

SOFTPRO SELECT

October 2022
RELEASE NOTES



Testing Release Date: October 6, 2022
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ALL STATES/SITES

DOCUMENTS

Escrow

<i>1099-S Substitute Form</i>			
New/Mod Change	Requested By Settlement	Incident No.	TFS No. 731265
Revised "husband and wife" to read "a couple".			
Affected item(s): 1099-S Substitute Form			

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<i>Statement of Information</i>													
New/Mod Change	Requested By Las Vegas, NV	Incident No.	TFS No. 732689										
Added loan number line and adjusted formatting to accommodate.													
<table border="1" style="width: 100%;"> <tr> <td colspan="2">Are there any outstanding loans on the property? <input type="checkbox"/> Yes <input type="checkbox"/> No</td> </tr> <tr> <td>Lender: _____</td> <td>Lender: _____</td> </tr> <tr> <td>Loan No.: _____</td> <td>Loan No.: _____</td> </tr> <tr> <td>Loan Date: _____</td> <td>Loan Date: _____</td> </tr> <tr> <td>Original loan amount: _____</td> <td>Original loan amount: _____</td> </tr> </table>				Are there any outstanding loans on the property? <input type="checkbox"/> Yes <input type="checkbox"/> No		Lender: _____	Lender: _____	Loan No.: _____	Loan No.: _____	Loan Date: _____	Loan Date: _____	Original loan amount: _____	Original loan amount: _____
Are there any outstanding loans on the property? <input type="checkbox"/> Yes <input type="checkbox"/> No													
Lender: _____	Lender: _____												
Loan No.: _____	Loan No.: _____												
Loan Date: _____	Loan Date: _____												
Original loan amount: _____	Original loan amount: _____												
Affected item(s): Statement of Information													

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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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REPORTS

1099 Data Export			
New/Mod Change	Requested By 1099 Department	Incident No.	TFS No. 732100
Added Property State column			
Affected item(s): 1099 Data Export			

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Historical Starter Data			
New/Mod Change	Requested By FNF Config	Incident No.	TFS No. 730571
Performance changes. Added Buyer/Seller information to report file.			
Affected item(s): Historical Starter Data			

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Orders by Settlement Date			
New/Mod Change	Requested By HTC CO	Incident No.	TFS No. 733159
Added Related Orders field to excel export.			
Affected item(s): Orders by Settlement Date			

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Transaction Activity			
New/Mod Change	Requested By GCTA AZ Ops	Incident No.	TFS No. 726743
Adding report limiting logic for current user			
Affected item(s): Transaction Activity			

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Transaction Activity Audit			
New/Mod Change	Requested By Corp. Accounting	Incident No.	TFS No. 730718
Updates for FNF Accounting.			
Affected item(s): Transaction Activity Audit			

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ARIZONA

REPORTS

EPU Reports			
New/Mod Change	Requested By	Incident No.	TFS No.
	AZ EPU		729079
Updated EPU Tasks for AZ, OR, IDM, and CA.			
<p>Affected item(s): EPU Task Summary/Productivity by County Manager EPU Task Summary/Productivity by Employee EPU Trends</p>			

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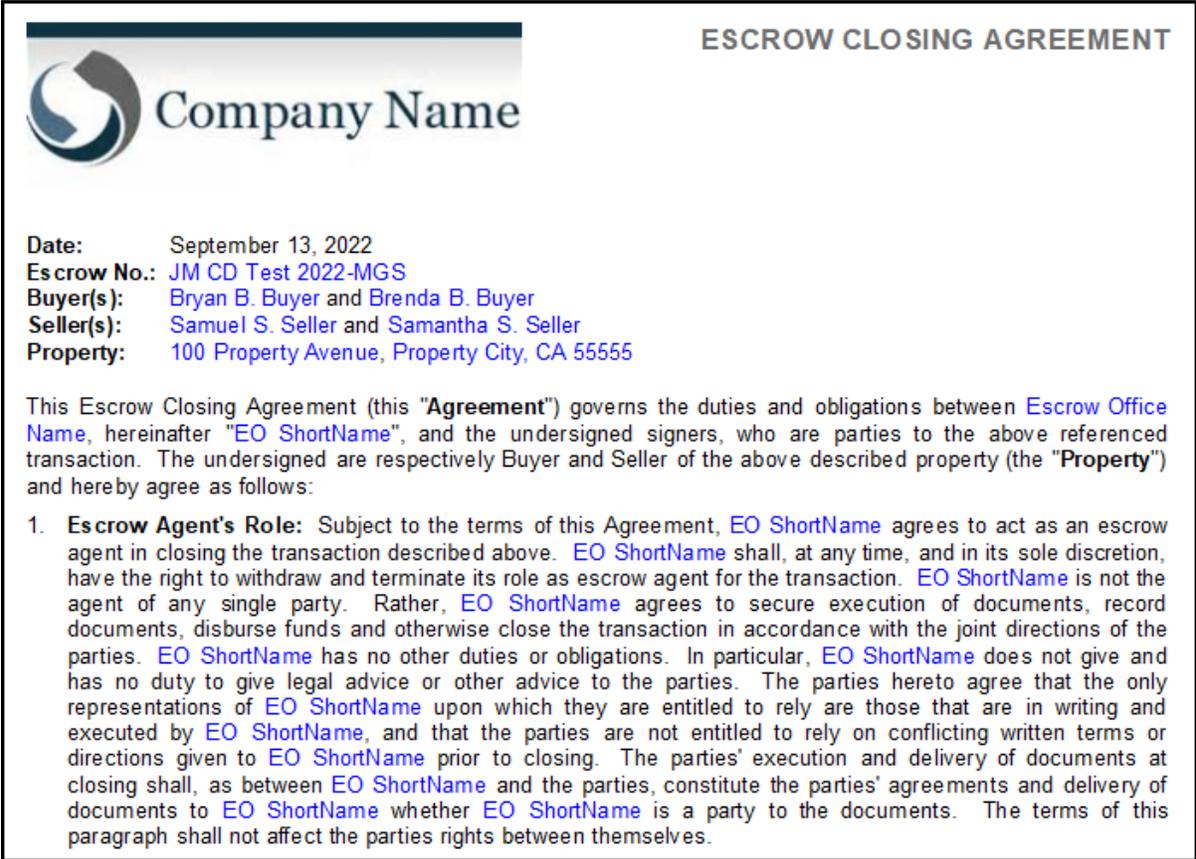
Revenue Bill Codes			
New/Mod Change	Requested By	Incident No.	TFS No.
	FNF Implementation Team		726421
Adding logic to exclude CPL, INS, NOT, and OTH bill codes in revenue reports for LT AZ.			

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CALIFORNIA

DOCUMENTS

Escrow

Escrow Closing Agreement (UT)			
New/Mod New	Requested By CT Lender Direct	Incident No.	TFS No. 730646
New document, please render to view in full.			
 <p>The preview shows the title "ESCROW CLOSING AGREEMENT" and the logo for "Company Name". Key details include: Date: September 13, 2022; Escrow No.: JM CD Test 2022-MGS; Buyer(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. The document text describes the duties and obligations of the escrow agent (EO ShortName) and the parties (Buyer and Seller).</p>			
Affected item(s): SCA0002932.doc - Escrow Closing Agreement (UT) (New)			

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Policy Writeup			
New/Mod Change	Requested By Escrow Admin	Incident No.	TFS No. 729191
Various changes, please render to view in full.			
Affected item(s): Policy Writeup			

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COLORADO

DOCUMENTS

Escrow

<i>Agreement (Construction Loan Disbursement)</i>			
New/Mod Change	Requested By FT CO	Incident No.	TFS No. 732024
The date functionality has changed to pull a blank line if the date prompt is left unanswered.			
Affected item(s): Agreement (Construction Loan Disbursement)			

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<i>Consolidated Water Final Request</i>																											
New/Mod Change	Requested By Colorado OAC	Incident No.	TFS No. 731563																								
Updated with the OAC's new address.																											
<table border="1"> <tr> <td>Send Final Bill To:</td> <td>Escrow Services, LLC</td> </tr> <tr> <td></td> <td>Attention: OAC</td> </tr> <tr> <td></td> <td>8055 East Tufts Avenue, Suite 300</td> </tr> <tr> <td></td> <td>Denver, CO 80237</td> </tr> <tr> <td>Date of Closing:</td> <td>August 24, 2022</td> </tr> <tr> <td>Name of New Owner:</td> <td>Brett Buyer and Jeff Buyer</td> </tr> <tr> <td>Joint Tenants</td> <td>_____</td> </tr> <tr> <td>Tenants in Common</td> <td>_____</td> </tr> <tr> <td>Mailing Address of New Owner:</td> <td>900 Purchase Lane</td> </tr> <tr> <td></td> <td>City1, AZ 82783</td> </tr> <tr> <td>Phone #</td> <td>(999)333-2222</td> </tr> <tr> <td></td> <td>(919)885-7979</td> </tr> </table>				Send Final Bill To:	Escrow Services, LLC		Attention: OAC		8055 East Tufts Avenue, Suite 300		Denver, CO 80237	Date of Closing:	August 24, 2022	Name of New Owner:	Brett Buyer and Jeff Buyer	Joint Tenants	_____	Tenants in Common	_____	Mailing Address of New Owner:	900 Purchase Lane		City1, AZ 82783	Phone #	(999)333-2222		(919)885-7979
Send Final Bill To:	Escrow Services, LLC																										
	Attention: OAC																										
	8055 East Tufts Avenue, Suite 300																										
	Denver, CO 80237																										
Date of Closing:	August 24, 2022																										
Name of New Owner:	Brett Buyer and Jeff Buyer																										
Joint Tenants	_____																										
Tenants in Common	_____																										
Mailing Address of New Owner:	900 Purchase Lane																										
	City1, AZ 82783																										
Phone #	(999)333-2222																										
	(919)885-7979																										
Affected item(s): Consolidated Water Final Request																											

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<i>Contact Sheet updates (3)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	Heritage Title		731557
Revised to add a line for Cell Number.			
<p>On occasion Escrow Office Name may need to contact you after your closing to obtain additional signatures or some other information. Please complete the information listed below. Any information contained in the closing documents is to be considered Personal and Confidential by all parties involved.</p> <p>Seller: <u>Samuel S. Seller and Samantha S. Seller</u></p> <p>Forwarding Address: <u>123 Seller Fwd Street</u> <u>Slr Fwd City, CO 55555</u></p> <p>Phone No.: <u>(407)222-3334</u></p> <p>Cell No.: <u>(407)555-5555</u></p> <p>Email: <u>Seller1Email@email.com</u></p>			
<p>Affected item(s): Contact Sheet (Buyer Borrower or Seller) Contact Sheet (Buyer Borrower) Contact Sheet (Seller)</p>			

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<i>Deed (Bargain and Sale)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	FNT Colorado		730554
Removed the "By its conveyance..." verbiage.			
<p style="text-align: center;">BARGAIN AND SALE DEED</p> <p>KNOW ALL MEN BY THE SE PRESENTS, That I, Stephen T. Seller and Stephanie T. Seller, husband and wife and Selling Trust</p> <p>Whose address is 100 Seller Forward Street, Seller Forward City, CA 54321, for the consideration of Four Hundred Ninety-Nine Thousand Nine Hundred And No/100 Dollars (\$499,900.00), in hand paid, hereby sells and conveys to Brian T. Buyer and Brenda T. Buyer, husband and wife, as tenants by the entirety, whose legal address is 100 Buyer Forward Street, Buyer Forward City, CA 54321, the following real property situate in the County of El Paso and State of Colorado, to wit:</p> <p style="padding-left: 40px;">SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF</p> <p>with all appurtenances.</p> <p>Also known by street and number as: 100 Property Street, Unit 100A, Colorado Springs, CO 80840</p> <p>Signed and delivered this 30th day of September, 2019.</p>			
<p>Affected item(s): Deed (Bargain and Sale - Statutory - Legal) Deed (Bargain and Sale - Statutory)</p>			

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<i>General Warranty Deeds</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	FNT CO		732704
Fixed address formatting.			
Affected item(s): Deed (General Warranty - Legal) Deed (General Warranty)			

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<i>Letter (Amended Statement - Post Closing)</i>			
New/Mod	Requested By	Incident No.	TFS No.
New	all CO brands		730274
New document version for Post Closing. This version removes the prompt for optional signers and pulls in the Escrow Office name from the order instead.			
 <div style="float: right; text-align: right;"> 236 Quarry Road Greenville, CO 99999 Phone: (800)777-4444 / Fax: (800)444-7777 </div> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Bill Buyer and Brenda Buyer 1111 Property Avenue, Suite 100 Boulder, MO 80027</p> </div> <div style="width: 45%;"> <p>Date: September 12, 2022 Order No.: TREF1111111111 Loan No.: 987654 Borrower(s): Buyers Unlimited Bill Buyer and Brenda Buyer Seller(s): Samuel Sebastian Seller and Samantha Selena Seller Selling Directly Unlimited, Incorporated Property: 1111 Property Avenue, Suite 100 Boulder, MO 80027 222 Test property, 27606 Denver, MO 27606</p> </div> </div> <p>Dear Bill Buyer and Brenda Buyer:</p> <p>Enclosed please find your recording check in the amount of Fifteen And No/100 Dollars (\$15.00), pursuant to the amended Settlement Statement. If the Settlement Statement is not included, it was emailed to the address we have on file. This copy does not need to be signed or returned. Please cash this check as soon as possible.</p> <p>Thank you from your Fidelity National Title Closing team</p> <p>cc: Tammy Trustee / Loans Unlimited</p>			
Affected item(s): COD1330.doc - Letter (Amended Statement - Post Closing) (New)			

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Letter (Equifax Consumer Offering)

New/Mod New	Requested By all CO brands	Incident No.	TFS No. 732205
-----------------------	--------------------------------------	---------------------	--------------------------

New document. Render to view complete document.



100 Escrow Office Street
EO City, CO 54545
Phone: (800)777-4444 / Fax: (800)444-7777

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

Date: September 23, 2022
Escrow No.: JM CD Test 2022-MGS

Dear Bryan B. Buyer and Brenda B. Buyer:

Escrow Office Name protected your home's title. Now, we would like to help protect your credit. One of our main priorities is to help guard you against mortgage fraud and identity theft. We invite you to enjoy a complimentary one (1) year membership to Equifax Complete™ Premier.

Equifax Complete™ Premier
As a precautionary measure to safeguard your information from potential misuse, we have partnered with Equifax® to provide its Equifax Complete™ Premier product for one (1) year at no charge to you. A description of this product is provided below, which also contains instructions about how to enroll (including your personal activation code). If you choose to take advantage of this product, it will provide you:

- Annual access to your three (3) bureau credit report and VantageScore credit scores.
- Daily access to your Equifax credit report and one (1) bureau VantageScore credit score.

Affected item(s):
Letter (Equifax Consumer Offering)

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REPORTS

Commitment/Policy Status (CO)			
New/Mod Change	Requested By	Incident No.	TFS No.
	FT CO Ops		731663
Add Lender code or name contains parameter.			
Affected item(s): Commitment/Policy Status (CO)			

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Escrow NDC			
New/Mod Change	Requested By	Incident No.	TFS No.
	FSTG Fidelity Title - CO		729942
Updating to show Email and Phone number information for Non-Marketing Source Main Contact			
Affected item(s): Escrow NDC			

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Trial Balance – Not Closed/Trial Balance – Closed			
New/Mod Change	Requested By	Incident No.	TFS No.
	HTC CO Ops		731354
Added Excel Export and Earnest Money filter parameter.			
Affected item(s): Trial Balance – Not Closed			

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FLORIDA

DOCUMENTS

Escrow

Affidavit (Attorney in Fact)			
New/Mod Change	Requested By FL State Counsel	Incident No.	TFS No. 731198
Added word "judicial" to item 2B.			
Affected item(s): Affidavit (Attorney in Fact)			

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Hold Harmless (Credit Cards)			
New/Mod New	Requested By Majesty Title	Incident No. INC220368841	TFS No. 730539

New document. Please render to view in full.



**HOLD HARMLESS REGARDING
COURTESY CREDIT CARD PAYMENTS**

Date: August 31, 2022
Order No.: MS CD Test FL
Seller(s): Stephen T. Seller and Stephanie T. Seller
Borrower(s): Brian T. Buyer and Brenda T. Buyer
Lender: Lender Bank & Trust
Property: 100 Property Street, Unit 100A
 Miami, FL 33101

I/WE, the undersigned Buyer/Borrower of the above-described property herein authorize the closing agent, [Chicago Title Insurance Company](#), to collect funds on the CD/HUD/Settlement Statement to make credit card payment(s) on my behalf that are rquired by me and/or my Lender to companies listed on the closing instructions and statements I/we have provided and that the amount being collected is being given to the closing agent and not determined by the closing agent.

Based on the above, I/we understand and acknowledge that [Chicago Title Insurance Company](#), will send these payments by check via U.S. Mail to the addresses listed on said statements and that as the debtor, it is my/our responsibility and liability should there be a balance owed including but n ot limited to principal, additional interest, late charges or collection fees currently on the credit card or any additional fees if the payment is late or returned for any reason.

Buyer/Borrower hereby absolves, holds harmless, agrees to defend and indemnify [Chicago Title Insurance Company](#), their officers, employees, agents and underwriters from and against any and all loss, payments, damages, expenses, costs of every nature, liability, cause of actions and claims arising from the above referenced payments.

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

Brian T. Buyer

Brenda T. Buyer

Date

Date

Affected item(s):
FLD1378.doc - Hold Harmless (Credit Cards) (New)

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<i>Mortgages</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	Escrow Admin		732032
Revised the Prepare and Return to section to look to Lender contact for TPA profiles.			
Affected item(s): Deed (Mortgage - Individual) Mortgage Mortgage (Modification Agreement) Mortgage (Wrap-Around) Mortgage Deed (Balloon Mortgage)			

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<i>Vesting Information</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	FT Orlando	INC220369234	730541
Added current vesting and address from deed screen grantee fields.			
Affected item(s): Vesting Information			

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HAWAII

DOCUMENTS

Escrow

HUB Disbursement Checklist			
New/Mod	Requested By	Incident No.	TFS No.
New	Title Guaranty		732421
New document. Please render to view in full.			
<div style="border: 1px solid black; padding: 10px;">  <div style="float: right; text-align: right;">HUB DISBURSEMENT CHECKLIST</div> <p>Escrow No.: TG12345JM CD Test 2022 Prepared By: Melissa G Smith</p> <p>Scheduled Recording Date: October 14, 2022</p> <p><input type="checkbox"/> e-Recording <input checked="" type="checkbox"/> Paper recording</p> <p>1st Mortgage Payoff? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is this a HELOC payoff? <input type="checkbox"/> Yes, Authorization to close in smartVIEW <input type="checkbox"/> No If yes: Payoff by? <input type="checkbox"/> Wire <input type="checkbox"/> Check</p> <p>2nd Mortgage Payoff? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is this a HELOC payoff? <input type="checkbox"/> Yes, Authorization to close in smartVIEW <input type="checkbox"/> No If yes: Payoff by? <input type="checkbox"/> Wire <input type="checkbox"/> Check</p> <p>Credit Cards: Name of creditor: _____ <input type="checkbox"/> Payoff, Authorization to Close in smartVIEW <input type="checkbox"/> Paydown</p> <p>Name of creditor: _____ <input type="checkbox"/> Payoff, Authorization to Close in smartVIEW <input type="checkbox"/> Paydown</p> </div>			
Affected item(s): HID1432.doc - HUB Disbursement Checklist (New)			

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Letter (Mailout)			
New/Mod	Requested By	Incident No.	TFS No.
Change	Title Guaranty		730583
Prompt for "Closure Authorization Equity Line" will now bring new language to the document: "Closure authorization for Equity line. Please complete to indicate the closure of your equity line, sign and return to us."			
Affected item(s): Letter (Mailout)			

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REPORTS

EPU 2021 Reports			
New/Mod Change	Requested By NW IT	Incident No.	TFS No. 729110
Added HW Tasks to EPU 2021 Reports.			
Affected item(s): EPU Task Summary by County Manager (2021) EPU Task Summary/Productivity by Employee (2021) EPU Trends (2021)			

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ILLINOIS

DOCUMENTS

Escrow

<i>Mortgage Forbearance Statement</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	CT WI	INC220422016	732696
Payoff contact and loan no. information will now render from the payoff contacts in the file.			
Affected item(s): Mortgage Forbearance Statement			

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<i>Plat Act Affidavit - Will</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	CT Metro		732058
Document has been updated to reflect the most recently provided version.			
Affected item(s): Plat Act Affidavit - Will			

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<i>Wire Checklists</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Midwest IT		730634
Various revisions, please render to view in full.			
Affected item(s): Payoff Wire Checklist Proceeds Wire Checklist			

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MY SCREENS

<i>Order Entry Screen</i>			
New/Mod Mod	Requested By Nancy Hesse	Incident No.	TFS No.
<p>The Additional Description field has been added to the Order Entry screen. This change is visible when the My Screens > IL – CT Metro Escrow is selected.</p> <div style="border: 1px solid #ccc; padding: 10px; margin: 10px 0;"> <div style="border-bottom: 1px solid #ccc; padding-bottom: 5px;"> ◀ ▶ Order Entry </div> <div style="padding: 5px 0;"> <input type="checkbox"/> Rush order Project name: <input style="width: 500px;" type="text"/> </div> <div style="padding: 5px 0;"> <input type="checkbox"/> Exclude order from IRS submission </div> <div style="display: flex; justify-content: space-between;"> <div style="width: 25%;"> <p>Transaction type</p> <input type="radio"/> Purchase <input checked="" type="radio"/> Refinance <input type="radio"/> Equity <input type="radio"/> Other </div> <div style="width: 25%;"> <input type="checkbox"/> Commercial <input type="checkbox"/> Construction <input type="checkbox"/> Cash sale <input type="checkbox"/> Out of county </div> <div style="width: 40%;"> Order type: <input style="width: 80%;" type="text"/> ▼ Product type: <input style="width: 80%;" type="text"/> ▼ Policy type: <input style="width: 80%;" type="text"/> ▼ </div> </div> <div style="padding: 5px 0;"> Additional Description: </div> <div style="padding: 5px 0;"> <p><u>Escrow Status</u></p> Date/time escrow opened: <input style="width: 100px;" type="text" value="10/03/2022 10:05 AM"/> ▼ Opened by: <input style="width: 100px;" type="text" value="Susan Rivera-Stoll"/> ▼ Escrow status: <input style="width: 100px;" type="text" value="In process"/> ▼ </div> </div>			

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INDIANA

DOCUMENTS

Escrow

<i>Payoff-HOA Authorizations (2)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	CT NW IN		732051
<p>Added the following verbiage: CREDIT LINE LOANS: This letter authorizes the freeze of the credit line account referenced upon issuance of your demand. Payment of the demand will eliminate any security interest in the property in question.</p> <p>Affected item(s): Payoff-HOA Authorization Payoff-HOA Authorization (Last 5 Digits)</p>			

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<i>Sales Disclosure (2022)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	CT NWI		730588
<p>Revised functionality for two trustees to pull to the seller sections.</p> <p>Affected item(s): Sales Disclosure (2022)</p>			

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REPORTS

Invoice Aging			
New/Mod Change	Requested By IN	Incident No.	TFS No. 729076
Add Last Activity Date to Excel Export			
Affected item(s): Invoice Aging			

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MICHIGAN

DOCUMENTS

Escrow

ABAs			
New/Mod Change	Requested By CT MI	Incident No.	TFS No. 731226
New and revised ABAs.			
Affected item(s): Master ABA Disclosure			

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Occupancy Escrow			
New/Mod Change	Requested By FT MI	Incident No.	TFS No. 732591
Revised "immediately" to "as soon as possible".			
Affected item(s): Occupancy Escrow			

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MINNESOTA

DOCUMENTS

Escrow

<i>Distribution List</i>			
New/Mod Change	Requested By Commercial Partners	Incident No.	TFS No. 732425
Updated to show the title logo for "Title only" orders.			
Affected item(s): Distribution List			

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NEVADA

DOCUMENTS

Escrow

<i>Informatory Affidavit (Deed Upon Death)</i>			
New/Mod Change	Requested By CT Las Vegas	Incident No.	TFS No. 730715
Document has been updated to most recently provided version. Please render to view in full.			
Affected item(s): Informatory Affidavit (Deed Upon Death)			

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NEW HAMPSHIRE

DOCUMENTS

Escrow

<i>Affidavit (Property)</i>			
New/Mod Change	Requested By Liberty Title	Incident No.	TFS No. 730639
Revised language for items 10 and 14 per State Counsel. Please render to review.			
Affected item(s): Affidavit (Property)			

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NEW JERSEY

DOCUMENTS

Title

Pro Forma Response Memos (2)			
New/Mod	Requested By	Incident No.	TFS No.
New	CT NJ		730629
New documents, please render to view in full.			
<p>Loan:</p> <div style="border: 1px solid black; padding: 10px;">  <div style="text-align: right; font-size: small;"> 1000 Title Avenue, Suite 500 TO City, NJ 99999 Phone: (800)111-2222 / Fax: (800)222-1111 </div> <p style="text-align: right;">LOAN PRO FORMA RESPONSE MEMO</p> <p>Date: September 29, 2022 Policy Type: ALTA Loan Policy 2006</p> <p>Proposed Insured Lender: Loans Unlimited Title Commitment No.: COM111111</p> <p>Borrower(s): Bryan B. Buyer and Brenda B. Buyer Customer Ref. No.: AC456</p> <p>Amount of Insurance: \$450,000.00</p> <p>Property: 100 Property Avenue Property City, NJ 55555</p> <p>We are in receipt of correspondence of prompt for dates from prompt for name, containing comments on the Pro Forma Loan Policy last revised September 26, 2022. Below are our comprehensive responses to those comments:</p> <ol style="list-style-type: none"> Schedule A Comments: Schedule A comments go here Legal Description: Legal description comments go here </div>			
<p>Owner:</p> <div style="border: 1px solid black; padding: 10px;">  <div style="text-align: right; font-size: small;"> 1000 Title Avenue, Suite 500 TO City, NJ 99999 Phone: (800)111-2222 / Fax: (800)222-1111 </div> <p style="text-align: right;">OWNER PRO FORMA RESPONSE MEMO</p> <p>Date: September 29, 2022 Policy Type: ALTA Owner's Policy 2006</p> <p>Proposed Insured Owner(s): Bryan B. Buyer and Brenda B. Buyer Title Commitment No.: COM111111</p> <p>Seller(s): Samuel S. Seller and Samantha S. Seller Customer Ref. No.: AC456</p> <p>Amount of Insurance: \$500,000.00</p> <p>Property: 100 Property Avenue Property City, NJ 55555</p> <p>We are in receipt of correspondence of date(s) here from name prompt, containing comments on the Pro Forma Owner's Policy last revised September 23, 2022. Below are our comprehensive responses to those comments:</p> <ol style="list-style-type: none"> Schedule A Comments: Schedule A comments go here Legal Description: Legal Description comments go here </div>			
<p>Affected item(s): NJD1123.doc - Owner Pro Forma Response Memo (New) NJD1124.doc - Loan Pro Forma Response Memo (New)</p>			

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NEW YORK

DOCUMENTS

Escrow

<i>Request for Abstract of Taxes</i>			
New/Mod Change	Requested By CT Syracuse	Incident No.	TFS No. 731699
Revised the fees to \$45/\$25 for 10/5 years.			
Affected item(s): Request for Abstract of Taxes			

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OHIO

DOCUMENTS

Escrow

<i>Contact Info</i>			
New/Mod Change	Requested By FNT OH	Incident No.	TFS No. 732418
Added email and phone numbers for sales rep, escrow officer and escrow assistant.			
Affected item(s): Contact Info			

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<i>Required Information Sheets</i>			
New/Mod Change	Requested By CT OH	Incident No.	TFS No. 732019
Various changes made per counsel's request. Please render to view in full.			
Affected item(s): Required Information Sheet Required Information Sheet (Legal)			

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OKLAHOMA

DOCUMENTS

Escrow

<i>Limited Power of Attorney (MH)</i>			
New/Mod New	Requested By CT OK	Incident No.	TFS No. 730537
New document. Please render to view in full.			
<p>LIMITED POWER OF ATTORNEY FOR MOTOR VEHICLE, MANUFACTURED HOME OR MOBILE HOME</p> <p>I, <u>Brian T. Buyer</u> hereby name and appoint, <u>Adeline I. Foster</u> to be my lawful attorney-in-fact, to act for me, in applying for an original or duplicate original certificate of title, to register, transfer title, or record a lien to the motor vehicle, manufactured home or mobile home described below; and to print my name and sign their name, on my behalf. My attorney-in-fact can also do all things necessary to the application or any other related instrument and to bind me in as sufficient a manner as I myself could do, were I personally present and signing the same.</p> <p>With full power of substitution and revocation, I hereby ratify and confirm whatever my said attorney-in-fact may lawfully do or cause to be done in the virtue hereof.</p> <p>CHECK ONE: <input type="checkbox"/> Motor Vehicle <input type="checkbox"/> Manufactured Home <input type="checkbox"/> Mobile Home</p> <p>Year: _____ Make/Manufacturer: _____ Body Type: _____ Title No.: _____</p> <p>Vehicle Identification No.(s): _____</p> <p>UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.</p> <p>IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below</p> <p>_____ <small>(SIGNATURE OF OWNER/CO-OWNER "GRANTOR")</small></p> <p><u>Brian T. Buyer</u> <small>(PRINTED NAME OF OWNER/CO-OWNER "GRANTOR")</small></p> <p>_____ <small>(STREET ADDRESS OF OWNER/CO-OWNER "GRANTOR")</small></p> <p>_____ <small>(DRIVER'S LICENSE #, IDENTIFICATION CARD OR FED NUMBER)</small></p> <p>_____ <small>(DATE OF BIRTH, IF APPLICABLE)</small></p> <p>STATE OF _____</p> <p>COUNTY OF _____</p> <p>This is the Jurat on the Notary & Acknowledgment screen.</p> <p>_____ Notary Public</p> <p>_____ Print Name</p> <p>My Commission expires: _____</p>			
Affected item(s): OKD1208.doc - Limited Power of Attorney (MH) (New)			

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<i>Title Examination</i>			
New/Mod Change	Requested By CT OK	Incident No.	TFS No. 730533
Filtered the attorney to always pull the first one entered in the file.			
Affected item(s): Title Examination			

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OREGON

DOCUMENTS

Escrow

<i>Escrow Agreement (Holdback of Funds for Taxes)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	LT Portland		732681
Added refund information.			
<div style="border: 1px solid black; padding: 10px;"> <p>IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.</p> <div style="border: 2px solid red; padding: 5px; margin: 5px 0;"> <p>REFUNDS after payment of taxes, if any:</p> <p><input type="checkbox"/> DEPOSIT (attach voided check or deposit slip OR see bank information on 'Disbursement of Proceeds/Wire Transfer Instructions')</p> </div> <p>_____ Date</p> <p>Bryan B. Buyer</p> </div>			
<p>Affected item(s): Escrow Agreement (Holdback of Funds for Taxes)</p>			

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<i>FIRPTA - Notice of Settlement Agent Responsibility</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	OR State Counsel		731192
Updated so that only the buyer now signs the form.			
<p>Affected item(s): FIRPTA - Notice of Settlement Agent Responsibility</p>			

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Title

<i>Preliminary report</i>			
New/Mod Change	Requested By OR CPF	Incident No.	TFS No. 732700
The printed name will now appear under the countersignature on the jacket/cover of the Preliminary Report.			
Affected item(s): Preliminary Report			

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<i>Short Form Residential Loan Policy – Current Assessments</i>			
New/Mod Change	Requested By FNF Form Filing	Incident No.	TFS No. 732807
Corrected reference to ALTA 5.1 Planned Unit Development—Current Assessments endorsement OTIRO End 205.1 to OTIRO End 205.1-06.			

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UTAH

DOCUMENTS

Escrow

<i>Special Warranty Deed</i>			
New/Mod Change	Requested By FNT UT	Incident No.	TFS No. 731194
Removed the sales price and replaced with \$10.00.			
Affected item(s): Special Warranty Deed			

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WASHINGTON

DOCUMENTS

Escrow

<i>Final Utility Bill Request - Bothell</i>			
New/Mod Change	Requested By NW IT	Incident No.	TFS No. 730644
Updated tree title to include "Bothell".			
Affected item(s): Final Utility Bill Request - Bothell			

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<i>Letter (HOA-HMC-Other Closing)</i>			
New/Mod New	Requested By WA	Incident No.	TFS No. 730709

New document, please render to view in full.



Company Name

100 Escrow Office Street
 EO City, WA 54545
 Phone: (800)777-4444 / Fax: (800)444-7777

Woodhaven HOA 123 HOA Avenue Someplace, WA 92211	Date: September 13, 2022 Escrow No.: JM CD Test 2022-MGS Property: 100 Property Avenue Property City, WA 55555 APN/Parcel: 1111APN 1112APN Tax/Map: 121212TM
--	---

Greetings:

Please be advised that the above referenced property has been sold. The new owners of the property are:

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

If checks are included in this package, please negotiate as soon as possible. Should you have any questions or need further assistance, please contact the undersigned at (888)999-0000 or SandraL.Moore@thisnotreal.com.

Affected item(s):

WA00001086.doc - Letter (HOA-HMC-Other Closing) (New)

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Phrase(s)

<i>New EI Phrase</i>							
New/Mod New	Requested By Ticor WA	Incident No.	TFS No. 732977				
New Escrow Instruction Phrase:							
<table border="1"> <thead> <tr> <th>Code</th> <th>Name</th> </tr> </thead> <tbody> <tr> <td>wrap01</td> <td>WRAP INSTRUCTIONS</td> </tr> </tbody> </table> <p>WRAP INSTRUCTIONS: Parties are aware that the underlying lender may be notified of the sale of the property through existing or new hazard/homeowner's/content's insurance activity and are further aware that the buyer and/or seller may still need contents, hazard/homeowner's and/or other insurance to protect their interest in the property in the event of damage or destruction. However, Buyer and Seller have elected to handle insurance direct and outside of escrow and hereby relieve Escrow Agent of any and all responsibility, liability and risk of less whatsoever from any and all matters pertaining thereto. Escrow Agent shall have no responsibility pertaining to insurance, including but not limited to seller and/or underlying lender being named as a lender loss payable; obtaining any evidence of such insurance or for payment of any premium. Seller should not cancel any existing policy without first consulting with his insurance agent. Parties are aware that insurance should be in place and paid for prior to recordation of this transaction.</p>				Code	Name	wrap01	WRAP INSTRUCTIONS
Code	Name						
wrap01	WRAP INSTRUCTIONS						

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Title

ALTA Commitment 2016 (WA-NCS)			
New/Mod Change	Requested By WA NCS	Incident No.	TFS No. 732257
<p>Removed the line that separates multiple legal descriptions on both Schedule A and the Exhibit A page.</p> <div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>EXHIBIT "A" Legal Description</p> <p>Property 1 legal description Property 1 legal description Property 1 legal description Property 1 legal description Property 1 legal description Property 1 legal description Property 1 legal description Property 1 legal description Property 1 legal description Property 1 legal description Property 1 legal description Property 1 legal description Property 1 legal description Property 1 legal description Property 1 legal description Property 1 legal description Property 1 legal description Property 1 legal description Property 1 legal description Property 1 legal description Property 1 legal description</p> <p>Property 2 legal description Property 2 legal description Property 2 legal description Property 2 legal description Property 2 legal description Property 2 legal description Property 2 legal description Property 2 legal description Property 2 legal description Property 2 legal description Property 2 legal description Property 2 legal description Property 2 legal description Property 2 legal description Property 2 legal description Property 2 legal description Property 2 legal description Property 2 legal description Property 2 legal description Property 2 legal description Property 2 legal description Property 2 legal description Property 2 legal description Property 2 legal description Property 2 legal description Property 2 legal description Property 2 legal description Property 2 legal description Property 2 legal description</p> </div> <p>Affected item(s): ALTA Commitment 2016 (WA-NCS) ALTA Commitment 2021 (WA-NCS)</p> <p>Back to Table of Contents</p>			

Legal description update for WA ops			
New/Mod Change	Requested By WA NCS	Incident No.	TFS No. 732264
<p>For WA operations only, removed the line that separates different legal descriptions</p> <p>Affected item(s): ALTA Commitment 2016 (WA) ALTA Commitment 2021 (WA) ALTA Homeowner's Policy of Title Insurance 2013 (WA) ALTA Loan Policy 2006 (WA) ALTA Loan Policy 2021 (WA) ALTA Owner's Policy 2006 (WA) ALTA Owner's Policy 2021 (WA)</p> <p>Back to Table of Contents</p>			



WISCONSIN

DOCUMENTS

Escrow

<i>Affidavit (Gap)</i>			
New/Mod Change	Requested By CT WI	Incident No.	TFS No. 732694
Revised to pull the phone number to the sig section and removed the fax number line.			
<u>Affected item(s):</u> Affidavit (Gap)			

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Title

ALTA Commitment 2021 (WI)			
New/Mod Change	Requested By CT WI	Incident No.	TFS No. 731773
The cancellation language will now appear on Schedule A when there is a cancellation fee.			
Affected item(s): ALTA Commitment 2016 (WI) ALTA Commitment 2016 with Privacy Notice (WI) ALTA Commitment 2021 (WI) ALTA Commitment 2021 with Privacy Notice (WI)			

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LIBERTY TITLE

DOCUMENTS

Escrow

<i>Attorney Agent Disclosure Statement</i>			
New/Mod Change	Requested By Liberty Title	Incident No.	TFS No. 731724
Liberty Title operations only, revised to add the seller's attorney as the referring party.			
Affected item(s): Attorney Agent Disclosure Statement			

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<i>Tax and Assessing Request</i>			
New/Mod Change	Requested By Liberty Title	Incident No. INC220399570	TFS No. 731262
Removed ASAP from the document.			
Affected item(s): Tax and Assessing Request			

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NOVARE NATIONAL SETTLEMENT SERVICES

DOCUMENTS

Escrow

<i>Information Sheet - Bulk (Seller)</i>			
New/Mod Change	Requested By Novare	Incident No.	TFS No. 732054
Updated to reflect most recently provided version.			
Affected item(s): Information Sheet - Bulk (Seller)			

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<i>Note Straight</i>			
New/Mod Change	Requested By Novare	Incident No.	TFS No. 732056
Made prompts for date, city, state and note & DT date.			
Affected item(s): Note Straight			

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<i>Subordination Agreement A (Standard) (SUBORD)</i>			
New/Mod Change	Requested By Novare	Incident No.	TFS No. 732587

New prompts for the below information.

SUBORDINATION AGREEMENT

NOTICE: THIS SUBORDINATION AGREEMENT RESULTS IN YOUR SECURITY INTEREST IN THE PROPERTY BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LIEN OF SOME OTHER OR LATER SECURITY INSTRUMENT.

THIS AGREEMENT, made **September 28, 2022**, by **Samuel S. Seller and Samantha S. Seller** owner of the land hereinafter described and hereinafter referred to as "Owner," and **Mortgagee** present owner and holder of the deed of trust and note first hereinafter described and hereinafter referred to as "Beneficiary";

WITNESSETH

THAT WHEREAS, **Samuel S. Seller and Samantha S. Seller**, did execute a deed of trust, dated **October 1, 2018**, to _____, as trustee, covering:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

to secure a note in the sum of **One Hundred Fifty-Five Thousand And No/100 Dollars (\$155,000.00)**, dated **September 30, 2018**, in favor of **Mortgagee**, which deed of trust was recorded on **October 9, 2018**, as **EL Place Recorded**, Official Records of said county; and

WHEREAS, Owner has executed, or is about to execute, a deed of trust and note in the sum of **Four Hundred Fifty Thousand And No/100 Dollars (\$450,000.00)** dated **September 26, 2022** in favor of **Loans Unlimited**, hereinafter referred to as "Lender," payable with interest and upon the terms and conditions described therein, which deed of trust is to be recorded concurrently herewith; and

Affected item(s):
Subordination Agreement A (Standard) (SUBORD)

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NCS

REPORTS

NCS Commissions by Selection			
New/Mod Change	Requested By	Incident No.	TFS No.
	NCS GA		731364
Updated Other Revenue logic for NCS GA.			
Affected item(s): NCS Commissions by Selection			

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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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