possible in order for arrangements to be made.</p> <p style="text-align: center;">Pulls in Escrow Office Phone</p>				Code	▲	Name		lep01		LIMITED ENGLISH PROFICIENCY	
Code	▲	Name									
lep01		LIMITED ENGLISH PROFICIENCY									

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NEW HAMPSHIRE

DOCUMENTS

Escrow

<i>Deed (Warranty)</i>			
New/Mod Change	Requested By Signature Title	Incident No.	TFS No. 721107
Transfer Tax has been removed.			
<u>Affected item(s):</u> Deed (Warranty)			

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NEW JERSEY

DOCUMENTS

Escrow

<i>Confirmation of Order</i>			
New/Mod Change	Requested By CT NJ	Incident No.	TFS No. 721497
Updated municipality language.			
Affected item(s): Confirmation of Order			

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Title

Legal Description revisions			
New/Mod Change	Requested By	Incident No.	TFS No.
	Siobon Humphrey		723569
Removed the Escrow Brief Legal from pulling in separately from the legal description.			
Affected item(s): ALTA Loan Policy 2006 (NJ) ALTA Loan Policy 2006 (NJ) (Schedules Only) ALTA Owner's Policy 2006 (NJ) ALTA Owner's Policy 2006 (NJ) (Schedules Only) Exhibit Page - Commitment Legal Exhibit Page - Commitment Legal (Legal) Master Commitment (NJ) Master Loan Policy (NJ) Master Loan Policy (NJ) (Schedules Only) Master Owner's Policy (NJ) Master Owner's Policy (NJ) (Schedules Only) Title Search Report (2022) Title Search Report (With Optional Accommodation)			

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NEW MEXICO

DOCUMENTS

Escrow

<i>Escrow Information Sheet</i>			
New/Mod Change	Requested By FT NM	Incident No.	TFS No. 721143
Added "Married Couple" as an option.			
Affected item(s): Escrow Information Sheet			

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PHRASE(S)

<i>New EI Phrase</i>							
New/Mod New	Requested By Settlement	Incident No.	TFS No. 725417				
New EI Phrase:							
<table border="1" style="width: 100%;"> <tr> <td style="width: 15%;">Code ▲</td> <td>Name</td> </tr> <tr> <td>lep01</td> <td>LIMITED ENGLISH PROFICIENCY</td> </tr> </table> <p>LIMITED ENGLISH PROFICIENCY: Borrowers who are limited in English proficiency in need of an interpreter or assistance translating the loan documents from English to another language should contact their lender or the Settlement Agent (111)111-1111 at as soon as possible in order for arrangements to be made.</p> <p style="text-align: center;">Pulls in Escrow Office Phone</p>				Code ▲	Name	lep01	LIMITED ENGLISH PROFICIENCY
Code ▲	Name						
lep01	LIMITED ENGLISH PROFICIENCY						

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NEW YORK

DOCUMENTS

Escrow

Letter (Order Status)			
New/Mod Change	Requested By CT Buffalo	Incident No.	TFS No. 724402
Removed the fax option, revised "Premium enclosed" to "Premium enclosed or followed by mail", removed "no policy to be issued".			
Affected item(s): Letter (Order Status)			

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NORTH CAROLINA

REPORTS

In process Order/Sent Invoice			
New/Mod Change	Requested By FT NC Ops	Incident No.	TFS No. 720889
Updating logic to only include orders where the title status is "In Process"			
Affected item(s): In process Order/Sent Invoice			

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OHIO

DOCUMENTS

Title

Preliminary Judicial Report			
New/Mod Change	Requested By Debbie McDonald	Incident No.	TFS No. 725443
<p>Revised so that the user will select the Guaranteed Party from contacts in the order instead of defaulting to a Marketing Source contact.</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p style="text-align: center;">PRELIMINARY JUDICIAL REPORT</p> <hr/> <p>Issued By:</p> <div style="display: flex; align-items: center;"> <p>CHICAGO TITLE INSURANCE COMPANY</p> </div> <p>ABC Lender 456 Lender Way Anywhere, OH 99999</p> <p>Pursuant to your request for a Preliminary Judicial Report (h CHICAGO TITLE INSURANCE COMPANY (hereinafter "the Co \$400,000.00 that it has examined the public records in Wake C the record title to the land is at the date hereof vested in Bill B. B</p> <div style="border: 1px solid gray; padding: 5px; margin-top: 10px;"> <p style="text-align: right;">Judicial Report Number:</p> <p>Master Guarantee</p> <p>Master Guarantee Loan Policy (\$400,000.00)</p> <p>A reference to a single Contact was encountered, but more than one was found. Please choose from the qualifying Contacts below.</p> <ul style="list-style-type: none"> <input checked="" type="radio"/> Lender ABC Lender (L) <input type="radio"/> Government County Tax Assessor (G) <input type="radio"/> Payoff Lender 1st LC Equity Group (P) <input type="radio"/> Attorney Smith and Jones, PC (AT) <p style="text-align: right;">OK</p> </div> </div>			

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OREGON

DOCUMENTS

Escrow

<i>Power of Attorney Instructions to Escrow Agent</i>			
New/Mod Change	Requested By	Incident No. INC220309483	TFS No. 721752
Typo correction: "Attorney in Fact" instead of "Attorney if Fact"			
Affected item(s): Power of Attorney Instructions to Escrow Agent			

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<i>Resolution (LLC)</i>			
New/Mod Change	Requested By Western Title Escrow Admin	Incident No.	TFS No. 721358
Revised functionality of the document to work for individuals and prompt for LLC information.			
Affected item(s): Resolution (LLC)			

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Title

<i>ALTA Commitment 2021 (OR)</i>																											
New/Mod Change	Requested By Penny Hoskins	Incident No.	TFS No. 722828																								
For WA, MT, OR, ID and HI Commitments only: New Custom Fields have been added to enable custom language to be entered for "The estate or interest to be insured".																											
<div style="border: 1px solid black; padding: 10px;"> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="border: 1px solid black; padding: 5px;"> <input checked="" type="checkbox"/> Custom language for estate/interest to be insured </div> <div style="color: red; font-weight: bold;">This is on the Commitment screen</div> </div> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="border: 1px solid black; padding: 5px; background-color: #f0f0f0;"> Enter Custom language for estate/interest to be insured <input style="width: 100%;" type="text" value="Custom language goes here"/> </div> <div style="color: red; font-weight: bold;">This prompts</div> </div> <p style="text-align: center;">SCHEDULE A</p> <ol style="list-style-type: none"> 1. Commitment Date: ■ at ■ 2. Policy to be issued: <ol style="list-style-type: none"> (a) ALTA Owner's Policy 2021 <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Proposed Insured:</td> <td>Bryan B. Buyer and Brenda B. Buyer</td> </tr> <tr> <td>Proposed Amount of Insurance:</td> <td>\$500,000.00</td> </tr> <tr> <td>The estate or interest to be insured:</td> <td>Custom language goes here</td> </tr> <tr> <td>Premium:</td> <td style="text-align: right;">\$ 2,045.00</td> </tr> <tr> <td>Tax:</td> <td style="text-align: right;">\$ 0.00</td> </tr> <tr> <td>Total:</td> <td style="text-align: right;">\$ 2,045.00</td> </tr> </table> (b) ALTA Loan Policy 2021 <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Proposed Insured:</td> <td>Loans Unlimited Proposed insured clause here for Lender1</td> </tr> <tr> <td>Proposed Amount of Insurance:</td> <td>\$450,000.00</td> </tr> <tr> <td>The estate or interest to be insured:</td> <td>Custom language goes here</td> </tr> <tr> <td>Premium:</td> <td style="text-align: right;">\$ 250.00</td> </tr> <tr> <td>Tax:</td> <td style="text-align: right;">\$ 0.00</td> </tr> <tr> <td>Total:</td> <td style="text-align: right;">\$ 250.00</td> </tr> </table> </div>				Proposed Insured:	Bryan B. Buyer and Brenda B. Buyer	Proposed Amount of Insurance:	\$500,000.00	The estate or interest to be insured:	Custom language goes here	Premium:	\$ 2,045.00	Tax:	\$ 0.00	Total:	\$ 2,045.00	Proposed Insured:	Loans Unlimited Proposed insured clause here for Lender1	Proposed Amount of Insurance:	\$450,000.00	The estate or interest to be insured:	Custom language goes here	Premium:	\$ 250.00	Tax:	\$ 0.00	Total:	\$ 250.00
Proposed Insured:	Bryan B. Buyer and Brenda B. Buyer																										
Proposed Amount of Insurance:	\$500,000.00																										
The estate or interest to be insured:	Custom language goes here																										
Premium:	\$ 2,045.00																										
Tax:	\$ 0.00																										
Total:	\$ 2,045.00																										
Proposed Insured:	Loans Unlimited Proposed insured clause here for Lender1																										
Proposed Amount of Insurance:	\$450,000.00																										
The estate or interest to be insured:	Custom language goes here																										
Premium:	\$ 250.00																										
Tax:	\$ 0.00																										
Total:	\$ 250.00																										
Affected item(s): ALTA Commitment 2021 (OR)																											

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Master Commitment

New/Mod Change	Requested By Penny Hoskins	Incident No.	TFS No. 721905
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For WA, MT, OR, ID and HI ALTA 2021 Commitments only: New Custom Fields have been added to enable custom language to be entered for "The estate or interest to be insured".

Custom language for estate/interest to be insured

This is on the Commitment screen

Enter Custom language for estate/interest to be insured

Custom language goes here

This prompts

SCHEDULE A

1. Commitment Date: ■ at ■
2. Policy to be issued:
 - (a) **ALTA Owner's Policy 2021**

Proposed Insured:	Bryan B. Buyer and Brenda B. Buyer
Proposed Amount of Insurance:	\$500,000.00
The estate or interest to be insured:	Custom language goes here
Premium:	\$ 2,045.00
Tax:	\$ 0.00
Total:	\$ 2,045.00
 - (b) **ALTA Loan Policy 2021**

Proposed Insured:	Loans Unlimited Proposed insured clause here for Lender1
Proposed Amount of Insurance:	\$450,000.00
The estate or interest to be insured:	Custom language goes here
Premium:	\$ 250.00
Tax:	\$ 0.00
Total:	\$ 250.00

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Preliminary Report Exhibit One

New/Mod Change	Requested By Penny Hoskins	Incident No.	TFS No. 723181
-----------------------	--------------------------------------	---------------------	--------------------------

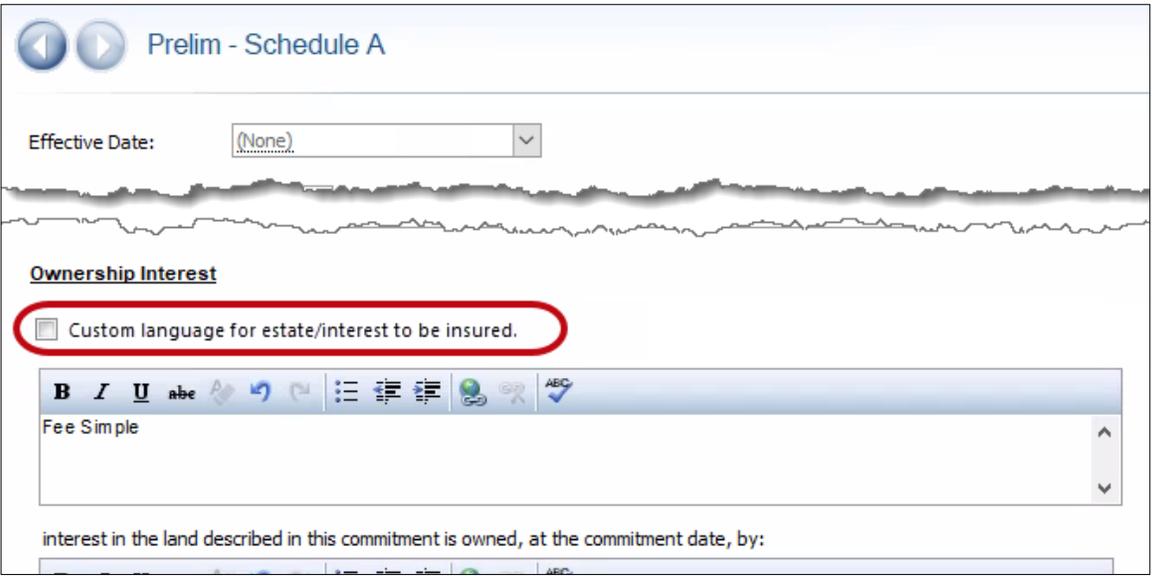
Revised spacing to keep this to 2 pages.

<p>SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE</p> <p>This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:</p> <table border="0"> <tr> <td style="vertical-align: top;"> <ol style="list-style-type: none"> 1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. 2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof. 3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water. </td> <td style="vertical-align: top;"> <ol style="list-style-type: none"> 4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land. 5. Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records. </td> </tr> </table>	<ol style="list-style-type: none"> 1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. 2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof. 3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water. 	<ol style="list-style-type: none"> 4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land. 5. Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.
<ol style="list-style-type: none"> 1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. 2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof. 3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water. 	<ol style="list-style-type: none"> 4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land. 5. Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records. 	
<p>Preliminary Report (Exhibit One)</p>	<p>Printed: 08.12.22 @ 12:53 PM OR-LT-FXEB-01060.474573-SPS-22-142000105K</p>	

Affected item(s):
Preliminary Report Exhibit One

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MY SCREENS

<i>Prelim – Schedule A Screen</i>			
New/Mod	Requested By	Incident No.	TFS No.
Mod	Penny Hoskins		
<p>The Custom language for estate/interest to be insured field has been added to the Prelim – Schedule A screen.</p> <p>This change is visible when one of the following My Screens is selected.:</p> <ul style="list-style-type: none"> > OR All Screens > OR Title Screens 			
 <p>The screenshot shows the 'Prelim - Schedule A' interface. At the top, there are navigation arrows and the title 'Prelim - Schedule A'. Below this is an 'Effective Date' field with a dropdown menu currently set to '(None)'. A horizontal separator line follows. Underneath is the 'Ownership Interest' section, which contains a checkbox labeled 'Custom language for estate/interest to be insured.' This checkbox is circled in red. Below the checkbox is a rich text editor with a toolbar containing bold, italic, underline, and other formatting options. The text area contains the words 'Fee Simple'. At the bottom of the screenshot, the text 'interest in the land described in this commitment is owned, at the commitment date, by:' is visible.</p>			

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PHRASE(S)

<i>New EI Phrase</i>							
New/Mod New	Requested By Settlement	Incident No.	TFS No. 725417				
New EI Phrase:							
<table border="1" style="width: 100%;"> <tr> <td style="width: 15%;">Code ▲</td> <td>Name</td> </tr> <tr> <td>lep01</td> <td>LIMITED ENGLISH PROFICIENCY</td> </tr> </table> <p>LIMITED ENGLISH PROFICIENCY: Borrowers who are limited in English proficiency in need of an interpreter or assistance translating the loan documents from English to another language should contact their lender or the Settlement Agent (111)111-1111 at as soon as possible in order for arrangements to be made.</p> <p style="text-align: center;">Pulls in Escrow Office Phone</p>				Code ▲	Name	lep01	LIMITED ENGLISH PROFICIENCY
Code ▲	Name						
lep01	LIMITED ENGLISH PROFICIENCY						

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SOUTH CAROLINA

DOCUMENTS

Title

<i>Revisions to Commitment Settlement Inquiries</i>							
New/Mod Change	Requested By First Title	Incident No.	TFS No. 723558				
For First Title operations only, removed the coding to pull in the Marketing Source information under "FOR SETTLEMENT INQUIRIES, CONTACT" table.							
<table border="1"> <tr> <th>ISSUING OFFICE:</th> <th>FOR SETTLEMENT INQUIRIES, CONTACT:</th> </tr> <tr> <td>Title Office Name 1000 Title Avenue, Suite 500 Someplace, GA 99999 Main Phone: (800)111-2222</td> <td>Escrow Officer: Sandy L Moore EO Name 100 Escrow Office Street EO City, GA 54545 Phone: (888)999-0000 Fax: (888)555-9090 Main Phone: (800)777-4444 Email: SandraLMoore@thisnotreal.com</td> </tr> </table>		ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:	Title Office Name 1000 Title Avenue, Suite 500 Someplace, GA 99999 Main Phone: (800)111-2222	Escrow Officer: Sandy L Moore EO Name 100 Escrow Office Street EO City, GA 54545 Phone: (888)999-0000 Fax: (888)555-9090 Main Phone: (800)777-4444 Email: SandraLMoore@thisnotreal.com		
ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:						
Title Office Name 1000 Title Avenue, Suite 500 Someplace, GA 99999 Main Phone: (800)111-2222	Escrow Officer: Sandy L Moore EO Name 100 Escrow Office Street EO City, GA 54545 Phone: (888)999-0000 Fax: (888)555-9090 Main Phone: (800)777-4444 Email: SandraLMoore@thisnotreal.com						
Affected item(s):							
ALTA Commitment 2016 (SC)							
ALTA Commitment 2021 (SC)							

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TENNESSEE

DOCUMENTS

Title

Revisions to Commitment Settlement Inquiries

New/Mod Change	Requested By First Title	Incident No.	TFS No. 723561				
For First Title operations only, removed the coding to pull in the Marketing Source information under "FOR SETTLEMENT INQUIRIES, CONTACT" table.							
<table border="1"> <tr> <th>ISSUING OFFICE:</th> <th>FOR SETTLEMENT INQUIRIES, CONTACT:</th> </tr> <tr> <td>Title Office Name 1000 Title Avenue, Suite 500 Someplace, GA 99999 Main Phone: (800)111-2222</td> <td>Escrow Officer: Sandy L Moore EO Name 100 Escrow Office Street EO City, GA 54545 Phone: (888)999-0000 Fax: (888)555-9090 Main Phone: (800)777-4444 Email: SandraLMoore@thisnotreal.com</td> </tr> </table>		ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:	Title Office Name 1000 Title Avenue, Suite 500 Someplace, GA 99999 Main Phone: (800)111-2222	Escrow Officer: Sandy L Moore EO Name 100 Escrow Office Street EO City, GA 54545 Phone: (888)999-0000 Fax: (888)555-9090 Main Phone: (800)777-4444 Email: SandraLMoore@thisnotreal.com		
ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:						
Title Office Name 1000 Title Avenue, Suite 500 Someplace, GA 99999 Main Phone: (800)111-2222	Escrow Officer: Sandy L Moore EO Name 100 Escrow Office Street EO City, GA 54545 Phone: (888)999-0000 Fax: (888)555-9090 Main Phone: (800)777-4444 Email: SandraLMoore@thisnotreal.com						
<p>Affected item(s): ALTA Commitment 2016 (TN) ALTA Commitment 2021 (TN)</p>							

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TEXAS

DOCUMENTS

Title

<i>T-48 Co-Insurance Endorsement</i>			
New/Mod Change	Requested By TX	Incident No.	TFS No. 725240
The Percentage fields now accommodate two decimal points (i.e., 20.26, etc.).			

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MY SCREENS

<i>Express Order Entry Screen</i>			
New/Mod	Requested By	Incident No.	TFS No.
Mod	Justin Martin		
<p>The Coinsurance Order Percentage field has been added to the Express Order Entry screen. This change is visible when the My Screens > SWACS CoIns Screens is selected.</p> <div style="border: 1px solid #ccc; padding: 10px; margin: 10px 0;"> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="display: flex; align-items: center;"> ⏪ ⏩ Express Order Entry Order Status: InProcess </div> <div style="font-size: 12px; color: #0070C0;">Buyer:</div> </div> <div style="margin-top: 10px;"> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid #ccc; padding: 5px; width: 150px;"> <p>Transaction type</p> <p><input type="radio"/> Purchase</p> <p><input checked="" type="radio"/> Refinance</p> <p><input type="radio"/> Equity</p> <p><input type="radio"/> Other</p> </div> <div style="display: flex; flex-direction: column; gap: 5px;"> <p><input type="checkbox"/> Commercial</p> <p><input type="checkbox"/> Construction</p> <p><input type="checkbox"/> Cash sale</p> <p><input type="checkbox"/> Out of county</p> </div> <div style="display: flex; flex-direction: column; gap: 5px;"> <p>Order type: <input type="text"/></p> <p>Product type: <input type="text"/></p> <p>Policy type: <input type="text"/></p> </div> </div> <div style="margin-top: 10px;"> <p><input type="checkbox"/> OOC Home Office Issue</p> <p style="margin-left: 100px;">CoIns. Order: <input style="border: 2px solid red;" type="text"/> %</p> <p>Project name: <input type="text"/></p> <p><u>Escrow Status</u></p> </div> </div> </div>			

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UTAH

DOCUMENTS

Escrow

<i>Funds Transfer Request</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	OAC		724574
Removed verbiage: FUNDS TXFR FORM MUST BE SUBMITTED TO LV ACCOUNTING FIRST - LV ACCOUNTING WILL SUBMIT TO FNF DENVER OAC. Added last option: Buyer Side/Seller Side Spit T2 to T2.			
Affected item(s): Funds Transfer Request			

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REPORTS

Month by Month Production Summary			
New/Mod Change	Requested By FT/Vanguard UT Ops	Incident No.	TFS No. 718949
Adding Transaction Type as an option in the group 2 drop down			
Affected item(s): Month by Month Production Summary			

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VT Opened/Closed Orders			
New/Mod New	Requested By VT of UT Ops	Incident No.	TFS No. 719891
New report for Vanguard Title to show orders opened, closed or settlement date in the date range			
Affected item(s): SSCORP5550.rpt - VT Opened/Closed Orders (New)			

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VT Orders by Escrow Status			
New/Mod New	Requested By VT of UT Ops	Incident No.	TFS No. 719903
New report showing orders with received date and/or settlement date and/or escrow closed date with basic order information			
Affected item(s): VT Orders by Escrow Status			

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VT Revenue			
New/Mod New	Requested By VT of UT Ops	Incident No.	TFS No. 719897
New revenue report to show orders with revenue posting in the date range with basic order information			
Affected item(s): SSCORP5551.rpt - VT Revenue (New)			

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WASHINGTON

DOCUMENTS

Escrow

Appointment of Successor Trustee (LPB 75)			
New/Mod	Requested By	Incident No.	TFS No.
New	Escrow Admin		724394
New documents. Please render to view in full.			
<p>When recorded return to: EO Name 100 Escrow Office Street EO City, WA 54545</p> <p>Filed for record at the request of:</p> <div style="border: 1px solid black; padding: 5px; display: inline-block;">  Company Name </div> <p>100 Escrow Office Street EO City, WA 54545</p> <p>Reference No.: JM CD Test 2022</p> <p style="text-align: center;">APPOINTMENT OF SUCCESSOR TRUSTEE</p> <p>Grantor: Samuel S. Seller and Samantha S. Seller</p> <p>Grantee: Trustee Name</p> <p>Legal Descr: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF</p> <p>Assessor's PID: 1111APN, 1112APN and 121212TM</p> <p>Reference No.: EL Place Recorded</p> <p>NOTICE IS HEREBY GIVEN that Samuel S. Seller and Samantha S. Seller, the current Beneficiary under that certain Deed of Trust dated October 1, 2018 and recorded on October 9, 2018, under Clark County Recording No. EL Place Recorded, in which Samuel S. Seller and Samantha S. Seller was the Grantor and Mortgagee was the original Trustee, hereby appoints Trustee Name, whose address is Trustee Address, as Successor Trustee to have all the powers of said original Trustee, effective immediately.</p>			
<p>Affected item(s): WA0000003.doc - Appointment of Successor Trustee (LPB 75) Letter (New) WA00001025.doc - Appointment of Successor Trustee (LPB 75) (New)</p>			

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Hardcoded Acks/Jurats			
New/Mod Change	Requested By WA	Incident No.	TFS No. 725278
Removed hardcoded acks/jurats and now will look to the file.			

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MH Real Estate Excise Tax Affidavit			
New/Mod Change	Requested By CT Seattle	Incident No.	TFS No. 722202
Added prompt for levy code, WAC No., and WAC Title. Also, the State/Local Excise Tax and Affidavit Processing Fee will now pull from the CD/HUD lines.			
Affected item(s): MH Real Estate Excise Tax Affidavit			

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Title

ALTA Commitment 2021 (WA)

New/Mod Change	Requested By Penny Hoskins	Incident No.	TFS No. 722826
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For WA, MT, OR, ID and HI Commitments only: New Custom Fields have been added to enable custom language to be entered for "The estate or interest to be insured".

Custom language for estate/interest to be insured

This is on the Commitment screen

Enter Custom language for estate/interest to be insured

This prompts

SCHEDULE A

1. Commitment Date: ■ at ■
2. Policy to be issued:
 - (a) **ALTA Owner's Policy 2021**

Proposed Insured:	Bryan B. Buyer and Brenda B. Buyer
Proposed Amount of Insurance:	\$500,000.00
The estate or interest to be insured:	Custom language goes here
Premium:	\$ 2,045.00
Tax:	\$ 0.00
Total:	\$ 2,045.00
 - (b) **ALTA Loan Policy 2021**

Proposed Insured:	Loans Unlimited Proposed insured clause here for Lender1
Proposed Amount of Insurance:	\$450,000.00
The estate or interest to be insured:	Custom language goes here
Premium:	\$ 250.00
Tax:	\$ 0.00
Total:	\$ 250.00

Affected item(s):
ALTA Commitment 2021 (WA)

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ALTA Commitment 2021 (WA-NCS)

New/Mod Change	Requested By Penny Hoskins	Incident No.	TFS No. 722832
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For WA, MT, OR, ID and HI Commitments only: New Custom Fields have been added to enable custom language to be entered for "The estate or interest to be insured".

Custom language for estate/interest to be insured

This is on the Commitment screen

Enter Custom language for estate/interest to be insured

Custom language goes here

This prompts

SCHEDULE A

1. Commitment Date: ■ at ■
2. Policy to be issued:
 - (a) **ALTA Owner's Policy 2021**

Proposed Insured:	Bryan B. Buyer and Brenda B. Buyer
Proposed Amount of Insurance:	\$500,000.00
The estate or interest to be insured:	Custom language goes here
Premium:	\$ 2,045.00
Tax:	\$ 0.00
Total:	\$ 2,045.00
 - (b) **ALTA Loan Policy 2021**

Proposed Insured:	Loans Unlimited Proposed insured clause here for Lender1
Proposed Amount of Insurance:	\$450,000.00
The estate or interest to be insured:	Custom language goes here
Premium:	\$ 250.00
Tax:	\$ 0.00
Total:	\$ 250.00

Affected item(s):
ALTA Commitment 2021 (WA-NCS)

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Master Commitment

New/Mod Change	Requested By Penny Hoskins	Incident No.	TFS No. 721905
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For WA, MT, OR, ID and HI ALTA 2021 Commitments only: New Custom Fields have been added to enable custom language to be entered for "The estate or interest to be insured".

Custom language for estate/interest to be insured

This is on the Commitment screen

Enter Custom language for estate/interest to be insured

Custom language goes here

This prompts

SCHEDULE A

1. Commitment Date: ■ at ■
2. Policy to be issued:
 - (a) **ALTA Owner's Policy 2021**

Proposed Insured:	Bryan B. Buyer and Brenda B. Buyer
Proposed Amount of Insurance:	\$500,000.00
The estate or interest to be insured:	Custom language goes here
Premium:	\$ 2,045.00
Tax:	\$ 0.00
Total:	\$ 2,045.00
 - (b) **ALTA Loan Policy 2021**

Proposed Insured:	Loans Unlimited Proposed insured clause here for Lender1
Proposed Amount of Insurance:	\$450,000.00
The estate or interest to be insured:	Custom language goes here
Premium:	\$ 250.00
Tax:	\$ 0.00
Total:	\$ 250.00

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MY SCREENS

<i>Commitment – Schedule A Screen</i>			
New/Mod Mod	Requested By Penny Hoskins	Incident No.	TFS No.
<p>The Custom language for estate/interest to be insured field has been added to the Commitment – Schedule A screen.</p> <p>This change is visible when one of the following My Screens is selected:</p> <ul style="list-style-type: none"> > Washington Title > Washington Screen List 			

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PHRASE(S)

<i>New EI Phrase</i>							
New/Mod New	Requested By Settlement	Incident No.	TFS No. 725417				
New EI Phrase:							
<table border="1" style="width: 100%;"> <tr> <td style="width: 15%;">Code ▲</td> <td>Name</td> </tr> <tr> <td>lep01</td> <td>LIMITED ENGLISH PROFICIENCY</td> </tr> </table> <p>LIMITED ENGLISH PROFICIENCY: Borrowers who are limited in English proficiency in need of an interpreter or assistance translating the loan documents from English to another language should contact their lender or the Settlement Agent (111)111-1111 at as soon as possible in order for arrangements to be made.</p> <p style="text-align: center;">Pulls in Escrow Office Phone</p>				Code ▲	Name	lep01	LIMITED ENGLISH PROFICIENCY
Code ▲	Name						
lep01	LIMITED ENGLISH PROFICIENCY						

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REPORTS

EPU Task Summary/Productivity by County Manager			
New/Mod Change	Requested By NW IT	Incident No.	TFS No. 721111
Add new task EPU – Absentee Owner Letter to show on report			
Affected item(s): EPU Task Summary/Productivity by County Manager			

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WISCONSIN

DOCUMENTS

Escrow

<i>Affidavit (Construction Lien) (2)</i>			
New/Mod Change	Requested By WI State Counsel	Incident No.	TFS No. 721045
Updated easement language.			
Affected item(s): Affidavit (Construction Lien and SAC) Affidavit (Construction Lien-Commercial)			

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NOVARE NATIONAL SETTLEMENT SERVICES

PHRASE(S)

<i>New EI Phrase</i>							
New/Mod New	Requested By Settlement	Incident No.	TFS No. 725417				
New EI Phrase:							
<table border="1"> <thead> <tr> <th>Code</th> <th>Name</th> </tr> </thead> <tbody> <tr> <td>lep01</td> <td>LIMITED ENGLISH PROFICIENCY</td> </tr> </tbody> </table> <p>LIMITED ENGLISH PROFICIENCY: Borrowers who are limited in English proficiency in need of an interpreter or assistance translating the loan documents from English to another language should contact their lender or the Settlement Agent (111)111-1111 at as soon as possible in order for arrangements to be made.</p> <p>Pulls in Escrow Office Phone</p>				Code	Name	lep01	LIMITED ENGLISH PROFICIENCY
Code	Name						
lep01	LIMITED ENGLISH PROFICIENCY						

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SERVICELINK

CHECKS

ServiceLink Citi Bank CSS			
New/Mod Change	Requested By FNF Support	Incident No.	TFS No. 713711
Adding option on check to include a pre-defined user for electronic signature			
<u>Affected item(s):</u> ServiceLink Citi Bank CSS			

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DOCUMENTS

Escrow

WireSafe Fraud Forms (6)			
New/Mod Change	Requested By ServiceLink	Incident No.	TFS No. 725271
Updated hardcoded bank information for ServiceLink and CT-Metro operations. Affected item(s): WireSafe Fraud Alert 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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STRATEGIC MARKETING SERVICES

DOCUMENTS

Escrow

Affidavit (Owner Seller - SMS)			
New/Mod Change	Requested By SMS	Incident No.	TFS No. 722145
Corrected typos in item 2.			
Affected item(s): Affidavit (Owner Seller - SMS)			

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NCS

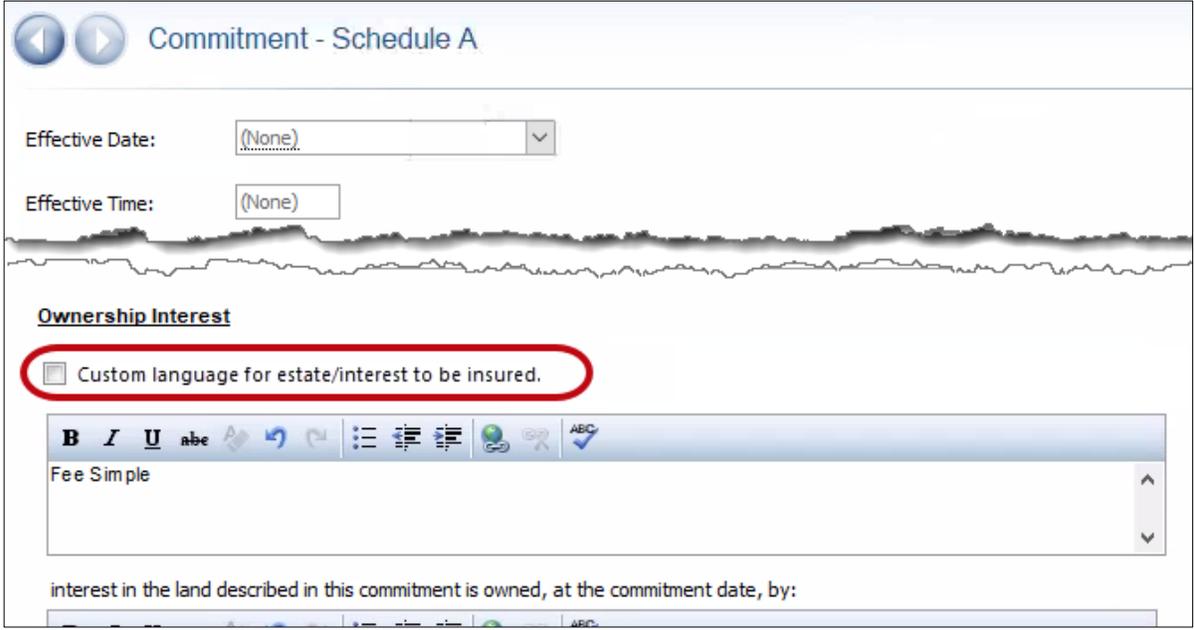
DOCUMENTS

Escrow

Letter (Recording)			
New/Mod New	Requested By NCS Atlanta	Incident No.	TFS No. 721876
New document. Please render to view in full.			
<div style="border: 1px solid black; padding: 10px;"> <div style="display: flex; justify-content: space-between; align-items: center;">  <div style="font-size: 24px; font-weight: bold;">Company Name</div> <div style="text-align: right; font-size: 10px;"> National Commercial Services Southeast 100 Escrow Office Street EO City, GA 54545 Phone: (800)777-4444 / Fax: (800)444-7777 </div> </div> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Addressee Name 100 Someplace Avenue Somewhere, GA 87957</p> </div> <div style="width: 45%;"> <p>Date: July 21, 2022 Escrow No.: JM CD Test 2022-SLM Project: Solar Project Borrower(s): Bryan B. Buyer and Brenda B. Buyer Seller(s): Samuel S. Seller and Samantha S. Seller Property: 100 Property Avenue Property City, GA 55555</p> </div> </div> <p style="text-align: right;">Local File No.: Addressee Ref No</p> <p>Dear Addressee Name:</p> <p>In connection with the above referenced transaction, please find the following original documents enclosed:</p> <ul style="list-style-type: none"> • Documents enclosed prompt <p>You are hereby authorized to record the original documents enclosed in the order listed above. Please be sure all blanks are filled in and exhibits are attached prior to recording. Once recorded, please issue the policy in accordance with the proforma and return the original recorded documents to our office, our address is listed above.</p> </div>			
Affected item(s): COMD1183.doc - Letter (Recording) (New)			

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MY SCREENS

<i>Commitment – Schedule A Screen</i>			
New/Mod	Requested By	Incident No.	TFS No.
Mod	Penny Hoskins		
<p>The Custom language for estate/interest to be insured field has been added to the Commitment – Schedule A screen.</p> <p>This change is visible when the My Screens > Washington Title Screens is selected.</p>			
			

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REPORTS

Order Exceptions			
New/Mod Change	Requested By NCS/Beth Rennie	Incident No.	TFS No. 721592
Added logic to Trust Account Mis-Match Exception for NCS for the following Trust Accounts: NCSCTDCBA6204 NCSCTDCBA5787 NCSCTVABA1336 NCSCWDCBA6223 NCSCWDCBA5800 NCSCWVABA1352 NCSFTDCBA6209 NCSFTDCBA5790 NCSFTVABA1349			
Affected item(s): Order Exceptions			

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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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