

SOFTPRO SELECT

January 2023
RELEASE NOTES



Testing Release Date: January 5, 2023
Production Release Date: January 9, 2023

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ALL STATES/SITES

DOCUMENTS

Escrow

Earnest Money Receipt

New/Mod Change	Requested By Escrow Admin	Incident No.	TFS No. 744458
Revised "stipulations or obligations which maybe set out..." to "stipulations or obligations which may be set out..." along with changing "provisions of this endorsement" to "provisions of this receipt".			
Affected item(s): Earnest Money Receipt			

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Title

[2021 ALTA Commitments, Policies, Endorsements](#)

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

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 HTC CO	Incident No.	TFS No. 742990
Updated show closed orders only parameter to default to checked.			
Affected item(s): 1099-S Exceptions by Branch, Escrow Officer/Closer			
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Disbursements Summary			
New/Mod Change	Requested By SoCal	Incident No.	TFS No. 742662
Update header to show the escrow company when the order is Sub-Escrow and Title only			
Affected item(s): Disbursements Summary (Legal) Disbursements Summary (Legal) Disbursements Summary (Letter) Disbursements Summary (Letter)			
Back to Table of Contents			

Invoice Aging			
New/Mod Change	Requested By FNF Support	Incident No.	TFS No. 739520
Added Escrow Officer/Closer parameter			
Affected item(s): Invoice Aging			
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Stale Dated Check Letter			
New/Mod Change	Requested By DSG Team	Incident No.	TFS No. 744468
Fixed issue with blank page printing			
Affected item(s): Stale Dated Check Letter			
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Title Product Usage			
New/Mod Change	Requested By Config Team	Incident No.	TFS No. 734416
Adding Policy Lookup Code data and groupings by Endorsements, Owner's & Loan policy versions, and Policy Lookup Code			
Affected item(s): Title Product Usage			
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Transaction Activity Audit			
New/Mod Change	Requested By FNF Accounting	Incident No.	TFS No. 743530
Added columns that would display whether orders returned contained Title Revenue or Revenue Share.			
Affected item(s): Transaction Activity Audit			
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ARIZONA

DOCUMENTS

Escrow

CDF/HUD Settlement Statements

New/Mod Change	Requested By SP Support	Incident No.	TFS No. 741853
<p>Allow AZ to use the broker commission options to show the commissions breakdown when selected for profiles under:</p> <ul style="list-style-type: none"> FWSX-Security Title Agency FXDK-Lawyers Title Northern AZ FWPY-Chicago Title XAZ-FWSX Security Title – Training XAZ-FXDK-LT Norther AZ Training XAZ-FWPY CT Phoenix Training 			
<p>Affected item(s): Settlement Statements SPAdmin Settlement Statement Programming Notes</p>			

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MY SCREENS

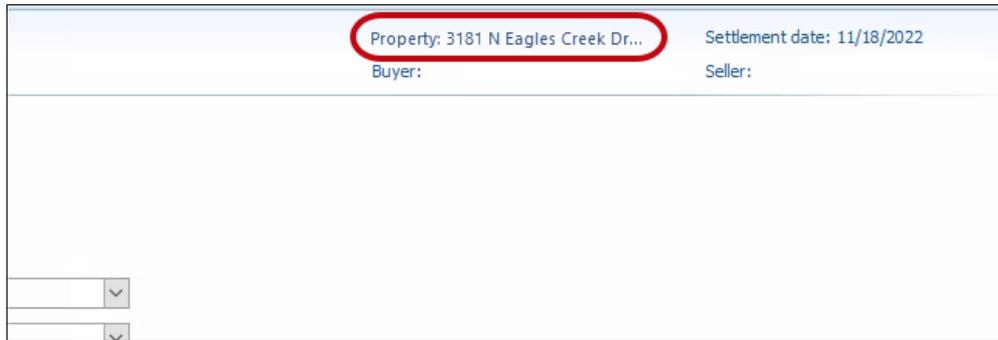
All Screens

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

The **Expressions** have been updated as follows on all screens:

- > Removed: **County**
- > Added: **Property**

This change is visible when one of the **My Screens > Arizona Escrow Screens** is selected.



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REPORTS

Initial Fee Quote			
New/Mod Change	Requested By FNF Config	Incident No.	TFS No. 743204
Formatting updates for Northern AZ.			
Affected item(s): Consolidated Fee Quote Initial Fee Quote			

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CALIFORNIA

DOCUMENTS

Escrow

<i>Additional Verbiage Option for Seller Carryback Notes & TDs (9)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	Escrow Admin		744528
<p>Added additional verbiage option for Seller Carryback Notes and Trust Deeds.</p> <p>Affected item(s): Deed of Trust - Acceleration Deed of Trust - All Inclusive Deed of Trust - Long Form Deed of Trust - Short Form Note All Inclusive (Interest Extra) Note All Inclusive (Straight) Note Installment (Interest Extra) Note Installment (Interest Included) Note Straight (Interest Only)</p>			

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<i>Affidavit (Death of Trustee) (4)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	CA		743879
<p>Added "and Tax Statements" for Tulare County properties.</p> <p>Affected item(s): Affidavit (Death of Trustee) Affidavit (Death of Trustee) Generic Affidavit (Death of Trustee) Generic with PCOR Affidavit (Death of Trustee) with PCOR</p>			

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<i>Policy Writeup</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	Escrow Admin		743895
<p>Revised functionality to the exceptions so that they will show for both OP and LP for Simultaneous, only show Loan Policy when the policy type is Loan Only and only show Owner's Policy when the policy type is Owner's only.</p> <p>Affected item(s): Policy Writeup</p>			

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MY SCREENS

Internal Websites Screens

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

The following sections/links have been **removed**:

- | | |
|--|---|
| <ul style="list-style-type: none"> > Internal Websites (IE / SD) <ul style="list-style-type: none"> » CPL – direcTRAX » HCD – Title Search and Escrow Opening » Disclosure Source » Fidelity Fraud Prevention » Home Warranty » NETROnline » WebOnTrac » PACER » SPL Recordings » Title Point | <ul style="list-style-type: none"> > Internal Websites (LA / VEN / OC) <ul style="list-style-type: none"> » CPL – direcTRAX » HCD – Title Search and Escrow Opening » Disclosure Source » Fidelity Fraud Prevention » Home Warranty » Los Angeles County Tax Collector » Ventura County Tax Collector » NETROnline » WebOnTrac » PACER » SPL Recordings » Title Point » NTI » Orange County Tax Collector » California Documentary and Property Transfer Tax Rate |
|--|---|

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

- > SoCal Escrow Screens
- > SoCal Title Screens

The screenshot shows a vertical list of dropdown menu items. The items are: Open Order/General, Prelim, Policy, Guarantee, Invoicing, Title Misc, Trustee Services, Internal Websites (IE / SD), and Internal Websites (LA / VEN / OC). The last two items are enclosed in a red rounded rectangle, and a red arrow labeled 'REMOVED' points from the right towards this rectangle.

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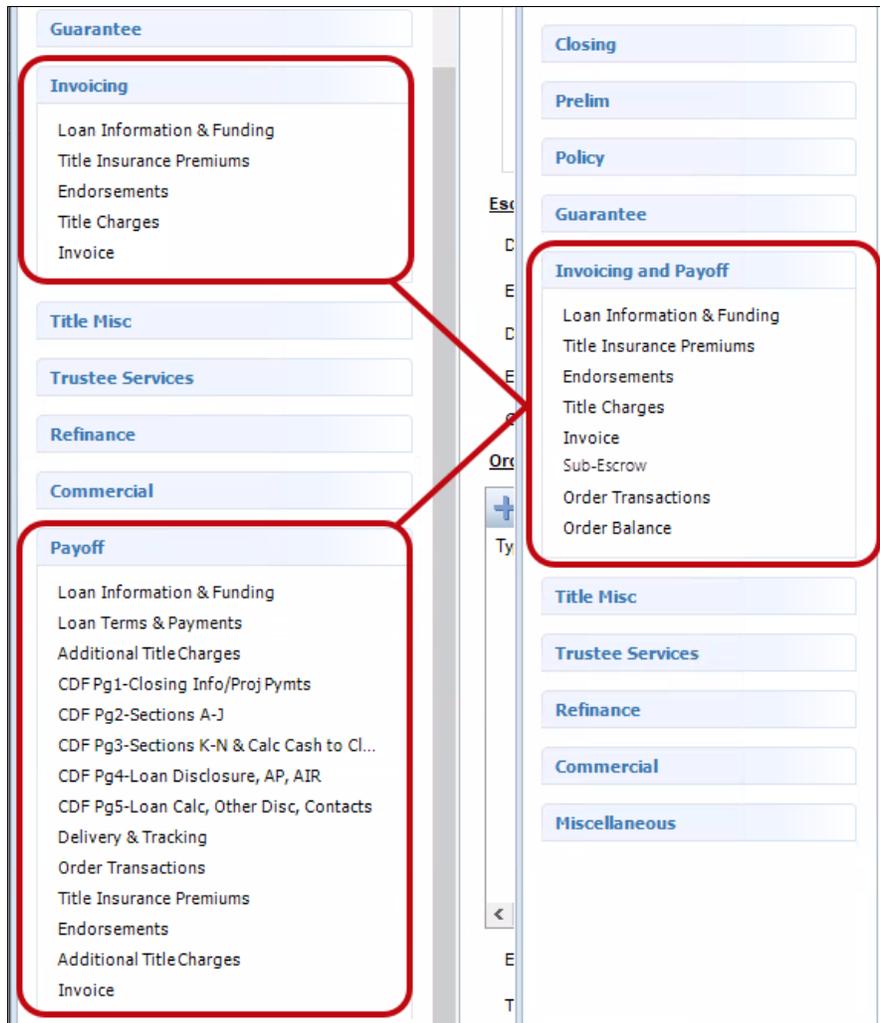
Sub-Escrow Screen

New/Mod Mod	Requested By Karen Benelli	Incident No.	TFS No.
-----------------------	--------------------------------------	---------------------	----------------

The **Invoicing** and **Payoff** sections have been updated as follows:

- > Changed name of **Invoicing** section to **Invoicing and Payoff**
- > Added new **Sub-Escrow** screen
- > Added **Order Transactions** screen and **Order Balance** screen
- > Removed **Payoff** section

These changes are visible when the **My Screens > SoCal All My Screens** is selected.



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Sub-Escrow Screen cont'd

New/Mod Mod	Requested By Karen Benelli	Incident No.	TFS No.
-----------------------	--------------------------------------	---------------------	----------------

The **Payoff** section has been updated as follows:

- › Name changed to **Invoicing and Payoff**
- › New screen added **Sub-Escrow**

This change is visible when the **My Screens > SoCal Payoff My Screens** is selected.

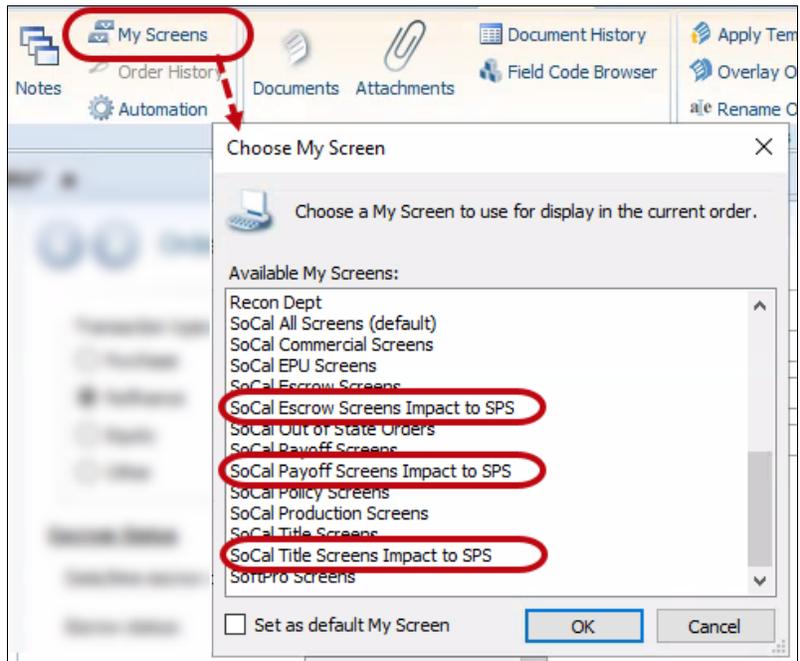
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Impact Screen

New/Mod Mod	Requested By Karen Benelli	Incident No.	TFS No.
-----------------------	--------------------------------------	---------------------	----------------

New **My Screens** added for Impact users transitioning to SoftPro Select.

- › SoCal Escrow Screens Impact to SPS
- › SoCal Payoff Screens Impact to SPS
- › SoCal Title Screens Impact to SPS



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REPORTS

EPU Reports			
New/Mod Change	Requested By EPU NoCal	Incident No.	TFS No. 745285
New task name is 59 – EPU Pkg Lender Request			
Affected item(s): EPU Task Summary/Productivity by County Manager EPU Task Summary/Productivity by Employee EPU Trends			

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COLORADO

DOCUMENTS

Escrow

<i>Affidavit (Owner Occupancy - Builder)</i>			
New/Mod Change	Requested By FNT CO	Incident No.	TFS No. 744809
If there is no General Contractor in the file, it will pull the Builder.			
Affected item(s): Affidavit (Owner Occupancy - Builder)			
Back to Table of Contents			

<i>Disbursement of Proceeds - Final Instructions</i>			
New/Mod Change	Requested By CO	Incident No.	TFS No. 742851
Revised to look to the payee name instead of the contact name.			
<p>Thank you for choosing Escrow Office Name. It is a privilege to service your purchase transaction.</p> <p>Proceeds from closing of the above referenced property will be disbursed as follows: Seller Payee Name unless split between the vested individuals/entities as directed here:</p> <p>\$ _____ to _____ at _____</p> <p>\$ _____ to _____ at _____</p> <p>NOTE: PROCEEDS CAN ONLY BE MADE PAYABLE TO THE VESTED OWNERS. WE ARE NOT ABLE TO DISBURSE TO INDIVIDUAL PRINCIPALS IF AN ENTITY IS IN TITLE. (Please refer to Substitute 1099 for applicable IRS tax reporting.)</p>			
Affected item(s): Disbursement of Proceeds - Final Instructions			
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RETT Transmittal Form

New/Mod New	Requested By FL Timeshare	Incident No.	TFS No. 744470
-----------------------	-------------------------------------	---------------------	--------------------------

New document. Please render to view in full.

**CITY OF ASPEN
RETT PAYMENT COMPUTATION &
TRANSMITTAL REPORT**

GRANTEE _____
Receipt # _____
Date Paid _____

This City of Aspen Real Estate Transfer Tax Computation & Transmittal Report is due at the time of transfer and prior to recording of the applicable deed(s). This form combines both the Wheeler RETT and the Housing RETT due to the City of Aspen. Since these taxes differ in specifics, separate and distinct computations are required as indicated on this form.

State of _____)
 County of _____) SS.

The undersigned, as grantee of a deed or instrument of conveyance from

Samuel S. Seller and Samantha S. Seller, as tenants in common (grantor) to

Bryan B. Buyer, spouse Brenda B. Buyer and wife, as joint tenants (grantee)

dated December 21, 2022 transferring the following described property situated in the State of Colorado, County of Pitkin, and the City of Aspen (if necessary, attach copy of legal description):

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

Affected item(s):

COD1351.doc - RETT Transmittal Form (New)

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Statement of Tax Escrow

New/Mod Change	Requested By CT Colorado	Incident No.	TFS No. 745158
-----------------------	------------------------------------	---------------------	--------------------------

Updated the first sentence to show either borrower, Buyer or Seller and show the signature accordingly.

August 24, 2022

Property: 900 Purchase Lane, City1, CO 82783
Tax Schedule/Parcel ID No.: 3252323
Brief Legal Description: Brief legal description

Property: 777 Purchase Road, City2, CO 88888
Tax Schedule/Parcel ID No.: 111111
Brief Legal Description: ■
Escrow No.: ■

The undersigned **Seller** of the above referenced property acknowledge that as of January 1st, Real Estate taxes for the previous year are due. They further acknowledge that the **Government2** will not confirm the exact amount due at this time.

Escrow Services, LLC is holding Two Thousand Five Hundred And No/100 Dollars (\$2,500.00) to pay the taxes. Once the exact amount has been established, **Escrow Services, LLC** will remit the amount due to the county Treasurer and refund any overage to the undersigned or to the lender as a principal reduction, if required. In the event the amount escrowed is insufficient to pay the full amount due, we agree to promptly pay **Escrow Services, LLC** the difference.

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

Sale Force LLC.

BY: _____ Date _____
 Sam Seller
 Partner

Address: _____

 Phone: _____

Affected item(s):
Statement of Tax Escrow

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Title

<i>CO 101.5-06 - Construction Up-Front Mechanic's Lien</i>			
New/Mod New	Requested By CO State counsel	Incident No.	TFS No. 745262
The CO 101.5-06 - Construction Up-Front Mechanic's Lien endorsement is now available for issuance on properties in the state of Colorado.			

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REPORTS

Closing Disclosure Forms (Seller CD)			
New/Mod Change	Requested By	Incident No.	TFS No.
	HTC CO		743647
Per Lisa Tyler, National Escrow Admin, the issued date must either be the current date or the seller signed date on the Seller's CDF for all FNF operations. If the seller signed date field is not completed it will show the current date.			
Affected item(s): Seller Closing Disclosure Form (CDF) Seller Closing Disclosure Form (CDF)			

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Closing Disclosure Forms (Seller CD)			
New/Mod Change	Requested By	Incident No.	TFS No.
	HTC CO		743943
Adjust Seller Signature on Page 1 from pushing date line to page 2.			
Affected item(s): Seller Closing Disclosure Form (CDF)			

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CO HOPC Report			
New/Mod	Requested By	Incident No.	TFS No.
New	FNF IMP/CO		734537
New report for CO.			
Affected item(s): HOPC			

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CO SoftPro Summary Report			
New/Mod Change	Requested By	Incident No.	TFS No.
	HTC CO		739667
Added new columns for Heritage Title CO.			
Affected item(s): CO SoftPro Summary			

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Revenue from Prior Quarters (HTC)			
New/Mod	Requested By	Incident No.	TFS No.
New	HTC CO		734783
New Report version for HTC CO			
Affected item(s): SSCORP5562_Revenue From Previous Quarters (HTC)			

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FLORIDA

DOCUMENTS

Escrow

Deed (Statutory Warranty) (2)

New/Mod New	Requested By FL State Counsel	Incident No.	TFS No. 742853
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New documents. Please render to view in full.

<p>Prepared by and Return To: Melissa G Smith Escrow Office Name 100 Escrow Office Street EO City, FL 54545</p> <p>Order No.: JM CD Test 2022</p>	
<p>APN/Parcel ID(s): 1111APN</p> <p style="text-align: center;">STATUTORY WARRANTY DEED</p> <p>This indenture, made this 14th day of December, 2022, between Samuel S. Seller and Samantha S. Seller, as tenants in common, of the County of Grantee County, in the State of Florida, party of the first part, and Bryan B. Buyer and Brenda B. Buyer, with joint tenancy, of the County of Grantee County, in the State of Florida, party of the second part, witnesseth: That the said party of the first part, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00), to her or him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, her or his heirs and assigns forever, the following described land, to wit:</p> <p style="text-align: center;">SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF</p> <p>And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.</p>	

Affected item(s):

- Deed (Statutory Warranty)
- Deed (Statutory Warranty) Legal

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GEORGIA

DOCUMENTS

Escrow

<i>Affidavit (Broker Lien - Buyer)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	Novare		742860
Pulls all buyers names.			
Affected item(s): Affidavit (Broker Lien - Buyer) Back to Table of Contents			
<i>Affidavit (Broker Lien - Seller)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	Novare		742858
Pulls all seller signatures and updated 3rd paragraph to pull the LB/SB.			
Affected item(s): Affidavit (Broker Lien - Seller) Back to Table of Contents			
<i>Affidavit (GA Withholding - Non-Resident)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	Novare		742856
Added lines for each amount line. Also, renamed the document in the tree to "Affidavit (GA Withholding - Non-Resident)".			
Affected item(s): Affidavit (GA Withholding - Non-Resident) Back to Table of Contents			

HAWAII

DOCUMENTS

Escrow

Borrower Info Sheet

New/Mod Change	Requested By Title Guaranty	Incident No.	TFS No. 742826
Added verbiage for non-English speakers.			
Affected item(s): Borrower Info Sheet			

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Demand (Foreclosure Maintenance Verification)

New/Mod Change	Requested By Title Guaranty	Incident No.	TFS No. 744473
Removed all references to "REO".			
Affected item(s): Demand (Foreclosure Maintenance Verification)			

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Form P-64B (Exemption from Conveyance Tax)

New/Mod Change	Requested By FNT Hawaii	Incident No.	TFS No. 745237																	
For FT Hawaii, updated the CPR No. field to allow for a 4th digit to show.																				
<div style="border: 1px solid black; padding: 10px;"> <p>Note: Section 247-6, Hawaii Revised Statutes (HRS), requires this form to be filed for the exempt transfers listed in Parts III & IV of this form. PART I. All areas must be completed. If any area is incomplete, Form P-64B will not be accepted/approved.</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>1. TAX MAP KEY INFORMATION:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th colspan="5">TAX MAP KEY</th> </tr> <tr> <th>Z</th> <th>S</th> <th>PLAT</th> <th>PARCEL</th> <th>CPR NO.</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">3</td> <td style="text-align: center;">3</td> <td style="text-align: center;">334</td> <td style="text-align: center;">165</td> <td style="text-align: center;">568TAX</td> </tr> </tbody> </table> <p>ISLAND <u>Hawaii</u> APT. NO. <u>15</u></p> </td> <td style="width: 50%; vertical-align: top;"> <p>3. NAME S/EMAIL OF PARTIES TO THE DOCUMENT: SELLER(S) / TRANSFEROR(S) / GRANTOR(S), ETC.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> </td> </tr> </table> </div>				<p>1. TAX MAP KEY INFORMATION:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th colspan="5">TAX MAP KEY</th> </tr> <tr> <th>Z</th> <th>S</th> <th>PLAT</th> <th>PARCEL</th> <th>CPR NO.</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">3</td> <td style="text-align: center;">3</td> <td style="text-align: center;">334</td> <td style="text-align: center;">165</td> <td style="text-align: center;">568TAX</td> </tr> </tbody> </table> <p>ISLAND <u>Hawaii</u> APT. NO. <u>15</u></p>	TAX MAP KEY					Z	S	PLAT	PARCEL	CPR NO.	3	3	334	165	568TAX	<p>3. NAME S/EMAIL OF PARTIES TO THE DOCUMENT: SELLER(S) / TRANSFEROR(S) / GRANTOR(S), ETC.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>
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TAX MAP KEY																				
Z	S	PLAT	PARCEL	CPR NO.																
3	3	334	165	568TAX																
Affected item(s): Form P-64B (Exemption from Conveyance Tax)																				

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HUB Disbursement Checklist

New/Mod Change	Requested By Title Guaranty	Incident No.	TFS No. 742823
<p>Various changes made:</p> <ul style="list-style-type: none"> • Primary context has been changed to Order. • Removed prompts so that the packet instructions always appear. • Always prompt for the 2nd Mortgage payoff. 			
Affected item(s): HUB Disbursement Checklist			

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<i>Letter (Prelim Report to Buyer-Buyer Agent)</i>			
New/Mod Change	Requested By Title Guaranty	Incident No.	TFS No. 742828
Revised formatting for verbiage selected via prompts to be indented and bulleted. Also added new paragraph regarding English proficiency.			
Affected item(s): Letter (Prelim Report to Buyer-Buyer Agent)			
Back to Table of Contents			

<i>Satisfaction-Waiver</i>			
New/Mod Change	Requested By Title Guaranty	Incident No.	TFS No. 744478
Added foreclosure prompt and associated new language. Updated the Special Assessment prompt to remove "REO". "Special Assessment Liens" paragraph had been edited so it reads as "The undersigned hereby agree, jointly and severally, to hold Title Guaranty Escrow Services, Inc. harmless from any and all liabilities, claims, or damages with respect to Hawaii Revised Statutes §514B-146 and/or §421J-10.5."			
Affected item(s): Satisfaction-Waiver			
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<i>Status Title Report</i>			
New/Mod Change	Requested By FT HI	Incident No.	TFS No. 743908
Added digital countersignature.			
Affected item(s): Status Title Report			
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REPORTS

Batch Privacy Notice Letter			
New/Mod Change	Requested By TGHI	Incident No.	TFS No. 744456
Fixed buyer/seller address format.			
Affected item(s): Batch Privacy Notice Letter			

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IDAHO

DOCUMENTS

Escrow

Earnest Money Receipt

New/Mod Change	Requested By Escrow Admin	Incident No.	TFS No. 744462
Made inactive in favor of the CORP version.			
Affected item(s): Earnest Money Receipt			

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ILLINOIS

DOCUMENTS

Escrow

Construction Escrow Questionnaire

New/Mod New	Requested By FT Metro	Incident No.	TFS No. 742830
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New document. Please render to view in full.

	<p>Company Name</p>		<p>100 Escrow Office Street EO City, IL 54545 Phone: (800)777-4444 / Fax: (800)444-7777</p>
	<p>Order No.: JM CD Test 2022-MGS</p>		
<p>Owner: _____ _____ _____</p>			
<p>Contact: _____</p>			
<p>If LLC/Corp/Trust, Signatory block should read: _____</p>			
<p>Email: _____</p>			
<p>Phone: _____ Fax: _____</p>			
<p>Lender: _____ _____ _____</p>			
<p>Contact: _____</p>			
<p>Email: _____</p>			
<p>Phone: _____ Fax: _____</p>			

Affected item(s):
ILD0565.doc - Construction Escrow Questionnaire (New)

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INDIANA

DOCUMENTS

Escrow

Sewer Charges Request

New/Mod Change	Requested By FCTM IN	Incident No.	TFS No. 743887
Removed settlement agent info from top and added eFax number.			
Affected item(s): Sewer Charges Request			

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REPORTS

1099-Misc Exceptions			
New/Mod Change	Requested By MW	Incident No.	TFS No. 743345
Resolved error message for IN users.			
Affected item(s): 1099-Misc Exceptions			

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Orders By Contact			
New/Mod Change	Requested By MW IT	Incident No.	TFS No. 745048
Adding phone & cell number columns for all buyer/borrower contacts			
Affected item(s): Orders By Contact			

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MARYLAND

DOCUMENTS

Escrow

[Letter \(Update\)](#)

New/Mod Change	Requested By FT MD	Incident No.	TFS No. 743713
Added the escrow office name to the top right. Changed "conducted" to "reviewed". Removed "adversely". Removed the "Printed:" label and information from the footer.			
Affected item(s): Letter (Update)			

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Title

<i>SE 528 - Access - Land Abuts Street (MD)</i>			
New/Mod New	Requested By Form Filing	Incident No.	TFS No. 743981
The SE 528 - Access - Land Abuts Street Endorsement (MD) is now available for issuance on properties in the state of Maryland.			

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NEVADA

DOCUMENTS

Escrow

<i>Preliminary Report Approvals (4)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	Ticor Title NV		743903
Updated for Ticor in NV to pull the Title office name when the files are "Escrow only" and the title company is "American Home Title".			
Affected item(s): Preliminary Report Approval - Borrower Preliminary Report Approval - Buyer Preliminary Report Approval - Buyer - DS Preliminary Report Approval - Seller			

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<i>Statement of Information - Marital Status</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	FNT NV		743508
Added REGISTERED DOMESTIC PARTNERS section.			
Affected item(s): Statement of Information - Marital Status			

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<i>Wire Information (International)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	LT NV		744517
Updated swift code for LT NV.			

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NEW YORK

DOCUMENTS

Escrow

Letter (Refund)			
New/Mod New	Requested By CT NY	Incident No.	TFS No. 743927
New document. Please render to view in full.			
Affected item(s): Letter (Refund)			

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Title

NY Title Bill			
New/Mod Fix	Requested By FNF Config	Incident No.	TFS No. 740355
Fixed Bank Name display on second page.			
Affected item(s): NY Title Bill			

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OHIO

DOCUMENTS

Escrow

Affidavit (MI - Commercial Owner's)

New/Mod	Requested By	Incident No.	TFS No.
New	CT OH	INC220512501	742836

New document. Please render to view in full.

OWNER'S AFFIDAVIT	
STATE OF _____	File No.: MS CD 2022 OH Org-JDK
COUNTY OF _____	
<p>The undersigned, Stephanie T. Seller, being first duly sworn on oath, hereby deposes and says:</p> <ol style="list-style-type: none"> 1. The undersigned is the Chief Financial Officer of Seller Company, Inc., a Corporation (the "Owner"), has personal knowledge of the facts stated herein, and is duly authorized to make this Affidavit on behalf of the Owner. 2. The Owner is the fee owner of certain premises situated in the City of Detroit, County of Wayne, State of Michigan (the "Land"), as described in Commitment No. CommitmentNum111, issued by Chicago Title Insurance Company (the "Company"). 3. No person or persons other than the Owner have any interest and title, in equity or otherwise, in and to the Land except as hereinafter stated, and the Owner is not holding title for another in fulfillment of any trust or agreement, or for the benefit of any other person, firm or corporation. 	

Affected item(s):

OHD1454.doc - Affidavit (MI - Commercial Owner's) (New)

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Escrow Trust Instructions Modified (Earnest Money)

New/Mod New	Requested By CT OH	Incident No.	TFS No. 743510
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New document. Please render to view in full.



**ESCROW TRUST INSTRUCTIONS
(EARNEST MONEY)**

Melissa G Smith, Closing Specialist
Escrow Office Name, Escrow Trustee
100 Escrow Office Street
EO City, OH 54545
Phone: (800)777-4444 Fax: (800)444-7777

Date: December 20, 2022
Escrow No.: JM CD Test 2022-MGS

CUSTOMER IDENTIFICATION:

Seller(s): Samuel S. Seller and Samantha S. Seller
Purchaser(s): Bryan B. Buyer and Brenda B. Buyer
Property Address: 100 Property Avenue, Property City, OH 55555
Proposed Disbursement Date: December 30, 2022

DEPOSITS:

- The sum of Five Thousand And No/100 Dollars (\$5,000.00) by Representing: Earnest Money

PLEASE NOTE: Uncertified checks are held for ten (10) business days after date of deposit. No funds can be dispensed before ten (10) business days limit expires. To avoid delays, use Cashier's or Certified checks or wire transfer.

Upon receipt of the funds, this escrow agreement will become effective.

Affected item(s):
OHD1455.doc - Escrow Trust Instructions Modified (Earnest Money) (New)

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Letter (Hold Harmless)

New/Mod New	Requested By CT OH	Incident No.	TFS No. 744464
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New document. Please render to view in full.

 <p>Company Name</p> <p>Name Address Attn: Attn Name</p>	<p>100 Escrow Office Street EO City, OH 54545 Phone: (800)777-4444 / Fax: (800)444-7777</p> <p>Date: December 22, 2022 Escrow No.: JM CD Test 2022-MGS Policy No.: COM111111 Policy Amt: \$500,000.00 Borrower(s): Bryan B. Buyer and Brenda B. Buyer Seller(s): Samuel S. Seller and Samantha S. Seller Property: 100 Property Avenue Property City, OH 55555</p>
--	--

Dear Attn Name:

As of its effective date, Escrow Office Name (the "Company") issued its above described Policy (the "Policy"). The Company has been informed that Underwriter Name (the "Underwriter") has been asked to issue its policy or policies of title insurance, under the above referenced Commitment number ("Underwriter's Policy") without taking exception to the following Item(s):

Exceptions prompt

Subject to the terms, conditions and provisions hereof, the Company does hereby agree to indemnify and hold Underwriter harmless from loss as properly determined under Underwriter's Policy by reason of Underwriter's issuance of said Underwriter's Policy without exception to the Subject Item or insuring over the Subject Item.

Affected item(s):

OHD1456.doc - Letter (Hold Harmless) (New)

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OREGON

DOCUMENTS

Phrase(s)

New EI Phrase

New/Mod Change	Requested By FT-Salem	Incident No.	TFS No. 743984
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New EI Phrase:

Code	Name
opcd01	OWNER'S POLICY WILL NOT PROVIDE COVERAGE FOR CONSTRUCTION LIENS

Initials: _____ Buyer acknowledges the owner's policy of title insurance issued to Buyer at closing will be a standard coverage owner's policy and will not provide coverage for claims of construction liens, whether recorded or unrecorded.

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TEXAS

REPORTS

Commitment Policy/Status			
New/Mod Change	Requested By FNF Support/Sana Carlisle	Incident No.	TFS No. 740701
Added logic to exclude orders when TONoPolicy_FNFTX# is used in the order			
Affected item(s): Commitment/Policy Status			

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WASHINGTON

DOCUMENTS

Escrow

Affidavit (Lost Note and or DOT)

New/Mod Change	Requested By CT-Seattle	Incident No.	TFS No. 745398
Substituting the word "Trustee" for "the Company".			
<div style="border: 1px solid black; padding: 10px;"> <p>The undersigned affiant and beneficiary is the legal owner of the Note and all other indebtedness secured by the aforementioned Deed of Trust. Said Note has not been negotiated or assigned. Said Note, together with all indebtedness secured by the Deed of Trust has been fully paid and satisfied, and Trustee is hereby requested and directed, on payment of any sums owing to Trustee, to reconvey without warranty to the parties entitled thereto all of the estate held by Trustee there under.</p> <p>That in consideration of the issuance by Trustee of its reconveyance of said Deed of Trust without surrender to it of the aforementioned Deed of Trust and Note for cancellation and retention, the affiant and beneficiary hereby agrees to indemnify, defend and hold Trustee harmless from any and all liability, loss, damage and expense (including attorneys fees and court costs) which may arise or that Trustee may suffer by reason of issuance of such reconveyance without having possession of the original Deed of Trust and/or Note.</p> <p>The execution of this Affidavit and Indemnification is no assurance Trustee will act. The decision to act is reserved for the approval of management.</p> <p>IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.</p> </div>			
<p>Affected item(s): Affidavit (Lost Note and or DOT)</p> <p>Back to Table of Contents</p>			

Indemnification for Lost Note and Deed of Trust (2)

New/Mod Change	Requested By CT-Seattle	Incident No.	TFS No. 745400
Updated the language to add "...any sums owing to you to reconvey, without warranty to the parties entitled..."			
<div style="border: 1px solid black; padding: 10px;"> <p>The undersigned beneficiary is the legal owner of the note and all other indebtedness secured by the aforementioned Deed of Trust. Said Note, together with all indebtedness secured by the Deed of Trust has been fully paid and satisfied, and you are hereby requested and directed, on payment to you of any sums owing to you to reconvey, without warranty to the parties entitled thereto, all the estate held by you hereunder.</p> </div>			
<p>Affected item(s): Indemnification for Lost Note and Deed of Trust - REO Indemnification of Lost Note and Deed of Trust</p> <p>Back to Table of Contents</p>			

Request for Estimated Final Billing (Tacoma Public Utilities)

New/Mod New	Requested By Ticor Title	Incident No.	TFS No. 742847
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New document. Please render to view in full.



Request for Estimated Final Billing
(In accordance with Escrow Lien Law RCW 60.80)

Complete the information below.

Today's date: December 16, 2022

Closing Agency: [Escrow Office Name](#)

Agency Contact Phone or Email: [\(800\)777-4444](tel:8007774444) / email@settlementagent.com

Seller's Name: [Samuel S. Seller](#) and [Samantha S. Seller](#)

Buyer's Name: [Bryan B. Buyer](#) and [Brenda B. Buyer](#)

Buyer's Phone or Email: [\(408\)555-6677](tel:4085556677) / Buyer1@email.com

Property address or parcel number*: [100 Property Avenue, Property City, WA 55555 / 1-12345](#)
**parcel number only applicable inside Tacoma city limits*

Affected item(s):

WA00001092.doc - Request for Estimated Final Billing (Tacoma Public Utilities) (New)

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REPORTS

Potential Cash Reporting by Transaction Date			
New/Mod Change	Requested By NW IT	Incident No.	TFS No. 743207
Added Include Direct Deposit parameter.			
Affected item(s): Potential Cash Reporting by Transaction Date			

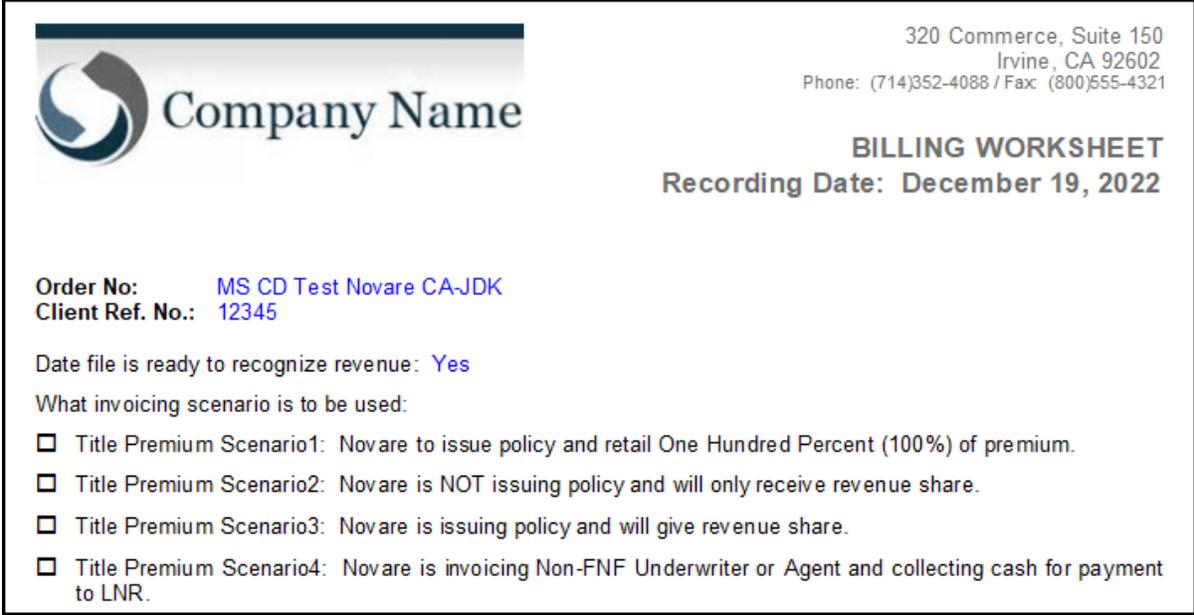
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NOVARE NATIONAL SETTLEMENT SERVICES

DOCUMENTS

Escrow

<i>Affidavit and Indemnity (Entity)</i>			
New/Mod Change	Requested By Novare	Incident No.	TFS No. 742838
Updated language for items B and J.			
Affected item(s): Affidavit and Indemnity (Entity)			
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<i>Billing Worksheet</i>			
New/Mod New	Requested By Novare	Incident No.	TFS No. 742845
New document. Please render to view in full.			
			
Affected item(s): NOVD1224.doc - Billing Worksheet (New)			
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<i>Broker's Lien Waiver - Listing Broker</i>			
New/Mod Change	Requested By Novare	Incident No.	TFS No. 742863
Removed prompt and provided a blank line.			
Affected item(s): Broker's Lien Waiver - Listing Broker			
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<i>Broker's Lien Waiver - Selling Broker</i>			
New/Mod Change	Requested By Novare	Incident No.	TFS No. 742862
Removed prompt and provided a blank line.			
Affected item(s): Broker's Lien Waiver - Selling Broker			
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<i>Sub Escrow Worksheet</i>			
New/Mod Change	Requested By Novare	Incident No.	TFS No. 742798
Various changes to document. Please render to view all changes.			
			
			
Wire Amount: \$500,000.00 Recording Date: December 27, 2022 Recognize Revenue By: December 28, 2022 Order No.: JM CD Test 2022-MGS Client Ref. No.: AC456 Payoff Demand(s): Wells Fargo Lender Last four of SSN: _____ Additional Payoff Names: _____ Taxes: \$15,000.00 Have all invoices been added to SV? No How Many Messengers? 3 Have all wiring instructions been added to SV? Yes			
Affected item(s): Sub Escrow Worksheet			
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NCS

DOCUMENTS

Escrow

ALL Settlement Statements & CSS

New/Mod Change	Requested By Config on behalf of the OAC	Incident No.	TFS No. 739376
<p>Adding logic to suppress charges for Income/Expense Bill Code REU</p> <p>Affected item(s): ALTA Settlement Statement (CDF) Borrower Closing Disclosure Form (CDF) Buyer Closing Disclosure Form (CDF) Buyer HUD-1, Legal 2009 (All Pages) Buyer HUD-1, Legal 2009 (All Pages) Buyer HUD-1, Letter 2009 (All Pages) Buyer/Borrower Statement (CSS) Closing Disclosure Form (CDF) HUD-1, Legal 2009 (All Pages) HUD-1, Letter 2009 (All Pages) Individual Settlement Statement, Legal Individual Settlement Statement, Legal (CDF) Individual Settlement Statement, Letter Individual Settlement Statement, Letter (CDF) Individual Statement (CSS) Master Statement (CSS) Property Statement (CSS) Seller Closing Disclosure Form (CDF) Seller HUD-1, Letter 2009 (All Pages) Seller's Statement (CSS) Settlement Statements Sub-Escrow</p>			

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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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