

SOFTPRO SELECT

September 2022
RELEASE NOTES



Testing Release Date: September 1, 2022
Production Release Date: September 12, 2022

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ALL STATES/SITES

DOCUMENTS

Escrow

Preliminary Report Approvals (2)

New/Mod Change	Requested By Settlement	Incident No.	TFS No. 727883
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The drop-down selections for CAR no longer include the year.

Affected item(s):

- Preliminary Report Approval - Buyer
- Preliminary Report Approval - Buyer - DS

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Title

2021 ALTA Commitments, Policies, Endorsements

New/Mod Change	Requested By FNTG Form Filing	Incident No.	TFS No. 716428
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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'.)

- 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*

*Note: Several ALTA Expanded and Short Form products are being made available only as approved by individual states' underwriting counsel.

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.

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REPORTS

1099-S Exceptions by Branch, Escrow Officer/Closer			
New/Mod Change	Requested By NCS ATL	Incident No.	TFS No. 726427
Added Order Closed Date to excel format			
Affected item(s): 1099-S Exceptions by Branch, Escrow Officer/Closer			
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Batch Privacy Notice Letter			
New/Mod Change	Requested By WA	Incident No.	TFS No. 723980
Updated the default date in the As of Date parameter. Updated report logic to where report now pull a year a full year from the date entered.			
Affected item(s): Batch Privacy Notice Letter			
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Rates Verification Exceptions			
New/Mod Change	Requested By FNF Reports Team	Incident No.	TFS No. 725408
Add new RS note: "07 Rates Pulled from RS except Endorsements N/A in RS"			
Affected item(s): Rates Verification Exceptions			
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Stale Dated Check Letter			
New/Mod Change	Requested By DSG Team	Incident No.	TFS No. 727523
Shifted address on due dilligence letter down to fit window envelopes being used by DSG team			
Affected item(s): Stale Dated Check Letter			
Back to Table of Contents			

Start inHere DOP Orders			
New/Mod Change	Requested By NW IT	Incident No.	TFS No. 720040
<ol style="list-style-type: none"> Adding new parameter to search by the marketing source lookup code Adding the name of the marketing source to show as a column on the report (pdf) 			
Affected item(s): Start inHere DOP Orders			
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COMMERCIAL

DOCUMENTS

Escrow

<i>New Order Request - GL</i>			
New/Mod Change	Requested By NCS OH	Incident No.	TFS No. 727160
Added Natalie Yoder's email except for Great Lakes\GL Troy profiles.			
Affected item(s): New Order Request - GL			

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ARIZONA

DOCUMENTS

Escrow

1099-S Substitute Form

New/Mod Change	Requested By FT Mohave	Incident No.	TFS No. 728943
Removed logic to pull in the closing date for Arizona operations.			
Affected item(s): 1099-S Substitute Form			

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CALIFORNIA

DOCUMENTS

Escrow

Deed of Trust - Short Form

New/Mod Change	Requested By Escrow Admin	Incident No.	TFS No. 726611
Added vesting. Affected item(s): Deed of Trust - Short Form			

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COLORADO

CHECKS

FNF Default Check			
New/Mod Change	Requested By FT/CT CO	Incident No.	TFS No. 721360
Moving the memo line to show under the office address on the check.			
Affected item(s): FNF Default Check Template FNF Default Check Template (Check copy,Stub,Check,Stub) FNF Default Check Template (Stub, Check, Stub) FNF Default Check Template (Stub, Stub, Check) HTC CO Check Template			

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DOCUMENTS

Escrow

Seller Association Authorization

New/Mod Change	Requested By Heritage Title	Incident No.	TFS No. 726849
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Revised to show all Sellers.

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (SAA23-8-21) (Mandatory 1-22)

SELLER ASSOCIATION AUTHORIZATION

Date: _____

Property: 100 Property Avenue, Property City, CO 55555

Seller: Samuel S. Seller, Samantha S. Seller and Suzy Seller

Authorized Agent: Association Online

3. **Fees and Costs.** The Fee is in addition to any additional fees charged by the Association(s) and/or any management agent of each Association and is owed regardless of whether the Seller's real estate transaction closes. Seller is advised to consult with the respective Association and/or its management agent to obtain the fees charged for such documents and information. Seller understands that the requirement to provide the above referenced documents is the Seller's obligation under the Contract. Seller is under no obligation to use the services of Authorized Agent and understands the Association(s) may provide the above referenced documents to Seller at no cost if requested from the Association(s) personally.

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

<u>Samuel S. Seller</u>	_____	Date
<u>Samantha S. Seller</u>	_____	Date
<u>Suzy Seller</u>	_____	Date

Affected item(s):
Seller Association Authorization

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Title

SE 522-06 - Assumption (2006 Loan Policy) (CO)			
New/Mod New	Requested By CO Underwriting	Incident No.	TFS No. 727422
The SE 522-06 - Assumption endorsement (2006 Loan Policy) (CO) is now available for issuance on properties in the state of Colorado. (Formerly known as SE 168-06.)			

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REPORTS

Commitment/Policy Status (CO)			
New/Mod Change	Requested By	Incident No.	TFS No.
	FT CO Ops		721187
Adding Completed by to the group 1 and group 2 drop downs to group by the user who completed the policy or commitment based on how the report was run.			
Affected item(s): Commitment/Policy Status (CO)			
Back to Table of Contents			

CSS Settlement Statement			
New/Mod Change	Requested By	Incident No.	TFS No.
	CO Ops		711300
Adding a checkbox option to include the listing and/or selling agent signature lines.			
Affected item(s): Buyer/Borrower Statement (CSS) Individual Statement (CSS) Master Statement (CSS) Property Statement (CSS) Seller's Statement (CSS)			
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Marketing Source/Lookup Table Comparison			
New/Mod Change	Requested By	Incident No.	TFS No.
	FNT CO / Marketing Dept		725882
Update to include orders where the contact person lookup code filter doesn't match the current company lookup code selected			
Affected item(s): Marketing Source/Lookup Table Comparison			
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SPAdmin-Custom Source of Business Export/Missing Fields			
New/Mod Change	Requested By	Incident No.	TFS No.
	HTC CO		728576
Update to exclude orders where the product type = "Title Report"			
Affected item(s): SPAdmin-Custom Source of Business Export SPAdmin-Custom Source of Business Export-Missing Fields			
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FLORIDA

DOCUMENTS

Escrow

<i>Affidavit (Supporting Power of Attorney)</i>			
New/Mod Change	Requested By FT Orlando	Incident No. INC220366375	TFS No. 728935
Witnesses have been removed from the signature section.			
Affected item(s): Affidavit (Supporting Power of Attorney)			

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GEORGIA

REPORTS

Open Order Invoice Amounts			
New/Mod New	Requested By GA Agency Ops	Incident No.	TFS No. 719494
New report for GA Agency operations to show invoice amounts for orders opened in the date range.			
Affected item(s): SSCORP5547.rpt - Open Order Invoice Amounts (New)			

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HAWAII

DOCUMENTS

Escrow

Letter (Final Buyer Projects)

New/Mod	Requested By	Incident No.	TFS No.
Change	Title Guaranty		728938
Various changes made, please render document to view in full.			
Affected item(s): Letter (Final Buyer Projects)			

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Signing Letters (2)

New/Mod	Requested By	Incident No.	TFS No.
New	FT HI		728946
New documents. Please render to view in full.			
Affected item(s): HID1430.doc - Letter (Buyer Signing) (New) HID1431.doc - Letter (Seller Signing) (New)			

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INDIANA

DOCUMENTS

Escrow

Inspection Request - Mishawaka

New/Mod	Requested By	Incident No.	TFS No.
New	FNT IN	INC220341972	726613
<p>New document. Please render to view in full.</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p>Selling Agent: Carly Smith Phone: (888)222-2222 Selling Office: ReMax United Fax: [REDACTED]</p> <p>Seller: Samuel S. Seller and Samantha S. Seller</p> <p>Buyer: Bryan B. Buyer and Brenda B. Buyer</p> <p>Please email inspection, estimate or repairs along with invoice to the following:</p> <p>Fidelity National Title Company, LLC. Attn: Mishawaka Processing Email: Mishawakaprocessing@fnf.com Phone: (574)257-2711</p> </div> <p>Affected item(s): IND1120.doc - Inspection Request (New) IND1358.doc - Inspection Request - Mishawaka (New)</p> <p>Back to Table of Contents</p>			

Payoff HOA-HELOC Authorization

New/Mod	Requested By	Incident No.	TFS No.
Change	FNT IN		727867
<p>Added "If this is a line of credit, I have another line of credit with this same lender." with Y/N blank check boxes.</p> <p>Affected item(s): Payoff HOA-HELOC Authorization</p> <p>Back to Table of Contents</p>			

Payoff HOA-HELOC Authorization (Last 5 Digits)

New/Mod New	Requested By FNT IN	Incident No.	TFS No. 727874
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New document. Render to view complete document.



Company Name

AUTHORIZATION TO
RELEASE INFORMATION

I/We authorize Escrow Office Name Fidelity, or its agents to make whatever credit inquiries it deems necessary in connection with my current loan, credit application, or in the course of review or collection of any credit extended in reliance on the application. I authorize and instruct any person or consumer reporting agency to compile and furnish any information it may have or obtain in response to such credit inquiries. A photocopy of this authorization may be deemed to be the equivalent of the original.

Property Address: 100 Property Avenue, Property City, IN 55555

1st Mortgage Lender: _____

Account No.: _____

Phone No.: _____

Have you participated in any mortgage modification program (i.e. HARP refinance OR are in Forbearance)? Yes No

Date of Next or Last Payment: _____

2nd Mortgage or Home Equity Lender: _____

Account No.: _____

Phone No.: _____

If this is a line of credit, I have another line of credit with this same lender. Yes No

x _____
(signature)

Printed: _____

Social Security No. - LAST 5 DIGITS ONLY

x _____
(signature)

Printed: _____

Social Security No. - LAST 5 DIGITS ONLY

Affected item(s):
IND1359.doc - Payoff HOA-HELOC Authorization (Last 5 Digits) (New)

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Payoff-HOA Authorization

New/Mod Change	Requested By FNT IN	Incident No.	TFS No. 727869
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Added "If this is a line of credit, I have another line of credit with this same lender." with Y/N blank check boxes.

Affected item(s):
Payoff-HOA Authorization

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<i>Payoff-HOA Authorization (Last 5 Digits)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	FNT IN		727872
Added "If this is a line of credit, I have another line of credit with this same lender." with Y/N blank check boxes.			
Affected item(s): Payoff-HOA Authorization (Last 5 Digits)			
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<i>SEARCH (Report of Search - Commercial)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	FNT Indy		726616
Added hyperlink functionality.			
Affected item(s): SEARCH (Report of Search - Commercial)			
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REPORTS

Commissions by Sales Rep			
New/Mod Change	Requested By FNF Support	Incident No.	TFS No. 719043
Adding new parameter to select what revenue group(s) (Title, Escrow, Referral) will show on the report			
Affected item(s): Commissions by Sales Rep			

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MINNESOTA

REPORTS

Pending Ship Commitment			
New/Mod New	Requested By CPT MN Ops	Incident No.	TFS No. 719942
New report showing opened orders where the ship commitment task is required			
Affected item(s): SSCORP5553.rpt - Pending Ship Commitment (New)			

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MONTANA

DOCUMENTS

Escrow

<i>Request (Information)</i>			
New/Mod Change	Requested By FNT MT	Incident No.	TFS No. 726608
Updated to most recently provided version. Please render to view in full.			
Affected item(s): Request (Information)			

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NEVADA

DOCUMENTS

Escrow

Party purchasing Title products language removal

New/Mod	Requested By	Incident No.	TFS No.
Change	Ticor Las Vegas		727504
Removal of language referring to who will pay for the title policies.			
Affected item(s): EI - Sale and General Provisions General Conditions of Escrow - Signpost General Conditions Of Escrow and Escrow Instructions			

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NEW YORK

DOCUMENTS

Escrow

Letter (Examination of Title Order)

New/Mod Change	Requested By Riverhead, NY	Incident No. INC220131946	TFS No. 726977
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Added the following to the REQUIREMENTS section:

- 4. Company requires all prior tax maps and all Filed Map Abstracts when available.

Affected item(s):

Letter (Examination of Title Order)

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OHIO

DOCUMENTS

Escrow

<i>Contact Info</i>			
New/Mod Change	Requested By FT NOH	Incident No.	TFS No. 726760
Added contract closing date, sales rep, escrow officer/assistant and removed the buyer and seller address and contact information.			
Affected item(s): Contact Info			

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<i>File Cover (Sheffield-Sandusky)</i>			
New/Mod Change	Requested By FT NOH	Incident No.	TFS No. 726780
Updated to include check boxes for CPL, Copies (email/paper), and added 3 items to the Check List Items (please render to view in full).			
Affected item(s): File Cover (Sheffield-Sandusky)			

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TEXAS

DOCUMENTS

Escrow

<i>Form T-00s (10)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	Elise Kitchens		729882
Updated address for Chicago Title of Texas, Dallas, Houston and San Antonio.			
<p>Affected item(s): Form T-00 (Verification of Services Rendered) Form T-00 (Verification of Services Rendered) (Legal) Form T-00 (Verification of Services Rendered) Builder-CBA Form T-00 (Verification of Services Rendered) Builder-CBA (Legal) Form T-00 (Verification of Services Rendered) Title Only Form T-00 (Verification of Services Rendered) Title Only - Escrow Form T-00 (Verification of Services Rendered) Title Only - Escrow (Legal) Form T-00 (Verification of Services Rendered) Title Only - No Issue Form T-00 (Verification of Services Rendered) Title Only - No Issue (Legal) Form T-00 (Verification of Services Rendered) Title Only (Legal)</p>			

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<i>Settlement Statement (CDF/HUD)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	FNF Implementation Team		720915
Add new custom field option and update signatures for TX			
<p>Affected item(s): Individual Settlement Statement, Legal Individual Settlement Statement, Legal (CDF) Individual Settlement Statement, Letter Individual Settlement Statement, Letterl (CDF) Settlement Statements SPAdmin Settlement Statement Programming Notes</p>			

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REPORTS

R8 Credit Report			
New/Mod New	Requested By Michelle Witmer/DAL CPF TX	Incident No.	TFS No. 721510
New Report for DAL CPF TX			
Affected item(s): R8 Credit Report			

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UTAH

DOCUMENTS

Title

ALTA Commitments (4)

New/Mod Change	Requested By Steve Wood	Incident No.	TFS No. 727246
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UT State Counsel has approved the revision of Sched A #5 verbiage to include the County and State for FNT Utah.

SCHEDULE A
(continued)

5. The land referred to in this Commitment is described as follows and is situate in Clark County, State of Utah, to-wit:

For APN/Parcel ID(s): 1111APN and 1112APN
For Tax Map ID(s): 121212TM

Property Commitment Legal Property Commitment Legal Property Commitment Legal Property Commitment
Legal Property Commitment Legal Property Commitment Legal Property Commitment Legal Property
Commitment Legal Property Commitment Legal Property Commitment Legal Property Commitment Legal
Property Commitment Legal

Affected item(s):

- ALTA Commitment 2016 (UT)
- ALTA Commitment 2016 (UT) without Jacket
- ALTA Commitment 2021 (UT)
- ALTA Commitment 2021 (UT) without Jacket

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REPORTS

VT Revenue			
New/Mod Change	Requested By VT of UT Ops	Incident No.	TFS No. 728537
Updated report logic where date range is using the Order Disbursement Date field. Added Additional Description column for excel export.			
Affected item(s): VT Revenue			

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VT Opened/Closed Orders			
New/Mod Change	Requested By VT of UT Ops	Incident No.	TFS No. 728495
Changed report logic for Opened/Closed parameter options. Removed Closed Date and Order Status columns. Added Additional Description column.			
Affected item(s): VT Opened/Closed Orders			

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WASHINGTON

DOCUMENTS

Escrow

<i>Appointment of Successor Trustee (LPB 75) (2)</i>			
New/Mod Change	Requested By System Admin	Incident No.	TFS No. 729395
Various changes, please render to view in full.			
<p>Affected item(s): Appointment of Successor Trustee (LPB 75) Appointment of Successor Trustee (LPB 75) Letter</p>			

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<i>Questionnaires (9)</i>			
New/Mod Change	Requested By NCS WA	Incident No.	TFS No. 728980
Added new first question for NCS operations:			
<p>What is the name of the bank account where the final proceeds will be deposited? Company policy requires that proceeds are deposited into an account in the name of <seller name>. If your account name is different, we need to know immediately.</p>			
<p>Affected item(s): Additional Questionnaire Additional Questionnaire Letter Questionnaire Questionnaire (Buyer-Borrower) Questionnaire (Buyer-Borrower) Letter Questionnaire (Seller) Questionnaire (Seller) Letter Questionnaire and Authorization Questionnaire Letter</p>			

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LIBERTY TITLE

DOCUMENTS

Escrow

Tax and Assessing Request

New/Mod Change	Requested By Liberty Title	Incident No.	TFS No. 728941
Removed Leeann's name. Affected item(s): Tax and Assessing Request			

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NOVARE NATIONAL SETTLEMENT SERVICES

DOCUMENTS

Corporate Invoice Trust Account and Consolidated Invoice Trust Account			
New/Mod New	Requested By Novare/FNF Configuration	Incident No.	TFS No. 727061
Corporate Invoice Trust Account Invoice and Consolidated Invoice Trust Account Invoice for Novare.			
Affected item(s): Consolidated Invoice Invoice			

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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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