

SOFTPRO SELECT

December 2022
RELEASE NOTES



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

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ALL STATES/SITES

DOCUMENTS

Title

2021 ALTA Commitments, Policies, Endorsements			
New/Mod Change	Requested By	Incident No.	TFS No.
	FNTG Form Filing		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

Start inHere DOP Orders			
New/Mod Change	Requested By MW IT	Incident No.	TFS No. 737586
Fixed issue with Missing Start_inHere DOP status column			
Affected item(s): Start inHere DOP Orders			

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WSOB			
New/Mod Change	Requested By FNF Reports Team	Incident No.	TFS No. 736175
Adding in the weeks for 2023			
Affected item(s): Weekly Summary of Business			

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CALIFORNIA

DOCUMENTS

Escrow

<i>Corporate E&O Insurance - Chicago</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	CT SoCal		739097
Updated to reflect most recently provided version.			
Affected item(s): Corporate E&O Insurance - Chicago			

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<i>MH Tax Clearance Request Forms (2)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Manufactured Home Team	INC220482542	739135
Updated to pull organizations.			
Affected item(s): MH Tax Clearance Request Form MH Tax Clearance Request Form (San Diego County)			

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<i>Updated 593 Forms (2023)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	CA		739142
Updated to reflect most recent version. Please render to view in full.			
Affected item(s): 593 Form (2023) - Tax Statement 593 Form (2023) - Tax Statement (Refi) 593 Form Instructions (2023) - Tax Statement 593-V Form (2023) - Payment Voucher			

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COLORADO

DOCUMENTS

Escrow

Affidavit (Scrivener's Error)			
New/Mod Change	Requested By Heritage Title	Incident No.	TFS No. 740173
Amended dropdown options of signees for Heritage Title.			
Affected item(s): Affidavit (Scrivener's Error)			

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Note and Deed of Trust Instructions			
New/Mod Change	Requested By CT Colorado	Incident No.	TFS No. 738210

Revised with updated verbiage. Render to view complete document.



Company Name

**NOTE AND DEED OF TRUST
INSTRUCTIONS**

Order No.: [JM CD Test 2022-MGS](#)

The following information is furnished to [Escrow Office Name](#) by the undersigned for preparation of a Promissory Note and Deed of Trust in connection with the Contract to Buy and Sell Real Estate dated [November 1, 2022](#) by and between [Loans Unlimited](#) lender and [Bryan B. Buyer](#) and [Brenda B. Buyer](#) purchaser(s) regarding the sale of the property known as [100 Property Avenue, Property City, CO 55555](#). [Escrow Office Name](#) has been provided the information contained herein to complete a Promissory Note and Deed of Trust and shall not be liable for the sufficiency of such information. The parties further agree that that the title company is merely acting as a scrivener in preparing those documents and that [Escrow Office Name](#) has not made any determination as to what state or federal regulations, if any, apply to the loan. Furthermore, the parties have been advised to consult, and have had the opportunity to consult, with an attorney and/or licensed mortgage loan originator; and that the parties are relying on their own evaluation as to whether state or federal financing regulations apply to the loan and hereby hold [Escrow Office Name](#) harmless with regard to said regulations.

The form of Promissory Note to be used is (check one)

- Promissory Note - NTD 81-10-06
- Promissory Note - NTD 82-10-06 (UCC No Default Rate)

The form of Deed of Trust to be used is (check one)

- Deed of Trust - TD 72-8-10 (Due on Transfer - Strict)
- Deed of Trust - TD 73-8-10 (Due on Transfer - Creditworthy Restriction)
- Deed of Trust - TD 74-8-10 (Assumable - Not Due on Sale)

Affected item(s):
Note and Deed of Trust Instructions

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<i>WireSafe Fraud Alert with Wire Instructions (Lender Only) (CO)</i>			
New/Mod Change	Requested By FNT CO	Incident No.	TFS No. 739130
Updated "Please contact your closer for the correct wiring instructions if you do not see your closing branch below." to "Please contact your closer for any questions on these wire instructions."			
Affected item(s): WireSafe Fraud Alert with Wire Instructions (Lender Only) (CO)			

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INDIANA

DOCUMENTS

Escrow

<i>Letter (Purchase Tax Proration)</i>			
New/Mod Change	Requested By CT IN	Incident No.	TFS No. 739102
Updated signature section to give user more control over the contacts chosen.			
Affected item(s): Letter (Purchase Tax Proration)			

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<i>Sales Disclosure (2022)</i>			
New/Mod Change	Requested By CTNW IN	Incident No.	TFS No. 739651
Updated to show 2nd person in organization.			
Affected item(s): Sales Disclosure (2022)			

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NEVADA

DOCUMENTS

Escrow

<i>Annexation - Cadence (Serenity)</i>			
New/Mod New	Requested By Ticor Title	Incident No.	TFS No. 739100
New document. Please render to view in full.			
Affected item(s): NVD1352.doc - Annexation - Cadence (Serenity) (New)			

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Title

<i>CLTA Preliminary Report Form 2006 (NV)</i>			
New/Mod Change	Requested By TT NV	Incident No.	TFS No. 740336
The loan information for additional loans will now appear on Schedule A, in addition to the first loan information.			

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NEW HAMPSHIRE

DOCUMENTS

Escrow

<i>Tax Proration Agreement (Dover and Portsmouth)</i>			
New/Mod Change	Requested By Liberty Title	Incident No.	TFS No. 739149
Updated to reflect most recent version provided. Please render to view in full.			
<u>Affected item(s):</u> Tax Proration Agreement (Dover and Portsmouth)			

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NEW YORK

DOCUMENTS

Escrow

Letter (Escrow Refund)			
New/Mod Change	Requested By CT Albany	Incident No.	TFS No. 739653
The language "in your escrow held by Chicago title insurance service, LLC" has been removed and "No dollars and no /100 dollars (0.00) was paid out of your escrow" has been removed. Lastly, a prompt has been added for "Refunding of overpayment".			
Affected item(s): Letter (Escrow Refund)			

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OHIO

DOCUMENTS

Escrow

<i>Agreement (Tax Hold)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	CT OH North	INC220480905	739107
Updated language from "Any funds remaining will be returned to the Borrower." to "Any funds remaining will be sent to the County Treasurer to apply to the second half taxes."			
Affected item(s): Agreement (Tax Hold)			

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<i>Required Information Sheets (2)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	CT OH		739003
Updated functionality for GMT to function the same as FNOX profiles.			
Affected item(s): Required Information Sheet Required Information Sheet (Legal)			

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OKLAHOMA

DOCUMENTS

Escrow

<i>Funding and Shipping Directions</i>			
New/Mod Change	Requested By CT OK	Incident No.	TFS No. 739104
Added checkboxes for "Closed at bank", "No note" and "Commercial".			
Affected item(s): Funding and Shipping Directions			

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OREGON

DOCUMENTS

Escrow

<i>Combined Bill of Sale and Power of Attorney</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	TT Salem		739632
Updated to include "Signed at _____, Oregon, this _____ day of _____, _____."			
Affected item(s): Combined Bill of Sale and Power of Attorney			

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<i>Deed Consideration Updates (6)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	Escrow Admin		739163
Updated to show the sales price when the consideration amount in blank.			
Affected item(s): Deed (Personal Representative's) Deed (Personal Representative's) Legal Deed (Small Estate - Affiant's and Successors') Deed (Small Estate - Affiant's and Successors') Legal Deed (Small Estate - Affiant's) Deed (Small Estate - Affiant's) Legal			

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<i>FIRTPA doc revisions</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	Penny Hoskins		739156
The "single signer version (for InHere)" prompt has been removed for the following profiles: \CT Portland \TT Portland \FT Salem \TT Astoria \TT Salem \TT Coos			
Affected item(s): FIRPTA - Certification of Non-Foreign Status by Entity FIRPTA - Certification of Non-Foreign Status by Individual FIRPTA - EI Qualified Substitute FIRPTA - Notice of Settlement Agent Responsibility			

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<i>Remove Language from EIS (4)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	TT Salem		739634
Removed the language for NON-RESIDENT ALIEN - FIRPTA and CONSUMER DEBT.			
Affected item(s): EI - Manufactured Home Buyer (EIS - Legal) EI - Manufactured Home Buyer (EIS) EI - Manufactured Home Seller (EIS - Legal) EI - Manufactured Home Seller (EIS)			

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PHRASE(S)

<i>New EI Phrase</i>							
New/Mod New	Requested By Western Title & Escrow	Incident No.	TFS No. 738829				
New Escrow Instruction Phrase:							
<table border="1"> <thead> <tr> <th>Code</th> <th>Name</th> </tr> </thead> <tbody> <tr> <td>mh08</td> <td>MH LENDER PROCESSING DOCS</td> </tr> </tbody> </table> <p>MANUFACTURED HOME - LENDER TO PROCESS DOCUMENTS: The undersigned buyer and seller hereby acknowledge and understand that the buyer's lender, Lender Name here, requires that all original manufactured home documents are forwarded to the lender's titling department for processing. As this contradicts our signed escrow instructions, the parties hereby instruct Escrow Office Name to comply with the lender's instructions and release all original manufactured home processing documents to said lender. The undersigned parties further acknowledge that Escrow Office Name is released from any and all liability in connection with the transfer of title to said manufactured home.</p>				Code	Name	mh08	MH LENDER PROCESSING DOCS
Code	Name						
mh08	MH LENDER PROCESSING DOCS						

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PENNSYLVANIA

DOCUMENTS

Escrow

Contact List			
New/Mod Change	Requested By CT PA	Incident No.	TFS No. 739095
Contacts have been updated to include Charlene Ostroski and Joy Albert (solo and joint).			
<u>Affected item(s):</u> Contact List			

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TEXAS

CHECKS

FNF Default Checks			
New/Mod Change	Requested By FNF Config	Incident No.	TFS No. 730994
Added logic for TX check signer groups: SPS-TX-Permission-PLUS-CheckSigner			
<p><u>Affected item(s):</u> 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) FNFCORP_TG_HI.rpt HTC CO Check Template</p>			

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DOCUMENTS

Escrow

Form T-00 (Verification of Services Rendered) Fee Atty In County (2)			
New/Mod Change	Requested By Alamo Title	Incident No. INC220473997	TFS No. 739132
Updated to include digital sig for Justin Redwanski.			
Affected item(s): Form T-00 (Verification of Services Rendered) Fee Atty In County Form T-00 (Verification of Services Rendered) Fee Atty In County (Legal)			

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WASHINGTON

DOCUMENTS

Escrow

<i>Master Real Estate Excise Tax Affidavits 2022 (4)</i>			
New/Mod Change	Requested By Penny Hoskins	Incident No.	TFS No. 739124
Updated to show November rev dates.			
Affected item(s): Master Real Estate Excise Tax Affidavit - Exempt (2022) Master Real Estate Excise Tax Affidavit (2022) Master Real Estate Excise Tax Affidavit (2022) Multiple Affidavits Master Real Estate Excise Tax Affidavit (2022) Multiple Location			

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LIBERTY TITLE

DOCUMENTS

Escrow

Letter (Seller Questionnaire)			
New/Mod Change	Requested By Liberty Title	Incident No.	TFS No. 739514
Updated to pull email and fax for selected party.			
Affected item(s): Letter (Seller Questionnaire)			

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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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