

# SOFTPRO SELECT

February 2023  
RELEASE NOTES



Testing Release Date: February 2, 2023

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Escrow

<i>1099-S Substitute Form</i>			
<b>New/Mod Change</b>	<b>Requested By</b>	<b>Incident No.</b>	<b>TFS No.</b>
	User Group Request #65		749168
<p>For NCS operations only, if there are multiple properties in one order, users will get a prompt to select the properties needed for the form. This will enable users to select properties from the same state to be grouped together.</p> <p><b>Affected item(s):</b> 1099-S Substitute Form</p>			

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<i>Draw Summary</i>			
<b>New/Mod Change</b>	<b>Requested By</b>	<b>Incident No.</b>	<b>TFS No.</b>
	MW		746321
<p>Corrected lien waiver column.</p> <p><b>Affected item(s):</b> Draw Statement / CO Draw Statement Draw Summary / CO Draw Summary Draw Summary by Receipt</p>			

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<i>Privacy Statement</i>			
<b>New/Mod Change</b>	<b>Requested By</b>	<b>Incident No.</b>	<b>TFS No.</b>
	FNF Corporate		748072
<p>Updated to reflect most recent version.</p> <p><b>Affected item(s):</b> Master Commitment with Privacy Notice Privacy Statement</p>			

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*Date lines for Entity Signatures*

<b>New/Mod Change</b>	<b>Requested By</b> internal maintenance	<b>Incident No.</b>	<b>TFS No.</b> 750183
-----------------------	---	---------------------	--------------------------

For Entity contacts, users need the ability to add non-signing people under the contact. Forms have been updated so that the number of date lines now match the number of people with signature lines included. If a signature line has been removed from the person contact box, a date line will no longer appear.

Note: For best results with spacing, it is best practice to enter all signing people first and any non-signing parties after. Should spacing need to be adjusted, users can edit within the Entity's signature line field directly without having to put forms into edit mode.

Add Corporate Officer/Signee to Seller Corporation, Inc

Courtesy title:

First:  Middle:

Last:  Suffix:

Title:

Email:

Current address:

City/State/Zip:     Foreign

Work:  Home:

Fax:  Cell:

Forwarding address:

City/State/Zip:     Foreign

Work:  Home:

Fax:  Cell:

Signature line:

Attestor

Corporate officers/signees

First Name	Middle Name	Last Name
Samuel		Seller
Sarah		Seller
Sean	S.	Seller

Seller Corporation, Inc

BY: Samuel Seller   
Secretary

BY: Sarah Seller   
President

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<i>Stop Payment forms</i>			
<b>New/Mod</b>	<b>Requested By</b>	<b>Incident No.</b>	<b>TFS No.</b>
Change	User Group Request Item #464		749621
Stop Payment forms revised to filter to only Posted checks that do not have a Cleared Date.			
<b>Affected item(s):</b>			
Request (Stop Payment)			
Stop Payment			
Stop Payment - Check Status Request (CT)			
Stop Payment Request			
Stop Payment Request - Bank			
Stop Payment Request - Construction			
Stop Payment Request (TT)			
Stop Payment Request Form			
Stop Payment Request Form			
Stop Payment/Check Copy Request - OAC			

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<i>W-9 Request for TaxPayer ID and Certification (Lender)</i>			
<b>New/Mod</b>	<b>Requested By</b>	<b>Incident No.</b>	<b>TFS No.</b>
New	FNT Pima AZ		743205
New ReadyDoc Lender Version of the W-9 Request for TaxPayer ID and Certification (Lender)			

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<i>WireSafe Fraud Alert (International - esign)</i>			
New/Mod	Requested By	Incident No.	TFS No.
New	CT NoCal		748352
New document. Please render to view in full.			
<div style="border: 1px solid black; padding: 10px;">  <p><b>ALWAYS VERIFY WIRE INSTRUCTIONS</b>, specifically the ABA routing number and account number, by calling the party who is receiving the funds. <b>DO NOT RELY</b> on other parties calling you.</p> <p><b>Obtain the number of your Realtor®, Real Estate Broker and your escrow officer as soon as an escrow account is opened.</b></p> <p>DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.</p> <p>For more information on wire-fraud scams or to report an incident, please refer to the following links:  <b>Federal Bureau of Investigation:</b> <a href="http://www.fbi.gov">http://www.fbi.gov</a>      <b>Internet Crime Complaint Center:</b> <a href="http://www.ic3.gov">http://www.ic3.gov</a></p> <p><b>ACKNOWLEDGEMENT OF RECEIPT</b>            Your signature below acknowledges receipt of this Wire Fraud Alert.</p> </div>			
<p>Wire Fraud Alert            Original Effective Date: 7/5/2017            Current Version Date: 7/20/2017  <small>TM and © Fidelity National Financial, Inc. and/or an affiliate. All rights reserved.</small></p> <p style="text-align: right;">Page 1 of 1  <small>JM CD Test 2023-MGS</small></p>			
<p><b>Affected item(s):</b>            SSCORPD5808.doc - WireSafe Fraud Alert (International - esign) (New)</p>			

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<i>Wiring Instructions</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	FNF Corporate		751368
Added "Always verbally verify wire instructions with us before initiating a wire transfer."			
<div style="border: 2px solid black; padding: 10px;"> <p style="text-align: center;"><b>FRAUD ALERT! PLEASE READ</b></p> <p style="text-align: center;"><b>THESE WIRE INSTRUCTIONS <u>WILL NOT</u> CHANGE</b></p> <p style="text-align: center;">If you receive ANY communications attempting to change these instructions, please immediately call your escrow officer at <b>800-555-5555</b>.</p> <p style="text-align: center;"><b>Always verbally verify wire instructions with us before initiating a wire transfer.</b></p> </div>			
<p><b>Affected item(s):</b>            Wire Information            Wire Information (International)</p>			

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Escrow/Title

<i>CDF Disbursement Summary</i>			
<b>New/Mod Change</b>	<b>Requested By</b> SoCAL	<b>Incident No.</b>	<b>TFS No.</b> 745636
Removed the text "Title -" from descriptions			
<b><u>Affected item(s):</u></b> Disbursements Summary (Legal) Disbursements Summary (Legal) Disbursements Summary (Letter) Disbursements Summary (Letter)			

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Title

<a href="#">2021 ALTA Commitments, Policies, Endorsements</a>			
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"> <li>· ALTA Commitment 2021</li> <li>· ALTA Short Form Commitment 2021*</li> <li>· ALTA Owner's Policy 2021</li> <li>· ALTA Homeowner's Policy of Title Insurance 2021</li> <li>· ALTA Loan Policy 2021</li> <li>· ALTA Expanded Coverage Residential Loan Policy-Assessments Priority 2021*</li> <li>· ALTA Expanded Coverage Residential Loan Policy-Current Assessments 2021*</li> <li>· ALTA Short Form Expanded Coverage Residential Loan Policy-Assessments Priority 2021*</li> <li>· ALTA Short Form Expanded Coverage Residential Loan Policy-Current Assessments 2021*</li> <li>· ALTA Short Form Residential Loan Policy-Assessments Priority 2021*</li> <li>· ALTA Short Form Residential Loan Policy-Current Assessments 2021*</li> <li>· Multiple corresponding 2021 ALTA revised Endorsements</li> <li>· New ALTA 34.1 - Identified Exception &amp; Identified Risk Coverage Endorsement</li> <li>· New ALTA 47 series - Operative Law Endorsements*</li> </ul> <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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<a href="#">Policy Writeup</a>			
New/Mod Change	Requested By	Incident No.	TFS No.
	Cindy Fern		751196
<p>Multiple updates made for SoCal operations.</p> <p><b>Affected item(s):</b> Policy Writeup</p>			

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INTEGRATIONS

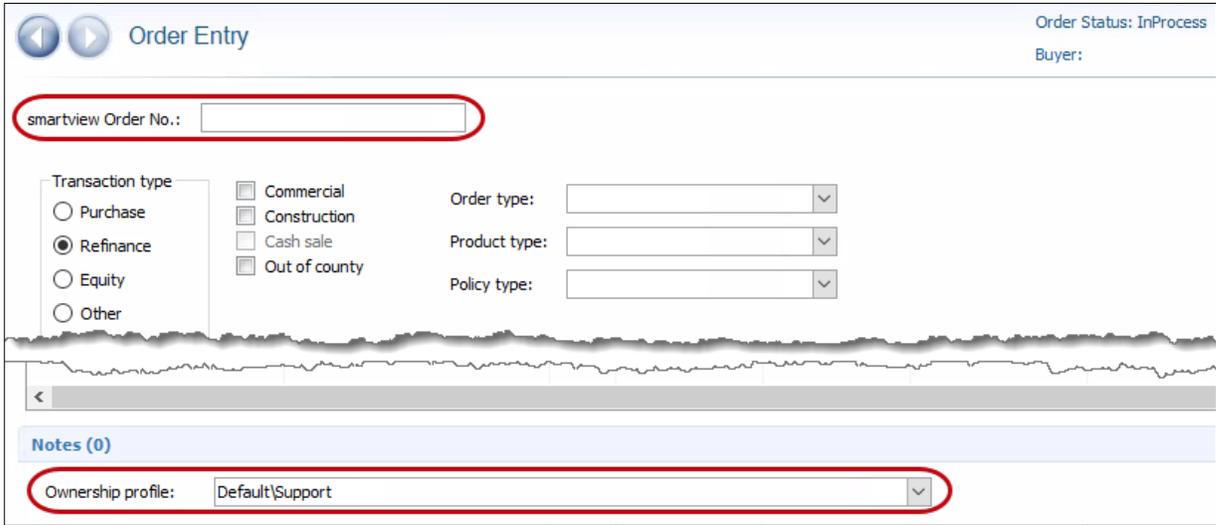
<i>Rate Validation Tool</i>			
<b>New/Mod</b>	<b>Requested By</b>	<b>FootPrints No.</b>	<b>DEVOPS No.</b>
Mod	Brad Bivens		
<p>Code Changes: Internal check box defaults to unchecked for all Notes in SoftPro Select. Notes affected would be:</p> <ul style="list-style-type: none"> <li>• Rates Verification note for Title and Escrow or Escrow Only</li> <li>• Pull Rates note</li> <li>• Re-Verify Rates note</li> <li>• Order snapshot note</li> </ul>			

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<i>smartview DocSave</i>			
<b>New/Mod</b>	<b>Requested By</b>	<b>FootPrints No.</b>	<b>DEVOPS No.</b>
Mod	Elliott Potts Janice Whitford	v1.14.0.0	N/A
<p>To meet the minimum requirement of using TLS v1.2 for HTTPS communications, the integration has been recompiled to use the <i>.Net 4.8</i> framework instead of the previous, (<i>.Net 4.6.1</i> framework). The new framework automatically enables using TLS v1.2.</p>			

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MY SCREENS

<i>Order Entry Screen</i>			
New/Mod	Requested By	Incident No.	TFS No.
Mod	Karen Benelli		
<p>The following screens have been modified for all states/operation <b>My Screens</b> (except HI-Title Guaranty):</p> <ul style="list-style-type: none"> <li>&gt; <b>Express Order Entry</b></li> <li>&gt; <b>Order Entry</b></li> <li>&gt; <b>Order Contacts / Property Address (Project)</b></li> <li>&gt; <b>Transaction Details</b></li> </ul> <p>These screens now include two new fields:</p> <ul style="list-style-type: none"> <li>&gt; <b>smartview Order No.</b> (top of the screen)</li> <li>&gt; <b>Ownership Profile</b> (bottom of the screen)</li> </ul> <p>This screenshot is used as an example only.</p> <div data-bbox="253 909 1469 1434" style="border: 1px solid black; padding: 10px;">  <p>The screenshot shows the 'Order Entry' interface. At the top right, it displays 'Order Status: InProcess' and 'Buyer:'. Below this, there is a text input field for 'smartview Order No.' which is circled in red. The main area contains a 'Transaction type' section with radio buttons for Purchase, Refinance (selected), Equity, and Other. To the right are checkboxes for Commercial, Construction, Cash sale, and Out of county. Further right are three dropdown menus for Order type, Product type, and Policy type. At the bottom, there is a 'Notes (0)' section and an 'Ownership profile' dropdown menu showing 'Default\Support', which is also circled in red.</p> </div>			

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*Endorsements Screen*

<b>New/Mod</b> Mod	<b>Requested By</b> Courtney Windley	<b>Incident No.</b>	<b>TFS No.</b>
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The **Endorsements** screen has been modified for all state/operation **My Screens** (except HW-Title Guaranty) to include the **Requirements, Exceptions and Subordinate Matters** section.

**NOTE:** This change has been added for all states/operations that did not previously have this section (except HW-Title Guaranty).

Order Status: InProcess  
Buyer: Transaction Type: Refinance

Title product: Loan Policy Coverage amount: \$0.00

Description	Pro Forma	Issued Date	Effective Date	Charge	Line	Invoice	Bill Code
[Redacted content]							

Excess =

**Requirements, Exceptions and Subordinate Matters**

Numbering scheme:

Search

Witness Clause

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REPORTS

Escrow

<i>1099-Misc Exceptions</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	FNF Config/HTC CO		743048
Removed ONE Missing Lookup Code exception from report.			
<b>Affected item(s):</b> 1099-Misc Exceptions			

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<i>Escrow Trial Balance (with IBA Balances)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	FNF IMP		740699
Added page break when returning all Trust Accounts.			
<b>Affected item(s):</b> Escrow Trial Balance (with IBA Balances)			

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Escrow/Title

<i>Stale Dated Check Letter</i>			
<b>New/Mod</b> Change	<b>Requested By</b> DSG Team	<b>Incident No.</b>	<b>TFS No.</b> 749615
Fixed issue with large buyer names			
<b><u>Affected item(s):</u></b> Stale Dated Check Letter			

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1099 Data Export			
<b>New/Mod Change</b>	<b>Requested By</b> FNF Config/MW IT	<b>Incident No.</b>	<b>TFS No.</b> 744495
Added Profile 1099 data for 1099 records that are manually created in Pro1099			
<b>Affected item(s):</b> 1099 Data Export			

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Order Count/Revenue Summary and Closed Orders by Revenue Operation			
<b>New/Mod Change</b>	<b>Requested By</b> FNF Config/Security Title AZ	<b>Incident No.</b>	<b>TFS No.</b> 744158
Added Limited Plus Group logic for Sales Rep parameter.			
<b>Affected item(s):</b> Closed Orders by Revenue Operation Order Count/Revenue Summary			

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Order Tasks by Order Date and Orders Tasks by Task Date			
<b>New/Mod Change</b>	<b>Requested By</b> NW IT/CA	<b>Incident No.</b>	<b>TFS No.</b> 744005
Added Task Code and Seller Name Columns to Export and Exclude Completed By Parameter			
<b>Affected item(s):</b> Order Tasks by Order Date Order Tasks by Task Dates			

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Orders by Status			
<b>New/Mod Change</b>	<b>Requested By</b> NW IT	<b>Incident No.</b>	<b>TFS No.</b> 737777
Updated Group By parameter. Added Branch, Completed/Closed By to drop down.			
<b>Affected item(s):</b> Orders by Status			

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ARIZONA

DOCUMENTS

Escrow/Title

<i>Initial Fee Quote</i>			
<b>New/Mod</b> Change	<b>Requested By</b> Configuration	<b>Incident No.</b>	<b>TFS No.</b> 747267
Changed default for "include recorded fees" to checked for Lawyers Title			
<b>Affected item(s):</b> Consolidated Fee Quote Initial Fee Quote			

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PHRASE(S)

*Updated EI Phrase wrap01*

<b>New/Mod</b> Change	<b>Requested By</b> LT Phoenix	<b>Incident No.</b>	<b>TFS No.</b> 750044
--------------------------	-----------------------------------	---------------------	--------------------------

Verbiage updated:

Code	Name
wrap01	WRAP - EXACT

**WRAP - EXACT:** The Promissory Note in favor of \_\_\_\_\_ remains the obligation of the Seller herein. It is the intention of all parties that the terms of this Agreement for Sale OR Deed of Trust, whichever is applicable, agree exactly with the terms of the encumbrance remaining the obligation of the Seller at all times. Therefore, the Purchaser agrees to pay all late charges, prepayment penalties and any and all charges of every kind or nature which might be charged by \_\_\_\_\_.

Further, the unpaid principal balance on this Agreement for Sale/Deed of Trust shall always agree with the unpaid principal balance at \_\_\_\_\_ Dollars (\$\_\_\_\_\_).

Servicing Agent shall not carry a separate balance hereon and any account status information, including annual interest and payoff figures, shall be obtained from the Seller or the underlying lender. The Purchaser shall give written notice to Servicing Agent of intent to pay this Agreement for Sale/Deed of Trust in full.

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INTEGRATIONS

<i>Rate Validation Tool</i>			
<b>New/Mod</b>	<b>Requested By</b>	<b>FootPrints No.</b>	<b>DEVOPS No.</b>
Mod	Brad Bivens		
Lookup Table update: Added support for the <b>Owner ALTAExt</b> product. <b>Policy code</b> – AZXX-09-Short Term Rate 80% of Extended Owner's-Zone x (All underwriters and zones).			

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REPORTS

<a href="#">Closed Orders by Marketing Rep</a>			
<b>New/Mod</b> New	<b>Requested By</b> FNT AZ/Shannon Graham	<b>Incident No.</b>	<b>TFS No.</b> 746273
New report FNT AZ. <b>Affected item(s):</b> Closed Orders by Marketing Rep			

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<a href="#">Opened/Closed/Canceled Orders by Reps w/Agents</a>			
<b>New/Mod</b> New	<b>Requested By</b> FNT AZ/Shannon Graham	<b>Incident No.</b>	<b>TFS No.</b> 746272
New report FNT AZ. <b>Affected item(s):</b> Opened/Closed/Canceled Orders by Reps w/Agents			

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<a href="#">Orders By Marketing Rep (Summary) AZ</a>			
<b>New/Mod</b> Change	<b>Requested By</b> FNT AZ	<b>Incident No.</b>	<b>TFS No.</b> 750179
Updated to correct commissions showing twice when there are more than one Sales Rep <b>Affected item(s):</b> Orders By Marketing Rep (Summary) AZ			

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CALIFORNIA

DOCUMENTS

Escrow

<i>Escrow Checklist (Sale)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	CT CA		751687
<p>Updated the list for the following profiles:</p> <ul style="list-style-type: none"> <li>21 Park Camino</li> <li>22 Carlsbad</li> <li>33 Legends RB</li> <li>35 Commercial</li> <li>46 Clairemont</li> <li>55 La Jolla</li> <li>15 Scripps Ranch</li> </ul> <p><b>Affected item(s):</b> Escrow Checklist (Sale)</p>			

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<i>HUD/CDF Settlement Statements</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	Implementation / Configuration		747784
<p>Updated to when Sub-Escrow is checked and order type is not title only, for the Payoff section only include payoff charge type when they are paid to a payoff lender contact type (P, P2, etc.)</p> <p><b>Affected item(s):</b> Settlement Statements</p>			

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<i>Illegible Notary Seal Declaration</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	Bakersfield, CA		748334
<p>Added custom field prompts for Vendor No. and Declarant information.</p> <p><b>Affected item(s):</b> Illegible Notary Seal Declaration</p>			

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<i>MH Notice of MH Installed on Foundation (HCD 433A)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	Brentwood, CA		746547
<p>Updated the real property owner section to allow user to choose contact information that pulls.</p> <p><b>Affected item(s):</b> MH Notice of MH Installed on Foundation (HCD 433A)</p>			

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<i>Owner Info Request (3)</i>			
<b>New/Mod Change</b>	<b>Requested By</b> Escrow Admin	<b>Incident No.</b>	<b>TFS No.</b> 746679
Updated to pull in the escrow officer's personal fax number.			
<b>Affected item(s):</b> Owner Info Request Owner Info Request (Commercial) Owner Info Request (Letter)			

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Escrow/Title

<i>Waiver of Title Insurance for MANUFACTURED HOME/MOBILE HOME POLICY for CA</i>					
<b>New/Mod Change</b>	<b>Requested By</b> Cindy Gallegos	<b>Incident No.</b>	<b>TFS No.</b> 750453		
Updated for Manufactured Home option for FCHC/FAMC profiles					
<div style="border: 1px solid black; padding: 10px;"> <div style="display: flex; justify-content: space-between; align-items: center;">  <div style="text-align: right;"> <p><b>WAIVER OF RIGHT TO PURCHASE MANUFACTURED HOME OWNER'S TITLE INSURANCE (SALE TRANSACTION)</b></p> </div> </div> <div style="margin-top: 20px;"> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>Melissa G Smith, Closing Specialist Escrow Office Name 100 Escrow Office Street EO City, CA 54545 Phone: (800)777-4444 Fax: (888)444-5555</p> </td> <td style="width: 50%; vertical-align: top;"> <p><b>Date:</b> January 31, 2023 <b>Escrow No.:</b> JM CD Test 2023-MGS <b>Property:</b> 100 Property Avenue Property City, CA 55555</p> </td> </tr> </table> <p>The undersigned hereby acknowledges that Escrow Holder has informed them Title Insurance may be available to protect their interest.</p> <p><b>IMPORTANT: IN A PURCHASE OR EXCHANGE OF PROPERTY, IT MAY BE ADVISABLE TO OBTAIN TITLE INSURANCE IN CONNECTION WITH THE CLOSE OF ESCROW. A NEW POLICY OF TITLE INSURANCE SHOULD BE OBTAINED IN ORDER TO ENSURE YOUR INTEREST IN THE PROPERTY THAT YOU ARE ACQUIRING.</b></p> <p><b>I am declining Title Insurance Coverage</b> for my interest in the Manufactured/Mobile Home property that is the subject of this escrow and hereby release and hold Escrow Holder and Title Insurer harmless of any loss or damages which the undersigned may sustain by reason of not obtaining Title Insurance.</p> </div> </div>				<p>Melissa G Smith, Closing Specialist Escrow Office Name 100 Escrow Office Street EO City, CA 54545 Phone: (800)777-4444 Fax: (888)444-5555</p>	<p><b>Date:</b> January 31, 2023 <b>Escrow No.:</b> JM CD Test 2023-MGS <b>Property:</b> 100 Property Avenue Property City, CA 55555</p>
<p>Melissa G Smith, Closing Specialist Escrow Office Name 100 Escrow Office Street EO City, CA 54545 Phone: (800)777-4444 Fax: (888)444-5555</p>	<p><b>Date:</b> January 31, 2023 <b>Escrow No.:</b> JM CD Test 2023-MGS <b>Property:</b> 100 Property Avenue Property City, CA 55555</p>				
<b>Affected item(s):</b> Waiver of Right to Purchase Owner's Title Insurance (Sale Transaction)					

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INTEGRATIONS

<i>FNTG Order Placement</i>			
<b>New/Mod</b>	<b>Requested By</b>	<b>FootPrints No.</b>	<b>DEVOPS No.</b>
New	Elliott Potts Janice Whitford	v1.14.0.0	N/A
Resolved security issue with 3 <sup>rd</sup> party integrations.			

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MY SCREENS

<i>All Screens</i>							
New/Mod	Requested By	Incident No.	TFS No.				
Mod	Merrisha Herndon						
<p>The <b>Expressions</b> have been modified to display the,</p> <ul style="list-style-type: none"> <li>&gt; <b>Property</b> (replaces Order Status)</li> <li>&gt; <b>Seller</b> (replaces Transaction Type)</li> </ul> <p>These entries are visible when one of the following <b>My Screens</b> is selected:</p> <ul style="list-style-type: none"> <li>&gt; <b>Northern CA – All Screens</b></li> <li>&gt; <b>Northern CA – EPU Screens</b></li> <li>&gt; <b>Northern CA – Escrow Screens</b></li> </ul> <div style="border: 1px solid #ccc; padding: 10px; margin: 10px 0;"> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border: 1px solid #ccc; padding: 5px;">Property: 123 Main Street</td> <td style="border: 1px solid #ccc; padding: 5px;">Settlement date: 2/16/2023</td> </tr> <tr> <td style="border: 1px solid #ccc; padding: 5px;">Buyer: Bob B Buyer and Barb Buyer</td> <td style="border: 1px solid #ccc; padding: 5px;">Seller: Sam S Seller</td> </tr> </table> </div>				Property: 123 Main Street	Settlement date: 2/16/2023	Buyer: Bob B Buyer and Barb Buyer	Seller: Sam S Seller
Property: 123 Main Street	Settlement date: 2/16/2023						
Buyer: Bob B Buyer and Barb Buyer	Seller: Sam S Seller						

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PHRASE(S)

<i>New Escrow Instruction phrases for SoCal</i>			
New/Mod	Requested By	Incident No.	TFS No.
New	Jeanette Haines		750655
9 new phrases added for SoCal:			
<p><b><u>NoteTD/Acceleration / Code: accel01</u></b>  <b>ACCELERATION:</b> If the Trustor fails to make the payment as prescribed herein when due, any indebtedness or obligation due under the Note secured hereby, shall at the option of the holder hereof, immediately become due and payable.</p> <p><b><u>NoteTD/Alienation / Code: alien01</u></b>  <b>ALIENATION:</b> If the Trustors shall sell, convey or alienate said property or any part thereof, or any interest therein, or shall be divested of their title in any manner or way, whether voluntarily or involuntarily, any indebtedness or obligation secured hereby, irrespectively of the maturity date expressed in any note evidencing the same, at the option of the holder hereof and without demand or notice, shall immediately become due and payable.</p> <p><b><u>NoteTD/Cross Collateralization / Code: cross02</u></b>  <b>CROSS COLLATERALIZATION:</b> This Deed of Trust is being recorded as additional collateral for a Note secured by a Deed of Trust executed by [Pulls Buyer's Names with Vesting] as Trustor, in favor of [Pulls Lender Name] as Beneficiary in the original amount of \$[Pulls Loan Amount], of even date herewith.</p> <p><b><u>NoteTD/Cross Default / Code: cross03</u></b>  <b>CROSS DEFAULT:</b> Default under one such Deed of Trust shall constitute default under all other Deed(s) of Trust.</p> <p><b><u>NoteTD/Due on Sale / Code: dos04</u></b>  <b>DUE ON SALE:</b> Anything herein to the contrary notwithstanding, in the event of a voluntary sale, transfer or conveyance of all or any portion of the property described herein, any indebtedness or obligation hereunder, shall at the option of the holder hereof, immediately become due and payable.</p> <p><b><u>NoteTD/Impound Account / Code: impou02</u></b>  <b>IMPOUND ACCOUNT:</b> In addition to and at the time of the regular monthly installments due hereunder, borrower shall pay 1/12th of the annual real estate taxes, 1/12th of the annual hazard insurance premium and 1/12th of the annual assessments, if any.</p> <p><b><u>NoteTD/Late Charge / Code: ltchg03</u></b>  <b>LATE CHARGE:</b> In the event that any payment, or any portion thereof, due hereunder is not received by the Payee within [Pulls Late Charge after days] days after the due date thereof, the undersigned agrees to pay to Payee, in addition to the regular monthly payment, a late charge of [Pulls Late Fee Percent]%.  </p> <p><b><u>NoteTD/One Time Transfer - Note / Code: onett02</u></b>  <b>ONE TIME TRANSFER - NOTE:</b> The Deed of Trust securing this note contains the following provisions: Beneficiaries herein agree to allow a <u>one time</u> transfer of the property secured by the Deed of Trust without accelerating the due date of the Note secured hereby.</p> <p><b><u>NoteTD/Partial Release Provisions / Code: prpvs01</u></b>  <b>PARTIAL RELEASE PROVISIONS:</b> Providing that the Note and Deed of Trust are not in default, Lender agrees to provide partial releases of property from the Deed of Trust as follows:  <b>[PROMPT (Insert the amounts due and the parcels or properties to be released upon receipt of payment)]</b>  Principal payments shall apply to release payments and release payments shall apply to the reduction of the principal sum.</p>			

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<i>New Escrow Instruction phrases for NoCal</i>			
<b>New/Mod</b>	<b>Requested By</b>	<b>Incident No.</b>	<b>TFS No.</b>
New	Settlement		750655
3 new phrases added for NoCal:			
<div style="border: 1px solid black; padding: 10px;"> <p><b><u>Impound Account / Code: <a href="#">impou02</a></u></b>  <b>IMPOUND ACCOUNT:</b> In addition to and at the time of the regular monthly installments due hereunder, borrower shall pay 1/12th of the annual real estate taxes, 1/12th of the annual hazard insurance premium and 1/12th of the annual assessments, if any.</p> <p><b><u>Late Charge / Code: <a href="#">ltchg08</a></u></b>  <b>LATE CHARGE:</b> In the event that any payment, or any portion thereof, due hereunder is not received by the Payee within <b>[Pulls Late Charge after days]</b> days after the due date thereof, the undersigned agrees to pay to Payee, in addition to the regular monthly payment, a late charge of <b>[Pulls Late Fee <a href="#">Percent</a>%]</b>.</p> <p><b><u>Partial Release Provisions / Code: <a href="#">prpvs01</a></u></b>  <b>PARTIAL RELEASE PROVISIONS:</b> Providing that the Note and Deed of Trust are not in default, Lender agrees to provide partial releases of property from the Deed of Trust as follows:  <b>[PROMPT (Insert the amounts due and the parcels or properties to be released upon receipt of payment)]</b>  Principal payments shall apply to release payments and release payments shall apply to the reduction of the principal sum.</p> </div>			

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COLORADO

DOCUMENTS

Escrow

<a href="#"><i>Agreement (Construction Loan Disbursement)</i></a>			
<b>New/Mod</b> Change	<b>Requested By</b> FNT CO	<b>Incident No.</b> INC230028084	<b>TFS No.</b> 751355
Removed lender signature block.			
<b>Affected item(s):</b> Agreement (Construction Loan Disbursement)			

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<a href="#"><i>Agreement (Construction Loan Disbursement)</i></a>			
<b>New/Mod</b> Change	<b>Requested By</b> FT CO	<b>Incident No.</b>	<b>TFS No.</b> 751794
Language changes. Please render to view in full.			
<b>Affected item(s):</b> Agreement (Construction Loan Disbursement)			

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<a href="#"><i>Deed (Personal Representative's - Statutory) (2)</i></a>			
<b>New/Mod</b> Change	<b>Requested By</b> Heritage Title Company	<b>Incident No.</b>	<b>TFS No.</b> 751628
Updated to pull exceptions.			
<b>Affected item(s):</b> Deed (Personal Representative's - Statutory - Legal) Deed (Personal Representative's - Statutory)			

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<i>Deeds of Trust (3)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	FNT CO		751242
Item 2.1 revised to pull in the Settlement Date and item 2.2 revised to prompt for other sums interest rate.			
<div style="border: 1px solid black; padding: 10px;"> <p><b>2. Note; Other Obligations Secured.</b> This Deed of Trust is given to secure to Lender:</p> <p><b>2.1.</b> the repayment of the indebtedness evidenced by Borrower's note (Note) dated February 27, 2023, in the principal sum Four Hundred Fifty Thousand And No/100 Dollars (\$450,000.00), with interest on the unpaid principal balance from April 1, 2023, until paid, at the rate of _____ Percent (____%) per annum, with principal and interest payable at 100 Address St., Lender City, CO 99999 or such other place as Lender may designate, in monthly payments of _____ Dollars (U.S. \$ _____) due on the 1st day of each month beginning April 1, 2023; such payments to continue until the entire indebtedness evidenced by said Note is fully paid; however, if not sooner paid, the entire principal amount outstanding and accrued interest thereon, shall be due and payable on March 1, 2053; and Borrower is to pay to Lender a late charge of _____ Percent (____%) of any payment not received by Lender within _____ (____) days after payment is due; and Borrower has the right to prepay the principal amount outstanding under said Note, in whole or in part, at any time without penalty except N/A.</p> <div style="text-align: right; margin-right: 100px;"> <div style="border: 1px solid gray; padding: 5px; display: inline-block;">                     Enter the other sums interest rate, if applicable  <input type="text" value="prompt for other sums interest rate"/> </div>  </div> <p><b>2.2.</b> the payment of all other sums, with interest thereon at prompt for other sums interest rate per annum, disbursed by Lender in accordance with this Deed of Trust to protect the security of this Deed of Trust; and</p> </div>			
<p><b>Affected item(s):</b>                      Deed of Trust TD72-8-10 Strict Due on Sale                      Deed of Trust TD73-8-10 Creditworthy                      Deed of Trust TD74-8-10 Assumable</p>			

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<i>International Wire Out Supplement</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	FT CO	INC230015526	748350
Added beneficiary's physical address.			
<p><b>Affected item(s):</b>                      International Wire Out Supplement</p>			

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<i>Owners Association Status Request</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	FT CO		747063
Added Fee Summary section.			
<p><b>Affected item(s):</b>                      Owners Association Status Request</p>			

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<i>Payoff Certification</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	FNT CO		747152
Revised to pull the settlement date instead of the current date.			
<b>Affected item(s):</b> Payoff Certification			

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<i>Tax Water and Assessment Agreement</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	Heritage Title Colorado		746299
New dropdown option of "Water, Sewer, Storm Drainage and Trash" for the "Final billing charges paid by Settlement Agent" Custom field.			
<div style="border: 1px solid black; padding: 5px;"> <p><b>II. WATER, SEWER AND STORM DRAINAGE</b></p> <p>Entity Name(s): <a href="#">Fruitdale Sanitation District</a></p> <p>Closing Agent has collected the following to pay the final bill: <a href="#">Water, Sewer, Storm Drainage and Trash</a></p> </div>			
<b>Affected item(s):</b> Tax Water and Assessment Agreement			

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<i>Tax Water and Assessment Agreement</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	FT CO		747101
Added option for "has not - Builder Transaction" under the following section for builder transactions. That will prompt for the Water Entity name and include the paragraph that states funds are not being held.			
<div style="border: 1px solid black; padding: 10px;"> <p>Closing Agent HAS or HAS NOT collected to pay for final billing</p> <div style="border: 1px solid gray; padding: 5px; width: fit-content;"> <input type="text" value="has not"/> </div> <ul style="list-style-type: none"> <li>has</li> <li>has not</li> <li style="background-color: yellow;">has not - Builder Transaction</li> <li>has not - paid through HOA</li> </ul> </div>			
<p><b>II. WATER, SEWER AND STORM DRAINAGE</b></p> <p><a href="#">Water entity name prompt</a></p> <p>Closing Agent has NOT collected funds for final billing. Items paid outside of closing. Any payment for these items will be made directly by Seller or Purchaser as they may agree. CLOSING AGENT IS HEREBY RELIEVED OF AND HELD HARMLESS FROM ANY LIABILITY WITH REGARD TO SAID ITEMS.</p> <p>Transfer fees to be paid by the <input type="checkbox"/> Seller <input type="checkbox"/> Purchaser <input checked="" type="checkbox"/> Not applicable.</p>			
<b>Affected item(s):</b> Tax Water and Assessment Agreement			



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<i>Water Sewer Status Request (Generic)</i>			
<b>New/Mod</b> Change	<b>Requested By</b> FNT CO	<b>Incident No.</b>	<b>TFS No.</b> 746712
Added service dates.			
<b>Affected item(s):</b> Water Sewer Status Request (Generic)			

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INTEGRATIONS

<i>Rate Validation Tool</i>			
<b>New/Mod</b> Mod	<b>Requested By</b> Brad Bivens	<b>FootPrints No.</b>	<b>DEVOPS No.</b>
Resolved: Audit view feature not showing binders, non-policy products and their charges in Tree View.			

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REPORTS

Presentation Fee			
<b>New/Mod</b> New	<b>Requested By</b> FNT CO	<b>Incident No.</b>	<b>TFS No.</b> 729345
New Report for FNT CO that will pull branch fees and included all presenters			
<b><u>Affected item(s):</u></b> SSCORP5558.rpt - Presentation Fee (New)			

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GEORGIA

DOCUMENTS

Escrow

<a href="#"><i>Escrow Agreement</i></a>			
<b>New/Mod</b> Change	<b>Requested By</b> CT GA	<b>Incident No.</b> INC230045895	<b>TFS No.</b> 751786
Revised language in paragraph 1 and paragraph 6. Please render to view in full.			
<b><u>Affected item(s):</u></b> Escrow Agreement			

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HAWAII

DOCUMENTS

Escrow

<i>Form Indemnity Survey Matters</i>			
<b>New/Mod</b> New	<b>Requested By</b> Title Guaranty	<b>Incident No.</b>	<b>TFS No.</b> 747083
New document. Please render to view in full.			
TG Order No.: <a href="#">MS CD 2022 HI</a> Tax Key: (1) --9--5--030--129 Survey Map: By: _____ Dated: _____			
<p><b><u>Borrower's Agreement To Be Responsible for Survey Matters</u></b></p> <p>The undersigned ("We" or "Us") are the owner(s) or the buyer(s) of the property described in Schedule C of the Preliminary Title Report identified by the above TG Order No. ("Property"), a copy of which We have received. We also have received a copy of the above identified survey map showing the existence of survey matters, including encroachments and/or position discrepancies ("Survey Matters").</p> <p>We are in the process of obtaining a loan from a lender ("Lender") which will involve a mortgage on the Property in favor of the Lender. The Lender, however, does not want any Survey Matters to adversely affect its mortgage. The Lender is therefore asking Title Guaranty of Hawaii, Inc. and its title insurance underwriter (jointly "Title Company") to insure the Lender against any loss or damage that it might sustain by reason of the Survey Matters.</p> <p>We understand that issuing such a title policy to the Lender is an additional risk and that Title Company is willing to assist Us and issue a title policy with an endorsement that will insure the Lender against such loss or damage only if We agree to accept sole responsibility of any loss or damage that may arise out of the Survey Matters. Accordingly, We acknowledge and agree to the following:</p> <ol style="list-style-type: none"> <li>1. That if the Lender makes any claim to the Title Company that the Lender may suffer or has suffered any loss or damage, or has incurred any costs or expenses (including reasonable attorney's fees), as a result of any of the Survey Matters, then We will be solely responsible for paying all such loss or damage, costs and expenses, and for removing the Survey Matters adversely affecting the Property or otherwise obtaining an agreement from the owners of any other affected properties which resolves the problem; and</li> <li>2. That Title Company may at its option either (a) defend and pay the claim made by the Lender, in which case We will reimburse the Title Company for all losses and damages, costs and expenses (including reasonable attorney's fees) paid or incurred by the Title Company, or (b) make a demand that We first defend and indemnify the Lender, in which case We will be directly responsible to the Lender.</li> </ol> <p>This Agreement also will cover any future title insurance policy issued by the Title Company for any mortgage or amendment to a mortgage We may make with respect to the Property. This Agreement will not apply to any title insurance policy issued for a mortgage made by an owner of the Property other than Us.</p> <p>Any change or modification of this Agreement must be done in writing signed by Us and the Title Company. This Agreement will inure to the benefit of Title Company and their respective successors and assigns and be binding upon each of Us and our respective successors, heirs, personal representatives, and assigns.</p>			
<p><b><u>Affected item(s):</u></b>            HID1434.doc - Form Indemnity Survey Matters (New)</p>			

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<i>HARPTA Forms (3)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	HI		746668
Updated to reflect the 2023 versions.			
<b>Affected item(s):</b> Form N-288 (2023) Form N-288A (2023) Form N-288C (2023)			

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<i>Letter (Buyer Project Opening w Attachment)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	Title Guaranty		750342
Removed from trees.			
<b>Affected item(s):</b> Letter (Buyer Project Opening w Attachment)			

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<i>Letter (Delinquent AOA Fees)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	Title Guaranty		750336
Removed verbiage that is no longer applicable.			
<b>Affected item(s):</b> Letter (Delinquent AOA Fees)			

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<i>Letter (Final Mortgage Payoff)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	Title Guaranty		750334
Added last four digits of the Tax ID.			
<b>Affected item(s):</b> Letter (Final Mortgage Payoff)			

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<i>Letter (Opening - Buyer)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	Title Guaranty		751801
Removed "acknowledgment of receipt and return" verbiage in paragraph that appears with the DOP prompt is checked.			
<b>Affected item(s):</b> Letter (Opening - Buyer)			

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<i>Letter (Opening - Seller)</i>			
New/Mod Change	Requested By Title Guaranty	Incident No.	TFS No. 751804
Removed "acknowledgment of receipt and return" verbiage in paragraph that appears with the DOP prompt is checked.			
<b>Affected item(s):</b> Letter (Opening - Seller)			

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<i>Letter (Opening Buyer Project)</i>			
New/Mod Change	Requested By Title Guaranty	Incident No.	TFS No. 750338
Various changes, please render to view in full.			
<b>Affected item(s):</b> Letter (Opening Buyer Project)			

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<i>Letter (Preclosing with Attachment - Projects)</i>			
<b>New/Mod</b> New	<b>Requested By</b> Title Guaranty	<b>Incident No.</b>	<b>TFS No.</b> 751640
New document. Please render to view in full.			
 <div style="float: right; font-size: small;"> <p>FIDELITY NATIONAL TITLE INSURANCE COMPANY 236 Quarry Road, Greenville, HI 99999 PH (800)777-4444, FX (800)444-7777, Email: email@settlementagent.com</p> </div>			
<p>Bryan B. Buyer and Brenda B. Buyer 1111 Property Avenue Suite 100 Greenville, HI 55555</p>		<p><b>Date:</b> February 8, 2023  <b>Escrow No.:</b> CJ HI CD  <b>Seller:</b> Samuel S. Seller and Samantha S. Seller  <b>Buyer:</b> Bryan B. Buyer and Brenda B. Buyer et al.  <b>Tax Key:</b> 121212TM etc.  <b>Property:</b> 1111 Property Avenue, Suite 100 etc.  CJ HI TG Test Order  <b>Tentative Closing Date:</b> February 25, 2019</p>	
<p>Dear Bryan B. Buyer and Brenda B. Buyer:</p> <p>In preparation for the pre-closing of <b>CJ HI TG TEST ORDER</b>, please complete, sign, date, and return the attachment to our office no later than <b>February 23, 2023</b>.</p> <p>The information provided is necessary to coordinate a successful bulk closing in a timely manner.</p> <p>The attachment is broken down into two (2) sections:</p> <ol style="list-style-type: none"> <li>1. <b>METHOD OF PURCHASE:</b> If you are not obtaining new financing, check the box marked "CASH PURCHASE". If you are obtaining new financing, identify the name of your new lender and contact information. Write "To be determined" if you have not selected your lender. NOTE: You must provide the name of your lender and contact information no later than <b>February 24, 2023</b>.</li> <li>2. <b>VESTING:</b> <ol style="list-style-type: none"> <li>a. <b>INDIVIDUAL(S):</b> Select the appropriate vesting option, legibly print or type the full name(s), including the full middle name, and select marital status (if Married, Reciprocal Beneficiary, or Civil Union is selected, include the spouse's, beneficiary's, or partner's full name). If TENANTS IN COMMON is used, provide the percentage interest of each party.</li> <li>b. <b>ENTITY:</b> Legibly print or type the legal name of the Entity, address, and State or Country the entity is incorporated/registered. See <b>DOCUMENTATION REQUIRED</b>.</li> </ol> </li> </ol> <p>Thank you in advance for your cooperation and should you require assistance in completing the attachment, please contact our office at (808) 521-0211 or the <b>CJ HI TG TEST ORDER</b> Sales Team.</p> <p>Aloha,</p> <p><i>Joseph D Kirby</i>  Joseph D Kirby  Title Examiner  JKirby@notreal.com</p>			
<p><b>Affected item(s):</b>  HID1435.doc - Letter (Preclosing with Attachment - Projects) (New)</p>			

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<i>Satisfaction-Waiver</i>			
<b>New/Mod Change</b>	<b>Requested By</b> Title Guaranty	<b>Incident No.</b>	<b>TFS No.</b> 751806
Replaced the verbiage in paragraph that appears when the "Foreclosure" prompt is checked. Please render to view in full.			
<b>Affected item(s):</b> Satisfaction-Waiver			

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<i>Update Kahului Office Address</i>			
<b>New/Mod Change</b>	<b>Requested By</b> Title Guaranty	<b>Incident No.</b>	<b>TFS No.</b> 751621
Updated address for Kahului office to 33 LONO AVENUE, SUITE 200, KAHULUI, HI 96732.			

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MY SCREENS

*Express Order Entry Screen*

<b>New/Mod</b> Mod	<b>Requested By</b> Penny Hoskins Karen Benelli	<b>Incident No.</b>	<b>TFS No.</b>
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The **Express Order Entry** screen has been modified to include the following fields:

- > **Smartview Order No.**
- > **Additional Description**
- > **Ownership profile**

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

- > **HI Escrow Screens**

The screenshot shows the 'Express Order Entry' interface. At the top right, it displays 'Order Status: InProcess' and 'Buyer:'. The main form area includes:

- A text input field for 'smartview Order No.' (highlighted with a red circle).
- A checkbox for 'Rush order'.
- A 'Transaction type' section with radio buttons for Purchase, Refinance (selected), Equity, and Other.
- Checkboxes for 'Commercial', 'Construction', 'Cash sale', and 'Out of county'.
- Dropdown menus for 'Order type', 'Product type', and 'Policy type'.
- A 'Recording Date' dropdown menu.
- A text input field for 'Related order(s)'.
- A text input field for 'Additional Description' (highlighted with a red circle).
- A text input field for 'Project name'.
- A 'Notes (0)' section.
- A dropdown menu for 'Ownership profile' set to 'Default\Support - HI' (highlighted with a red circle).

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Order Entry Screen			
<b>New/Mod</b>	<b>Requested By</b>	<b>Incident No.</b>	<b>TFS No.</b>
Mod	Penny Hoskins Karen Benelli		

The **Order Entry** screen has been modified to include the following fields:

- > **Smartview Order No.**
- > **Additional Description**
- > **Ownership profile**

These changes are visible when one of the following **My Screens** is selected:

- > **HI All Screens**
- > **HI Title Screens**

The screenshot shows the 'Order Entry' interface with the following elements:

- Header:** 'Order Entry' title, 'Order Status: InProcess', and 'Buyer:'.
- Input Fields:**
  - smartview Order No.:** A text input field circled in red.
  - Transaction type:** Radio buttons for Purchase, Refinance (selected), Equity, and Other.
  - Order type:** A dropdown menu.
  - Product type:** A dropdown menu.
  - Policy type:** A dropdown menu.
  - Checkboxes:** Rush order, Commercial, Construction, Cash sale, and Out of county.
- Escrow/Title Information:**
  - Underwriter: Fidelity National Title Insurance Co. (800)654-7041
  - Escrow office: A dropdown menu with 'A' selected.
  - Escrow officer/Closer: A dropdown menu.
  - Pre-closer/Escrow assistant: A dropdown menu.
  - Title office: A dropdown menu with 'T' selected and 'Fidelity National...' as the text.
  - Title officer/Examiner: A dropdown menu.
  - Related order(s): A text input field.
- Additional Description:** A text input field circled in red.
- Sales price:** A text input field.
- Settlement date/time:** A dropdown menu with '(None)' selected.
- Estimated date/time:** A checkbox.
- Notes (0):** A section header.
- Ownership profile:** A dropdown menu with 'Default\Support - HI' selected, circled in red.

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Order Entry Screen			
<b>New/Mod</b> Mod	<b>Requested By</b> Penny Hoskins Karen Benelli	<b>Incident No.</b>	<b>TFS No.</b>

The **Order Entry** screen has been modified to include the following fields:

- > **Smartview Order No.**
- > **Additional Description**
- > **Ownership profile**

These changes are visible when one of the following **My Screens** is selected:

- > **HI Commercial**
- > **HI Commercial CSS**

The screenshot shows the 'Order Entry' interface. At the top right, it displays 'Order Status: InProcess' and 'Buyer:'. The main form area includes:

- A text input field for 'smartview Order No.' (highlighted with a red circle).
- A 'Rush order' checkbox.
- A 'Transaction type' section with radio buttons for Purchase, Refinance (selected), Equity, and Other.
- Checkboxes for Commercial, Construction, Cash sale, and Out of county.
- Dropdown menus for Order type, Product type, and Policy type.
- An 'Escrow Status' section with fields for Date/time escrow opened (01/31/2023 09:19 AM), Opened by (Susan Rivera-Stoll), Escrow status (In process), Date/time escrow closed ((None)), Closed by, and Escrow lock status (Unlocked).
- A 'Comments' text area.
- A 'Related order(s)' text input field.
- An 'Additional Description' text input field (highlighted with a red circle).
- A 'Sales price' text input field.
- A 'Due date/time' dropdown menu set to (None).
- A 'Project name' text input field.
- A 'Notes (0)' section with an 'Ownership profile' dropdown menu set to Default\Support - HI (highlighted with a red circle).

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REPORTS

Escrow

<i>Escrow Fee Comparison</i>			
<b>New/Mod</b>	<b>Requested By</b>	<b>Incident No.</b>	<b>TFS No.</b>
Change	TG Systems Admin		744015
1. Removed Island and Branch County columns. 2. Updated to show each Bill Code to be reflected on separate lines			
<b><u>Affected item(s):</u></b> Escrow Fee Comparison			

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IDAHO

DOCUMENTS

Escrow

<i>Request - Reconveyance</i>			
<b>New/Mod Change</b>	<b>Requested By</b>	<b>Incident No.</b>	<b>TFS No.</b>
	FT Idaho		751289
Revised to provide a blank line when the Recorded Date field has not been populated.			
<div style="border: 1px solid black; padding: 5px;"> <p>In connection with our request for reconveyance under Deed of Trust, dated <a href="#">September 2, 2022</a> and recorded on <a href="#">[REDACTED]</a>, under <a href="#">Book 123, Page 456</a>, records of <a href="#">Vermilion County, District of Columbia</a>, executed by <a href="#">Selling Unlimited, Inc and Sam Seller and Sally Seller</a>, to <a href="#">Other Lender, Inc.</a>, we are unable to send the Promissory Note as it is still outstanding and secured by other sufficient collateral. In any event we agree to save you harmless from any loss arising from the issuance of this reconveyance.</p> </div>			
<p><b>Affected item(s):</b> Request - Reconveyance</p>			

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PHRASE(S)

<i>New EI Phrase</i>							
<b>New/Mod Change</b>	<b>Requested By</b> Escrow Admin	<b>Incident No.</b>	<b>TFS No.</b> 745742				
New EI Phrase:							
<table border="1"> <thead> <tr> <th>Code</th> <th>Name</th> </tr> </thead> <tbody> <tr> <td>nef01</td> <td>NEGOTIATED ESCROW FEE</td> </tr> </tbody> </table> <p><b>NEGOTIATED ESCROW FEE:</b> Escrow Holder's escrow fee rate filed with the Idaho Department of Insurance for a transaction with a [purchase price/loan amount] of \$[For a Purchase if the Sales Price is higher than the loan will pull in the Sales Price, otherwise will pull in the Loan Amount] is \$[Pulls in the amount based on the Sales Price or Loan amount for a Purchase or a Refinance]. An escrow fee exceeding \$1,300/\$900 [purchase/refi] can be negotiable in special discretionary circumstances based on actual work performed. The escrow fee may be adjusted for transactions arising through a common project or program, based on the economies, complexities and liabilities involved. A negotiated escrow fee is based on the costs incurred and the responsibilities assumed by Escrow Holder and must be agreed to by the principals in writing.</p> <p><b>For purchase and sale transactions:</b> Escrow Holder has agreed to negotiate its escrow fee to \$[Pulls the "Escrow Fee" from Additional Title Charges, if any, else will prompt for the amount]. Buyer and Seller agree to pay the same as follows: Buyer shall be responsible for \$[Pulls the Buyer's portion of the "Escrow Fee" from Additional Title Charges, if any, else will prompt for the amount] and Seller shall be responsible for \$[Pulls the Seller's portion of the "Escrow Fee" from Additional Title Charges, if any, else will prompt for the amount].</p> <p><b>For refinance or construction loan transactions:</b> Escrow Holder has agreed to negotiate its escrow fee to \$[Pulls the "Escrow Fee" from Additional Title Charges, if any, else will prompt for the amount] and Borrower agrees to pay the same.</p>				Code	Name	nef01	NEGOTIATED ESCROW FEE
Code	Name						
nef01	NEGOTIATED ESCROW FEE						

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ILLINOIS

DOCUMENTS

Escrow

<a href="#"><i>1099 Revisions</i></a>			
<b>New/Mod</b> Change	<b>Requested By</b> MidWest IT	<b>Incident No.</b>	<b>TFS No.</b> 750504
Added settlement date and property to RE section.			
<b>Affected item(s):</b> 1099 Exempt Volume Transferor 1099-S Refusal Form			

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<a href="#"><i>1099 Revisions</i></a>			
<b>New/Mod</b> Change	<b>Requested By</b> MidWest IT	<b>Incident No.</b>	<b>TFS No.</b> 750511
Added settlement date and property to RE section.			
<b>Affected item(s):</b> 1099 Solicitation 1099 Solicitation (Entity)			

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<a href="#"><i>Proceeds Wire Checklist</i></a>			
<b>New/Mod</b> Change	<b>Requested By</b> CT WI	<b>Incident No.</b>	<b>TFS No.</b> 746697
Revised to account for two line logos.			
<b>Affected item(s):</b> Proceeds Wire Checklist			

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<a href="#"><i>Remote Closing Cover Page</i></a>			
<b>New/Mod</b> Change	<b>Requested By</b> FNT Metro	<b>Incident No.</b> INC230010590	<b>TFS No.</b> 751684
Updated to match most recently provided version.			
<b>Affected item(s):</b> Remote Closing Cover Page			

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<i>Trust Account information added for CTT Lincoln Title</i>			
<b>New/Mod Change</b>	<b>Requested By</b>	<b>Incident No.</b>	<b>TFS No.</b>
	CTT Lincoln	INC230047197	751492
Updated to show the US Bank information for CTT Lincoln only.			
<b>Affected item(s):</b> WireSafe Fraud Alert WireSafe Fraud Alert (eSign) WireSafe Fraud Alert (International - esign) WireSafe Fraud Alert (International) WireSafe Fraud Alert (Lender Only) WireSafe Fraud Alert (Refi-Borrower) WireSafe Fraud Alert (Seller Only)			

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INTEGRATIONS

<i>FNTG Order Placement</i>			
<b>New/Mod</b>	<b>Requested By</b>	<b>FootPrints No.</b>	<b>DEVOPS No.</b>
New	Elliott Potts Janice Whitford	v1.14.0.0	N/A
Resolved security issue with 3 <sup>rd</sup> party integrations.			

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MY SCREENS

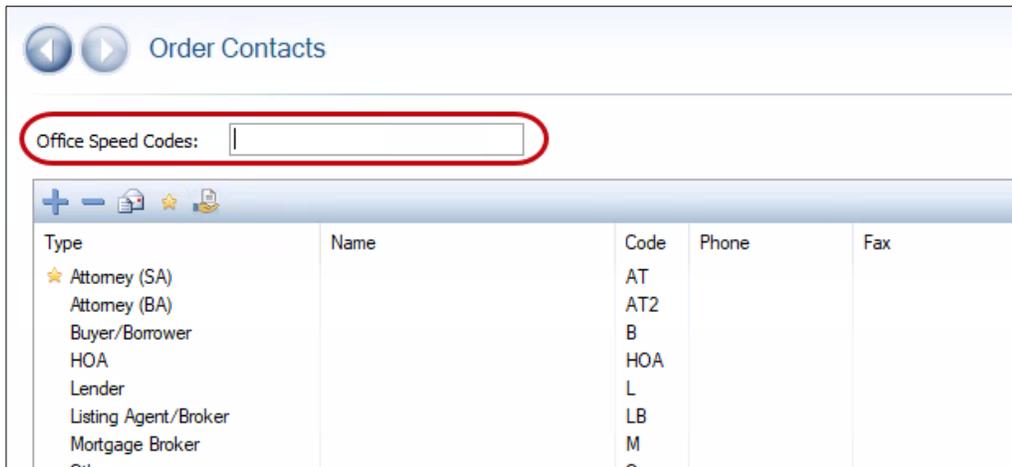
*Order Contacts Screen*

<b>New/Mod</b> Mod	<b>Requested By</b> Nancy Hesse	<b>Incident No.</b>	<b>TFS No.</b>
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The **Order Contacts** screen has been modified to include the **Office Speed Codes** custom field.

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

- > IL – CT Metro Escrow
- > IL – CT Metro Title screens



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*Listing Agent / Selling Agent Contact Screen*

<b>New/Mod</b> Mod	<b>Requested By</b> Nancy Hesse	<b>Incident No.</b>	<b>TFS No.</b>
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The following screens have been modified to include the **Customer Preference** custom field:

- > Listing Agent/Broker
- > Selling Agent/Broker

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

- > IL – CT Metro Escrow
- > IL – CT Metro Title screens

The screenshot shows the 'Selling Agent/Broker' form interface. At the top right, it displays 'Order Status: InProcess', 'Buyer:', and 'Transaction Type: Purchase'. The form contains several sections of input fields:

- Lookup code:** A text input field.
- Name:** A text input field.
- Short name:** A text input field.
- Payee name:** A text input field.
- Address:** A text input field.
- City/State/Zip:** Fields for city, state (dropdown), zip, and a 'Foreign' checkbox.
- County:** A text input field.
- Phone:** Fields for phone, fax, and home numbers.
- Email address:** A text input field.
- Fee transfer ledger:** A dropdown menu.
- Anticipate funds as:** A dropdown menu with 'Receipt' selected.
- Anticipate disbursement as:** A dropdown menu with 'Check' selected, and a 'Disburse each charge separately' checkbox.
- Represents:** A dropdown menu.
- Marketing rep. 1, 2, 3:** Three dropdown menus.
- Reference #:** A text input field.
- Tax ID/SSN:** A text input field.
- License #:** A text input field with a search icon.
- NMLS #:** A text input field.
- CDF payee type:** A dropdown menu.

A 'Save And Add New' button is located in the top right of the form area. Below the main input fields, there is a 'Customer Preferences' section, which is highlighted with a red border in the screenshot. This section contains a large, empty text area for entering preferences.

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REPORTS

Escrow

<i>Disbursed Transferred Funds</i>			
<b>New/Mod</b> Change	<b>Requested By</b> IL OAC	<b>Incident No.</b>	<b>TFS No.</b> 741776
Added Payee Name, Extended Memo, Buyer, Seller, and Property Address Information to Excel format.			
<b>Affected item(s):</b> Disbursed Transferred Funds			

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<i>Pending Ledger Transfer (-) Transactions (IL)</i>			
<b>New/Mod</b> New	<b>Requested By</b> IL OAC	<b>Incident No.</b>	<b>TFS No.</b> 741847
New Report for IL OAC.			
<b>Affected item(s):</b> Pending Transactions IL			

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<i>Top Customer List</i>			
<b>New/Mod</b> Change	<b>Requested By</b> FNT Great Lakes	<b>Incident No.</b>	<b>TFS No.</b> 737477
Added checkbox to show percentages			

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INDIANA

DOCUMENTS

Escrow

<a href="#">FNT Document Disclosure (Purchase) (2)</a>			
<b>New/Mod Change</b>	<b>Requested By</b> NM IN	<b>Incident No.</b>	<b>TFS No.</b> 751689
Removed language pertaining to reconciling recording charges and offering paper option.			
<b>Affected item(s):</b> FNT Document Disclosure (Purchase - Legal) FNT Document Disclosure (Purchase)			

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<a href="#">Indiana Property Tax Benefits</a>														
<b>New/Mod Change</b>	<b>Requested By</b> FNT Chicago Metro	<b>Incident No.</b>	<b>TFS No.</b> 750112											
Updated to match current version.														
<div style="border: 1px solid black; padding: 10px;">  <p><b>INDIANA PROPERTY TAX BENEFITS</b> State Form 51781 (R16 / 1-23) Prescribed by the Department of Local Government Finance</p> <p><b>THIS FORM MUST BE PRINTED ON GOLD OR YELLOW PAPER</b></p> <p>Listed below are certain deductions and credits that are available to reduce a taxpayer's property tax liability. Taxpayers may claim these benefits by filing the appropriate application with the auditor in the county where the property is located. An application for these deductions must be completed and signed on or before <b>December 31</b> and filed on or before the following <b>January 5</b> of the calendar in which the property taxes are first due and payable. If an application is mailed, it must be postmarked on or before the last day for filing.</p> <p>An approved deduction will appear on the tax bill the year following the assessment date. For additional information on these and other deductions, please consult IC 6-1.1.</p> <p>This form should be returned to the customer. The closing agent may photocopy this signed form for his or her records. <b>This form is not considered an application for any of the listed property tax deductions and does not need to be submitted by the customer to the Department of Local Government Finance or the county auditor.</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">DEDUCTION (Indiana Code Cite)</th> <th style="width: 15%;">MAX AMOUNT **</th> <th style="width: 40%;">ELIGIBILITY REQUIREMENTS</th> <th style="width: 15%;">APPLICATION FORM</th> <th style="width: 15%;">RESTRICTIONS</th> </tr> </thead> <tbody> <tr> <td style="vertical-align: top;"> <b>Homestead Standard Deduction</b> (6-1.1-12-37)                 </td> <td style="vertical-align: top;">                     The lesser of:                      1) 60% of the assessed value of the eligible property; or                      2) \$48,000.                 </td> <td style="vertical-align: top;">                     1) Residential real property improvements (including a house or garage) located in Indiana that an individual uses as the individual's principal residence, including a mobile or manufactured home not assessed as real property;                      2) On the assessment date (January 1) or any date in the same year after an assessment date when an application is filed, one of the following must be true: (a) applicant owns; is buying under a contract that provides that the applicant is to pay the property taxes and that obligates the owner to convey title to the individual when the individual completes his contractual obligations; or applicant is entitled to occupy property as a tenant stockholder of a cooperative housing corporation; (b) applicant is an individual as described in IC 6-1.1-12-17.9 and the residence is owned by a trust as described in IC 6-1.1-12-17.9, or (c) applicant is a corporation, partnership, limited liability company or other entity and the requirements of IC 6-1.1-12-37(k) are met.                      3) Consists of dwelling (and those structures such as decks, patios, and gazebos attached to the dwelling) and real estate not to exceed one (1) acre surrounding the dwelling;                      4) One standard deduction per married couple or individual (spouses who each independently own and maintain separate homesteads in different states may each be able to have a homestead deduction [see IC 6-1.1-12-37(n)]);                      5) Where a person or married couple moves from one homestead after the assessment date to another homestead in the same tax cycle, the person or married couple may be able to receive a homestead deduction on both properties for just that tax cycle (see IC 6-1.1-12-37(h));                      6) Even if, as of the assessment date, the land is vacant or the dwelling incomplete, the property may still qualify for a homestead deduction (see IC 6-1.1-12-37(p));                      7) Complete and sign application on or before December 31 and file with the county auditor on or before the following January 5 of the calendar year in which the property taxes are first due and payable.   <i>An individual who changes the use of his homestead property and fails to file a certified statement with the auditor of the county notifying the county of the change of use within 60 days after the date of the change is liable for the amount of the deduction he was allowed for that real property, plus a civil penalty equal to 10% of the additional taxes due.</i>                       NOTE: A change in use of or title to a property may disqualify it for a homestead deduction or require the deduction to be re-filed.                 </td> <td style="vertical-align: top;">                     Sales Disclosure Form (State Form 46021) or Homestead Deduction Form (Form HC10) (State Form 5473).   <i>One form filed for both the Homestead Standard Deduction and Supplemental Homestead Deduction.</i> </td> <td style="vertical-align: top;">                     If more than one individual or entity qualifies property as a homestead for an assessment date, only one homestead standard deduction may be applied to the property for that assessment date.                 </td> </tr> </tbody> </table> <p style="text-align: center; font-size: small;">Page 1 of 5</p> </div>					DEDUCTION (Indiana Code Cite)	MAX AMOUNT **	ELIGIBILITY REQUIREMENTS	APPLICATION FORM	RESTRICTIONS	<b>Homestead Standard Deduction</b> (6-1.1-12-37)	The lesser of: 1) 60% of the assessed value of the eligible property; or 2) \$48,000.	1) Residential real property improvements (including a house or garage) located in Indiana that an individual uses as the individual's principal residence, including a mobile or manufactured home not assessed as real property; 2) On the assessment date (January 1) or any date in the same year after an assessment date when an application is filed, one of the following must be true: (a) applicant owns; is buying under a contract that provides that the applicant is to pay the property taxes and that obligates the owner to convey title to the individual when the individual completes his contractual obligations; or applicant is entitled to occupy property as a tenant stockholder of a cooperative housing corporation; (b) applicant is an individual as described in IC 6-1.1-12-17.9 and the residence is owned by a trust as described in IC 6-1.1-12-17.9, or (c) applicant is a corporation, partnership, limited liability company or other entity and the requirements of IC 6-1.1-12-37(k) are met. 3) Consists of dwelling (and those structures such as decks, patios, and gazebos attached to the dwelling) and real estate not to exceed one (1) acre surrounding the dwelling; 4) One standard deduction per married couple or individual (spouses who each independently own and maintain separate homesteads in different states may each be able to have a homestead deduction [see IC 6-1.1-12-37(n)]); 5) Where a person or married couple moves from one homestead after the assessment date to another homestead in the same tax cycle, the person or married couple may be able to receive a homestead deduction on both properties for just that tax cycle (see IC 6-1.1-12-37(h)); 6) Even if, as of the assessment date, the land is vacant or the dwelling incomplete, the property may still qualify for a homestead deduction (see IC 6-1.1-12-37(p)); 7) Complete and sign application on or before December 31 and file with the county auditor on or before the following January 5 of the calendar year in which the property taxes are first due and payable.  <i>An individual who changes the use of his homestead property and fails to file a certified statement with the auditor of the county notifying the county of the change of use within 60 days after the date of the change is liable for the amount of the deduction he was allowed for that real property, plus a civil penalty equal to 10% of the additional taxes due.</i>  NOTE: A change in use of or title to a property may disqualify it for a homestead deduction or require the deduction to be re-filed.	Sales Disclosure Form (State Form 46021) or Homestead Deduction Form (Form HC10) (State Form 5473).  <i>One form filed for both the Homestead Standard Deduction and Supplemental Homestead Deduction.</i>	If more than one individual or entity qualifies property as a homestead for an assessment date, only one homestead standard deduction may be applied to the property for that assessment date.
DEDUCTION (Indiana Code Cite)	MAX AMOUNT **	ELIGIBILITY REQUIREMENTS	APPLICATION FORM	RESTRICTIONS										
<b>Homestead Standard Deduction</b> (6-1.1-12-37)	The lesser of: 1) 60% of the assessed value of the eligible property; or 2) \$48,000.	1) Residential real property improvements (including a house or garage) located in Indiana that an individual uses as the individual's principal residence, including a mobile or manufactured home not assessed as real property; 2) On the assessment date (January 1) or any date in the same year after an assessment date when an application is filed, one of the following must be true: (a) applicant owns; is buying under a contract that provides that the applicant is to pay the property taxes and that obligates the owner to convey title to the individual when the individual completes his contractual obligations; or applicant is entitled to occupy property as a tenant stockholder of a cooperative housing corporation; (b) applicant is an individual as described in IC 6-1.1-12-17.9 and the residence is owned by a trust as described in IC 6-1.1-12-17.9, or (c) applicant is a corporation, partnership, limited liability company or other entity and the requirements of IC 6-1.1-12-37(k) are met. 3) Consists of dwelling (and those structures such as decks, patios, and gazebos attached to the dwelling) and real estate not to exceed one (1) acre surrounding the dwelling; 4) One standard deduction per married couple or individual (spouses who each independently own and maintain separate homesteads in different states may each be able to have a homestead deduction [see IC 6-1.1-12-37(n)]); 5) Where a person or married couple moves from one homestead after the assessment date to another homestead in the same tax cycle, the person or married couple may be able to receive a homestead deduction on both properties for just that tax cycle (see IC 6-1.1-12-37(h)); 6) Even if, as of the assessment date, the land is vacant or the dwelling incomplete, the property may still qualify for a homestead deduction (see IC 6-1.1-12-37(p)); 7) Complete and sign application on or before December 31 and file with the county auditor on or before the following January 5 of the calendar year in which the property taxes are first due and payable.  <i>An individual who changes the use of his homestead property and fails to file a certified statement with the auditor of the county notifying the county of the change of use within 60 days after the date of the change is liable for the amount of the deduction he was allowed for that real property, plus a civil penalty equal to 10% of the additional taxes due.</i>  NOTE: A change in use of or title to a property may disqualify it for a homestead deduction or require the deduction to be re-filed.	Sales Disclosure Form (State Form 46021) or Homestead Deduction Form (Form HC10) (State Form 5473).  <i>One form filed for both the Homestead Standard Deduction and Supplemental Homestead Deduction.</i>	If more than one individual or entity qualifies property as a homestead for an assessment date, only one homestead standard deduction may be applied to the property for that assessment date.										
<b>Affected item(s):</b> Indiana Property Tax Benefits														

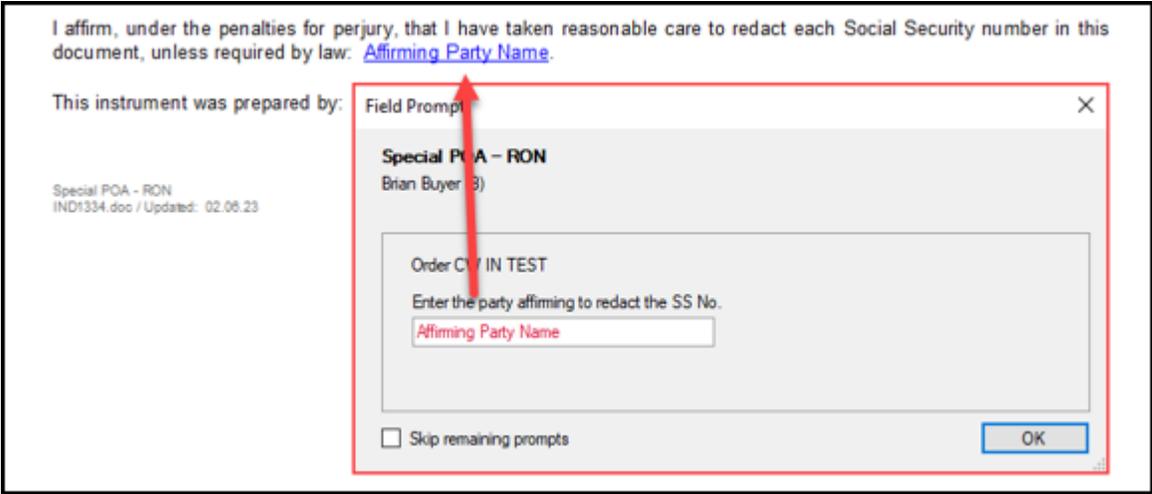
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<i>Sales Disclosure (2023)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	CT IN		748069
Updated the buyers signer setup to be the same as the sellers.			
<b>Affected item(s):</b> Sales Disclosure (2022)			

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<i>Sales Disclosure (2023)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	FT IN	INC230026378	751351
Updated to reflect most recent version.			
<b>Affected item(s):</b> Sales Disclosure (2023)			

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<i>Special Power of Attorney (3)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	CT Indianapolis		751488
For Chicago Title operations only: Removed hard coded reference to former State Counsel and replaced each with a prompt to enter the affirmer's name.			
			
<b>Affected item(s):</b> Special POA – RON Special Power of Attorney Special Power of Attorney (Legal)			

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INTEGRATIONS

<i>Rate Validation Tool</i>			
<b>New/Mod</b> Mod	<b>Requested By</b> Brad Bivens	<b>FootPrints No.</b>	<b>DEVOPS No.</b>
Resolved: Audit view feature not showing binders, non-policy products and their charges in Tree View.			

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KENTUCKY

INTEGRATIONS

<i>Rate Validation Tool</i>			
<b>New/Mod</b> Mod	<b>Requested By</b> Brad Bivens	<b>FootPrints No.</b>	<b>DEVOPS No.</b>
Resolved: Audit view feature not showing some charges related to Sales Tax.			

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MARYLAND

DOCUMENTS

Escrow

<i>Affidavit (Owner)</i>			
<b>New/Mod Change</b>	<b>Requested By</b> NCS	<b>Incident No.</b>	<b>TFS No.</b> 746550
Revised tree title to include "MD".			
<b>Affected item(s):</b> Affidavit (Owner - MD)			

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<i>Affidavit (Residence)</i>			
<b>New/Mod Change</b>	<b>Requested By</b> MD	<b>Incident No.</b> INC230017965	<b>TFS No.</b> 748354
Updated to 2023 version.			
<b>Affected item(s):</b> Affidavit (Residence)			

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MICHIGAN

DOCUMENTS

Escrow

<i>Affidavit (Personal Information)</i>			
<b>New/Mod</b> Change	<b>Requested By</b> CT Michigan	<b>Incident No.</b>	<b>TFS No.</b> 750109
Updated form to match current version.			
<div style="border: 1px solid black; padding: 10px;"> <p>name proceedings, decrees or other matters against the undersigned.</p> <p>The Affiant hereby states as follows:</p> <ol style="list-style-type: none"> <li>1. That my complete name is <a href="#">Brian T. Buyer</a></li> <li>2. That my social security number is _____</li> <li>3. That my date of birth is _____</li> <li>4. That I was born in (List City, State/Province and Country of Birth below) _____</li> <li>5. That during the last ten (10) years, I have resided at the following address(es) and no other(s):</li> </ol> </div>			
<b>Affected item(s):</b> Affidavit (Personal Information)			

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FRS Premium and Closing Fee Breakdown

<b>New/Mod</b> New	<b>Requested By</b> FT MI	<b>Incident No.</b>	<b>TFS No.</b> 746683
-----------------------	------------------------------	---------------------	--------------------------

New document. Please render to view in full.

<b>FRS PREMIUM AND CLOSING FEE BREAKDOWN</b>		
This form must be provided with the Settlement Statement for figure approval to FRS. This provides additional details and clarification required for title insurance policies and closing fees.		
<b>FRS File No:</b>	12345	
<b>Closing Office File No.:</b>	JM CD Test 2023-MGS	
<b>Property Address:</b>	100 Property Avenue, Property City, MI 55555	
<b>Title Office:</b>	Escrow Office Name, 100 Escrow Office Street, EO City, MI 54545	
<b>Closing Office:</b>	Escrow Office Name, 100 Escrow Office Street, EO City, MI 54545	
Show only those premiums and closing fees (or zero) <u>paid to the offices/locations identified below.</u>		
<b>Closing Date:</b>	February 27, 2023	
Description	Payee	Amount Paid to Payee
Gross Owner's policy (Premium only / excluding sales tax)	Escrow Office Name 100 Escrow Office Street EO City, MI 54545	\$2,831.50
Owner's policy liability (Sales Price): <u>\$505,000.00</u>		
Gross Lender's policy premium (Premium only / excluding sales tax)	Escrow Office Name 100 Escrow Office Street EO City, MI 54545	\$2,268.50
Lender's policy liability (Mortgage Amount): <u>\$450,000.00</u>		
Gross Endorsements (Premium only / excluding sales tax)	Escrow Office Name 100 Escrow Office Street EO City, MI 54545	\$75.00
Seller's closing/escrow fee (Closing/escrow fee only / excluding sales tax)	Escrow Office Name 100 Escrow Office Street EO City, MI 54545	\$250.00
Buyer's closing/escrow fee (Closing/escrow fee only / excluding sales tax)	Escrow Office Name 100 Escrow Office Street EO City, MI 54545	\$500.00
Buyer's closing/escrow fee Loan Tie In Fee	Escrow Office Name 100 Escrow Office Street EO City, MI 54545	\$

**Affected item(s):**  
MID1359.doc - FRS Premium and Closing Fee Breakdown (New)

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MY SCREENS

Lender / Mortgage Broker Contact Screens			
New/Mod	Requested By	Incident No.	TFS No.
Mod	Lisa Simmons		

The following screens have been modified to include the **Special Notes / Instructions** custom field:

- > Lender
- > Mortgage Broker Contacts

These changes are visible when one of the following **My Screens** is selected:

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

**Lender**

Lookup code:

Name:

Short name:

Payee name:

Address:

City/State/Zip:     Foreign

County:

Phone:  Fax:

Email address:

Funding address:

Order Status: InProcess  
Buyer:  Transaction Type: Refinanc

Save And Add New

Include on revenue reports

Marketing source

Commitment recipient

Marketing rep.:

Marketing rep. 2:

Marketing rep. 3:

Reference #:

Tax ID/SSN:

License #:

---

**Mortgage Broker**

Lookup code:

Name:

Short name:

Payee name:

Address:

City/State/Zip:     Foreign

County:

Phone:  Fax:

Email address:

Fee transfer ledgers:

Anticipate funds as:

Anticipate disbursement as:

State of incorporation:

**SPECIAL NOTES / INST**

Special Notes/Instructions:

Order Status: InProcess  
Buyer:  Transaction Type: Refinan

Save And Add New

Include on revenue reports

Marketing source

Commitment recipient

Marketing rep.:

Marketing rep. 2:

Marketing rep. 3:

Reference #:

Tax ID/SSN:

License #:

Anticipate funds as:

Anticipate disbursement as:   Disburse each charge separately

**SPECIAL NOTES / INSTRUCTIONS**

Special Notes/Instructions:

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MONTANA

INTEGRATIONS

<i>Rate Validation Tool</i>			
<b>New/Mod</b> Mod	<b>Requested By</b> Brad Bivens	<b>FootPrints No.</b>	<b>DEVOPS No.</b>
Resolved: Audit view feature not showing binders, non-policy products and their charges in Tree View.			

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NEVADA

DOCUMENTS

Escrow

<a href="#"><i>Annexation - Falcon Crest</i></a>			
<b>New/Mod</b> New	<b>Requested By</b> Ticor Title	<b>Incident No.</b>	<b>TFS No.</b> 751631
New document. Please render to view in full.			
<div style="border: 1px solid black; padding: 10px;"> <p><b>APN:</b> <a href="#">2028402</a></p> <p><b>WHEN RECORDED MAIL TO:</b>  Woodside Homes of Nevada, LLC  7895 W. Sunset Rd., Suite 110  Las Vegas, Nevada 89113  Attn: Escrow Manager</p> <p><b>Escrow No.:</b> <a href="#">CD AZ Test-JDK</a></p> <hr/> <p style="text-align: center;"><b>ANNEXATION AMENDMENT</b></p> <p>REFERENCE IS MADE to that certain Supplemental Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Falcon Crest ("Declaration") recorded on March 7, 2022, as Instrument 0002294 in Book 20220307 of Official Records, of the Clark County Recorder, Clark County, Nevada, as may be amended and/or supplemented from time to time.</p> <p>Pursuant to Article VII of the Declaration, Declarant WOODSIDE HOMES OF NEVADA, LLC, a Nevada limited liability company, hereby annexes, to the real property currently covered by the Declaration, the real property described on Exhibit "A" attached hereto ("Annexed Property").</p> <p>Upon the recordation of this Annexation Amendment, the covenants, conditions and restrictions and reservation of easements contained in the Declaration shall apply to the Annexed Property in the same manner as if the Annexed Property originally had been covered in the Declaration and constituted a portion of the Original Property.</p> <p>Upon said recordation, the rights, privileges, duties and liabilities of the parties to the Declaration, with regard to the Annexed Property shall be the same as with regard to the Original Property, and the rights, obligations, privileges, duties and liabilities of the Owners and occupants of Units within the Annexed Property shall be the same as those of the Owners and occupants of Units within the Original Property.</p> <p>The identifying Number of each Unit in the Annexed Property is the unit number as shown on the Plat. The additional Common Elements, if any, created by the annexation of the Annexed Property also are shown on the Plat or as set forth in the Declaration. The allocated interests among all Units in the Planned Community covered by the Declaration shall be as set forth in the Declaration. Each unit shall have an equal prorated share of the liability for Common Expenses and each Unit shall have one vote in the Association.</p> <p>Upon the recordation of the Annexation Amendment, the Annexed Property shall become, and shall thereafter be, subject to the provisions of the Declaration, including, without limitation, the duty to pay assessments as set forth therein.</p> <p>Capitalization terms herein not otherwise defined shall have the meanings set forth in the Declaration.</p> </div>			
<b>Affected item(s):</b> NVD1354.doc - Annexation - Falcon Crest (New)			

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<i>Certificate of Incumbency</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	CT Las Vegas		750265
Updated to most recent version provided.			
<div style="border: 1px solid black; padding: 10px;"> <p>APN: 11111111APN, 1A1A1A1APN and 508-35-897</p> <p><b>WHEN RECORDED MAIL TO AND MAIL TAX STATEMENT TO:</b>  Bobby Buyerson  100 Property Street, Unit 100A  Northridge, NV 91324</p> <hr/> <p style="text-align: center;"><b>CERTIFICATE OF INCUMBENCY</b></p> <p>STATE OF _____ Escrow No.: HF NV TEST FILE-JDK</p> <p>COUNTY OF _____</p> <p><b>Bobby Buyerson</b>, being first duly sworn upon oath, deposes and states as follows:</p> <ol style="list-style-type: none"> <li>1. That <b>Bill Trust</b>, as Grantor, and <b>Dave and Eric Trustee</b>, as Trustee(s) created the <b>Bobby Buyerson TRUST</b> under an Agreement dated <b>March 31, 2023</b>, and amended <b>01/31/2023</b>, (hereafter referred to as the "Trust"). The Trust provides that upon the death of <b>Tim Decedent</b>, then <b>Bobby Buyerson</b> shall serve as surviving/Successor Trustee(s).</li> <li>2. That <b>Tim Decedent</b>, the Grantor/Trustee of said Trust has died and a certified copy of the Death Certificate is attached hereto.</li> <li>3. <b>Bobby Buyerson</b>, hereby files this Certificate and does hereby accept the appointment of surviving/Successor Trustee(s) as provided for the Trust.</li> </ol> </div>			
<b>Affected item(s):</b> Certificate of Incumbency			

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<i>EI - Disbursement</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	Escrow Admin		747073
Added another address area in the signature section.			
<b>Affected item(s):</b> EI - Disbursement EI - Disbursement (Legal)			

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<i>Important Notice to New Property Owners</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	Las Vegas, NV		751634
Added prompt for the account number.			
<b>Affected item(s):</b> Important Notice to New Property Owners			

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<i>Recording Instructions</i>																							
New/Mod Change	Requested By	Incident No.	TFS No.																				
	TT Las Vegas		745511																				
New prompt added to enter the type of Policy for a Builder's Rate only.																							
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4" style="text-align: center;">TITLE POLICIES</th> </tr> <tr> <th style="width: 50%;">Policy Type</th> <th style="width: 20%;"></th> <th style="width: 15%;">Liability</th> <th style="width: 15%;">Premium</th> </tr> </thead> <tbody> <tr> <td></td> <td> <input style="width: 100%;" type="text" value="Enter the type of policy, if applicable (ie Standard)"/>   <span style="color: red;">Standard</span> </td> <td></td> <td></td> </tr> <tr> <td>ALTA <span style="background-color: yellow;">Standard</span> Owner's Policy 2006</td> <td></td> <td style="text-align: right;">\$500,000.00</td> <td style="text-align: right;">\$1,027.50</td> </tr> <tr> <td>ALTA Loan Policy 2006</td> <td></td> <td style="text-align: right;">\$450,000.00</td> <td style="text-align: right;">\$965.00</td> </tr> </tbody> </table>				TITLE POLICIES				Policy Type		Liability	Premium		<input style="width: 100%;" type="text" value="Enter the type of policy, if applicable (ie Standard)"/> <span style="color: red;">Standard</span>			ALTA <span style="background-color: yellow;">Standard</span> Owner's Policy 2006		\$500,000.00	\$1,027.50	ALTA Loan Policy 2006		\$450,000.00	\$965.00
TITLE POLICIES																							
Policy Type		Liability	Premium																				
	<input style="width: 100%;" type="text" value="Enter the type of policy, if applicable (ie Standard)"/> <span style="color: red;">Standard</span>																						
ALTA <span style="background-color: yellow;">Standard</span> Owner's Policy 2006		\$500,000.00	\$1,027.50																				
ALTA Loan Policy 2006		\$450,000.00	\$965.00																				
<b>Affected item(s):</b> Recording Instructions																							

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REPORTS

Sales Rep Analysis			
<b>New/Mod Change</b>	<b>Requested By</b> TT NV Ops	<b>Incident No.</b>	<b>TFS No.</b> 743930
Added Referral Revenue Column to report.			
<b><u>Affected item(s):</u></b> Sales Rep Analysis			

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NEW JERSEY

DOCUMENTS

Escrow

<a href="#">Letter (Rundown)</a>			
<b>New/Mod</b> Change	<b>Requested By</b> CT NJ	<b>Incident No.</b>	<b>TFS No.</b> 748327
Added PATRIOT SEARCH.			
<b><u>Affected item(s):</u></b> Letter (Rundown Result)			

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NEW YORK

DOCUMENTS

Escrow

<i>Letters (2)</i>			
<b>New/Mod</b> Change	<b>Requested By</b> CT Syracuse	<b>Incident No.</b>	<b>TFS No.</b> 748058
Updated to change "fax" to "email".			
<b><u>Affected item(s):</u></b> Letter (Syracuse Transmittal) Letter (Title Commitment Package)			

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OHIO

DOCUMENTS

Escrow

<u>Affidavit (Relinquish Life Estate)</u>			
<b>New/Mod</b> New	<b>Requested By</b> CT N Ohio	<b>Incident No.</b>	<b>TFS No.</b> 751247
New document. Render to view complete document.			
<p><b>AFFIDAVIT TO RELINQUISH LIFE ESTATE</b></p> <p>STATE OF _____ <b>Escrow No.: MS CD Test OH-JDK</b></p> <p>COUNTY OF _____</p> <p><b>Stephen T. Seller</b> and <b>Stephanie T. Seller</b>, being first duly sworn, deposes and states as follows:</p> <ol style="list-style-type: none"> <li>That _____ is the owner of property under a deed filed for record on _____ as _____ in the County of Wayne, State of Michigan. That contained in said Deed is a Life Estate clause granting <b>Stephen T. Seller</b> and <b>Stephanie T. Seller</b> the right to use, possess, occupy and control the premises during his/her natural life.</li> <li>That the property is commonly known as <b>100 Property Street, Unit 100A, Detroit, MI 48201</b> and also known as Parcel No. <b>11111111APN</b> and <b>1A1A1A1APN</b>. The property is further described as follows: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF</li> <li>That _____ died - said death certificate has been issued and is attached hereto.</li> <li>That by virtue of the death of _____ . The Life Estate as contained in the aforesaid deed has been relinquished.</li> </ol> <p>IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.</p> <p>_____ <b>Stephen T. Seller</b></p> <p>_____ <b>Stephanie T. Seller</b></p> <p style="font-size: small;">Affidavit (Relinquish Life Estate) OHD1457.doc / Updated: 02.09.23</p> <p style="font-size: small;">Page 1</p> <p style="font-size: small;">Printed: 02.09.23 @ 02:05 PM by cld OH: ■■■■-MS CD Test OH</p>			
<b>Affected item(s):</b> OHD1457.doc - Affidavit (Relinquish Life Estate) (New)			

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<i>Deeds (21)</i>			
New/Mod Change	Requested By State Counsel	Incident No.	TFS No. 751644
Added the property address after the legal description.			
<b>Affected item(s):</b>			
Deed (Consent by Heirs)			
Deed (Executor)			
Deed (Fiduciary by Trustee)			
Deed (Fiduciary Land Sale)			
Deed (Fiduciary)			
Deed (Fiduciary) - AT			
Deed (General Warranty - Kentucky)			
Deed (General Warranty Corporation)			
Deed (General Warranty Corporation) - AT			
Deed (General Warranty LLC)			
Deed (General Warranty LLC) - AT			
Deed (General Warranty Partnership)			
Deed (General Warranty)			
Deed (General Warranty) - AT			
Deed (HUD Limited Warranty)			
Deed (Land Contract Release)			
Deed (Limited Warranty)			
Deed (Quitclaim - Kentucky)			
Deed (Quitclaim)			
Deed (Survivorship)			
Deed (Survivorship) - AT			

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<i>Escrow Trust Instructions (Earnest Money) (2)</i>			
New/Mod Change	Requested By CT OH	Incident No.	TFS No. 746705
Updated language per counsel. Please render to view in full.			
<b>Affected item(s):</b>			
Escrow Trust Instructions Sole Order (Earnest Money)			
Escrow Trust Instructions Sole Order Modified (Earnest Money)			

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<i>Introduction Letters (2)</i>			
New/Mod Change	Requested By CT OH	Incident No.	TFS No. 750344
Revised to pull the phone number from the individual listed in the people table of the A contact, instead of the Company phone number for the A contact for the top right section.			
<b>Affected item(s):</b>			
Letter (Introduction - Buyer)			
Letter (Introduction - Seller)			

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<i>Payoff Request Attorney General</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	CT OH		750347
Updated fax number to 877-506-0243.			
<b>Affected item(s):</b> Payoff Request Attorney General			

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<i>Required Information Sheet</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	GMT OH	INC220494772	751638
Updated to match the legal version.			
<b>Affected item(s):</b> Required Information Sheet			

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INTEGRATIONS

<i>Rate Validation Tool</i>			
<b>New/Mod</b>	<b>Requested By</b>	<b>FootPrints No.</b>	<b>DEVOPS No.</b>
Mod	Brad Bivens		
Resolved: Audit view feature not showing binders, non-policy products and their charges in Tree View.			

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OKLAHOMA

DOCUMENTS

Escrow

<i>Consent to Transaction</i>			
<b>New/Mod</b> Change	<b>Requested By</b> CT OK	<b>Incident No.</b>	<b>TFS No.</b> 747168
Added "Manager" to title of entity prompt and revised to allow for user to choose multiple signors.			
<b><u>Affected item(s):</u></b> Consent to Transaction			

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OREGON

DOCUMENTS

Escrow

<i>1099-S (Copy B)</i>			
<b>New/Mod</b> Change	<b>Requested By</b> NW IT	<b>Incident No.</b>	<b>TFS No.</b> 746706
Changed category from unrestricted to management.			
<b>Affected item(s):</b> 1099-S (Copy B)			

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<i>EI - Manufactured Home (4)</i>			
<b>New/Mod</b> Change	<b>Requested By</b> WT Bend	<b>Incident No.</b>	<b>TFS No.</b> 748064
Revised to be able to show \$0.00 for the fees in the ACCOUNTING paragraph.			
<b>Affected item(s):</b> 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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*EI - Manufactured Home Joint (EIS) (2)*

<b>New/Mod</b> New	<b>Requested By</b> WT Bend	<b>Incident No.</b>	<b>TFS No.</b> 748061
-----------------------	--------------------------------	---------------------	--------------------------

New document. Please render to view in full.



Company Name

**ESCROW AGREEMENT  
MANUFACTURED HOME (JOINT)**

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

**Date:** January 20, 2023  
**Escrow No.:** JM CD Test 2023-MGS  
**Borrower(s):** Bryan B. Buyer and Brenda B. Buyer  
**Seller(s):** Samuel S. Seller and Samantha S. Seller

**GENERAL INSTRUCTIONS**

**MANUFACTURED HOME LOCATED AT:**

100 Property Avenue, Property City, OR 55555

MAKE:	Make
PLATE NO.:	Decal
DATE MANUFACTURED:	2021
SPACE/LOT NO.:	50
SERIAL NO.:	Serial No
MODEL:	Model
HOME ID NO.:	DOH123
MANUFACTURER NAME:	Man. Name

**SELLER** deposits with Escrow Agent under these instructions the following:

- Items provided by Seller

and authorizes delivery, release, recording and payout when you hold for the account of the Seller the sum of **Five Hundred Five Thousand And No/100 Dollars (\$505,000.00)**, plus and minus credits and deductions authorized herein.

**BUYER** deposits with Escrow Agent under these instructions the following:

- Items provided by Buyer

and amounts as shown on the attached Estimated Settlement Statement which reflects a sales price in the sum of **Five Hundred Five Thousand And No/100 Dollars (\$505,000.00)**, plus and minus credits and deductions authorized herein, and will deposit such other sums and items as may be required to enable Escrow Agent to comply with these instructions, and authorizes delivery, release, recording and payout when Escrow Agent holds for the account of the Buyer sufficient documents to transfer ownership of the mobile home described above.

**Affected item(s):**  
 ORD1524.doc - EI - Manufactured Home Joint (EIS - Legal) (New)  
 ORD1525.doc - EI - Manufactured Home Joint (EIS) (New)

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<i>Form WC (Affirmation for Withholding on OR Real Property) (2023)</i>			
<b>New/Mod Change</b>	<b>Requested By</b> OR DOR	<b>Incident No.</b>	<b>TFS No.</b> 746686
Update to reflect the most recent version.			
<b><u>Affected item(s):</u></b> Form WC (Affirmation for Withholding on OR Real Property) (2023)			

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INTEGRATIONS

<i>FNTG Order Placement</i>			
New/Mod	Requested By	FootPrints No.	DEVOPS No.
New	Elliott Potts Janice Whitford	v1.14.0.0	N/A
Resolved security issue with 3 <sup>rd</sup> party integrations.			

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<i>Rate Validation Tool</i>			
New/Mod	Requested By	FootPrints No.	DEVOPS No.
Mod	Brad Bivens		
Configuration changes have been made to support the following adjustments: <ul style="list-style-type: none"><li>Data point's verbiage has been updated in SoftPro Select RS screen (ESC Question #38): <b>NegotiatedFeeAdditional</b></li><li>Data points would be shown in CRU RS view from SoftPro Select RS screen: <b>ArmedForcesBuyBorEligible</b> <b>ArmedForcesSellerEligible</b></li><li>Data point would be shown in CRU RS view: <b>EarlyIssueWaiverApproved</b></li></ul>			

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PHRASE(S)

*Updated EI Phrase MH07*

<b>New/Mod Change</b>	<b>Requested By</b> TT-Salem	<b>Incident No.</b>	<b>TFS No.</b> 749932
-----------------------	---------------------------------	---------------------	--------------------------

Verbiage updated:

Code	Name
mh07	MH TRANSFER

**MANUFACTURED HOME TRANSFER:** Escrow Office Name is authorized to forward the vehicle title, BCD Notice of Sale and Change of Ownership form, and related documents, including proof of the security interest holder payoff (if applicable) for the \_\_\_\_\_ manufactured home, Plate No. \_\_\_\_\_, Serial No. \_\_\_\_\_, Home ID No. \_\_\_\_\_, which is a part of this transaction, to the Oregon Department of Consumer and Business Services, or to the appropriate County Tax Assessor, for transfer to the purchaser named herein.

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PENNSYLVANIA

DOCUMENTS

Escrow

<a href="#"><i>Contact List</i></a>			
<b>New/Mod</b> Change	<b>Requested By</b> CT PA	<b>Incident No.</b> INC230021455 / INC230021377	<b>TFS No.</b> 749155
Updated Joy Albert's title from "National Title Officer" to "Commercial Underwriter".			
<b><u>Affected item(s):</u></b> Contact List			

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INTEGRATIONS

<i>Rate Validation Tool</i>			
<b>New/Mod</b>	<b>Requested By</b>	<b>FootPrints No.</b>	<b>DEVOPS No.</b>
Mod	Brad Bivens		
Resolved: Audit view feature not showing binders, non-policy products and their charges in Tree View.			

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TEXAS

DOCUMENTS

Escrow

<a href="#"><i>Affidavit (Debts Liens and Possession)</i></a>			
<b>New/Mod</b> Change	<b>Requested By</b> TX	<b>Incident No.</b>	<b>TFS No.</b> 746539
Revised notary to general option to fill in contact's that are signing.			
<b>Affected item(s):</b> Affidavit (Debts Liens and Possession)			

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<a href="#"><i>Wire Fraud Checklist</i></a>			
<b>New/Mod</b> Change	<b>Requested By</b> Elise Kitchens	<b>Incident No.</b>	<b>TFS No.</b> 747118
Updated to most recently provided version. Please render to view all changes.			
<b>Affected item(s):</b> Wire Fraud Checklist Wire Fraud Checklist (Prompt)			

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<a href="#"><i>Wiring Instructions</i></a>			
<b>New/Mod</b> Change	<b>Requested By</b> Krista Christensen	<b>Incident No.</b>	<b>TFS No.</b> 750115
Added "Always verbally verify wire instructions with us before initiating a wire transfer."			
<div style="border: 2px solid black; padding: 10px; margin: 10px auto; width: 80%;"> <p><b>FRAUD ALERT! PLEASE READ</b></p> <p><b>THESE WIRE INSTRUCTIONS <u>WILL NOT CHANGE</u></b></p> <p>If you receive ANY communications attempting to change these instructions, please immediately call your escrow officer at <b>800-555-5555</b>.</p> <p><b>Always verbally verify wire instructions with us before initiating a wire transfer.</b></p> </div>			
<b>Affected item(s):</b> Wiring Instructions			

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INTEGRATIONS

<i>FNTG Order Placement</i>			
<b>New/Mod</b>	<b>Requested By</b>	<b>FootPrints No.</b>	<b>DEVOPS No.</b>
New	Elliott Potts Janice Whitford	v1.14.0.0	N/A
Resolved security issue with 3 <sup>rd</sup> party integrations.			

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<i>Rate Validation Tool</i>			
<b>New/Mod</b>	<b>Requested By</b>	<b>FootPrints No.</b>	<b>DEVOPS No.</b>
Mod	Brad Bivens		
Resolved: Audit view feature not showing binders, non-policy products and their charges in Tree View.			

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UTAH

DOCUMENTS

Escrow

<i>Letter (Equifax Consumer Offering)</i>			
<b>New/Mod Change</b>	<b>Requested By</b> FNT UT	<b>Incident No.</b>	<b>TFS No.</b> 748344
New document. Please render to view in full.			
<div style="border: 1px solid black; padding: 10px;"> <div style="display: flex; justify-content: space-between; align-items: center;">  <div style="text-align: right;"> <p>100 Escrow Office Street EO City, UT 54545 Phone: (800)777-4444 / Fax: (800)444-7777</p> </div> </div> <div style="margin-top: 20px;"> <p><b>Bryan B. Buyer and Brenda B. Buyer</b> 1 Buyer Fwd Address Buyer Fwd City, UT 48759</p> <p style="text-align: right;"><b>Date:</b> January 19, 2023 <b>Escrow No.:</b> JM CD Test 2023-MGS</p> </div> <div style="margin-top: 20px;"> <p>Dear <b>Bryan B. Buyer and Brenda B. Buyer</b>:</p> <p><b>Escrow Office Name</b> 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.</p> <p><b>Equifax Complete™ Premier</b> 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:</p> <ul style="list-style-type: none"> <li>• Annual access to your 3-bureau credit report and VantageScore1 credit scores</li> <li>• Daily access to your Equifax credit report and 1-bureau VantageScore credit score</li> <li>• 3-bureau credit monitoring with email notifications of key changes to your credit reports</li> </ul> </div> </div>			
<p><b>Affected item(s):</b> UTD1117.doc - Letter (Equifax Consumer Offering) (New)</p>			

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<i>Unconditional Waiver of Lien</i>			
<b>New/Mod</b>	<b>Requested By</b>	<b>Incident No.</b>	<b>TFS No.</b>
New	FNT Utah		751326
New document. Render to view complete document.			
<div style="border: 1px solid black; padding: 10px;"> <div style="display: flex; justify-content: space-between; align-items: center;">  <span style="font-size: 24px; font-weight: bold;">Company Name</span> </div> <div style="text-align: right; margin-top: 10px;"> <p><b>UNCONDITIONAL WAIVER OF LIEN</b></p> </div> <p style="margin-top: 20px;">For and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned hereby waives and releases all lien(s) and right(s) of lien(s) now existing or which may hereafter arise for work or labor performed and/or for materials furnished by the undersigned, or the agents of the undersigned, on or any time before February 3, 2023 for or concerning construction and/or improvement of the following described lands:</p> <p style="text-align: center;">SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF</p> <p>Project Name, if any: _____            State Construction Registry Filing No.: <a href="#">123456</a>            said lands and project, referred herein as the "project".</p> <p>The undersigned represents and certifies that said sum is accepted as full payment for work, labor and/or materials actually performed and/or furnished for construction and/or improvement of the above referenced project.</p> </div>			
<p><b><u>Affected item(s):</u></b>            UTD1118.doc - Unconditional Waiver of Lien (New)</p>			

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INTEGRATIONS

<i>FNTG Order Placement</i>			
<b>New/Mod</b>	<b>Requested By</b>	<b>FootPrints No.</b>	<b>DEVOPS No.</b>
New	Elliott Potts Janice Whitford	v1.14.0.0	N/A
Resolved security issue with 3 <sup>rd</sup> party integrations.			

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VIRGINIA

DOCUMENTS

Escrow

<a href="#"><i>Affidavit (Owner - Seller)</i></a>			
<b>New/Mod</b> Change	<b>Requested By</b> NCS	<b>Incident No.</b>	<b>TFS No.</b> 746554
Updated to reflect most recent version.			
<b><u>Affected item(s):</u></b> Affidavit (Owner - VA and National)			

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INTEGRATIONS

<i>Rate Validation Tool</i>			
<b>New/Mod</b>	<b>Requested By</b>	<b>FootPrints No.</b>	<b>DEVOPS No.</b>
Mod	Brad Bivens		
<p>Code Changes: Rate services made a change to the <b>PropertyCounty</b> datapoint and the enumerated value was changed from <b>AnyCounty</b> to <b>Any</b> effective the 15 Jan 2023.</p> <p>To support this change, the State specific PY code has been modified. This PY logic would support both old and new orders.</p> <p>Currently only Order Received Date is considered as effective date for the above change.</p>			

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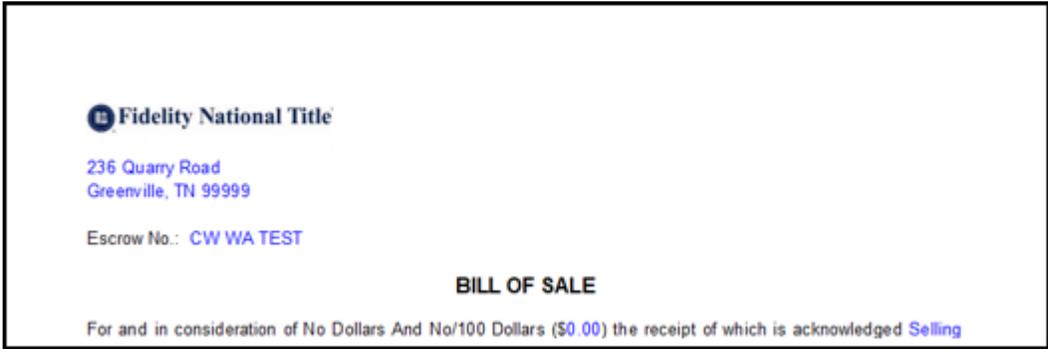
WASHINGTON

DOCUMENTS

Escrow

<a href="#"><i>Affidavit (Lack of Probate)</i></a>			
<b>New/Mod Change</b>	<b>Requested By</b> WA State Counsel	<b>Incident No.</b>	<b>TFS No.</b> 746558
Update #6 to include a check box for "Does not apply."			
<b>Affected item(s):</b> Affidavit (Lack of Probate)			

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<a href="#"><i>Bill of Sale (LPB 30)</i></a>			
<b>New/Mod Change</b>	<b>Requested By</b> Penny Hoskins	<b>Incident No.</b>	<b>TFS No.</b> 750165
Updated to remove the recording-related information.			
			
<b>Affected item(s):</b> Bill of Sale (LPB 30) Bill of Sale (LPB 30) Letter			

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<i>Commission to Compensation (5)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	CT Everett, CT Seattle, CT Bellingham		746662
<p>Substituted "commission" with "compensation", "listing agent" to "listing brokerage firm" and "selling agent" to "buyer brokerage firm".</p> <p>"RE Agent Commission Request" is now "RE Agent Compensation Request"                      "RE Agent Commission Request (Listing)" is now "RE Agent Compensation Request (Listing)"                      "RE Agent Commission Request (Selling)" is now "RE Agent Compensation Request (Selling)"                      "Additional Disbursements from Broker's Commissions" is now "Additional Disbursements from Broker's Compensations"</p> <p><b>Affected item(s):</b>                      Additional Disbursements from Broker's Commissions                      RE Agent Commission Request                      RE Agent Commission Request (Listing)                      RE Agent Commission Request (Selling)                      Real Estate Agent Questionnaire</p>			

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<i>Master Real Estate Excise Tax Affidavit (2023) (4)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	WA DOR		746541
<p>Updated to reflect most recent version and prompts added for "Date of document".</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p><b>7</b> List all personal property (tangible and intangible) included in selling price.</p> <p>_____</p> <p>_____</p> <p>If claiming an exemption, list WAC number and reason for exemption.                      WAC number (section/subsection) _____                      Reason for exemption _____</p> <p>_____</p> <p>_____</p> <p>Type of document <a href="#">Warranty Deed</a>                      Date of document <a href="#">01/17/2023</a></p> <div style="float: right; border: 1px solid gray; padding: 5px; margin-top: 10px;"> <input type="checkbox"/> Use Deed's Instrument Date for Date of Document?                 </div> <div style="float: right; border: 1px solid gray; padding: 5px; margin-top: 10px;">                     Date of Document  <input type="text" value="01/17/2023"/> </div> </div>			
<p><b>Affected item(s):</b>                      Master Real Estate Excise Tax Affidavit - Exempt (2023)                      Master Real Estate Excise Tax Affidavit (2023)                      Master Real Estate Excise Tax Affidavit (2023) Multiple Affidavits                      Master Real Estate Excise Tax Affidavit (2023) Multiple Location</p>			

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<i>MH Real Estate Excise Tax Affidavit</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	WA		751365
<p>Updated to reflect most recent version.</p> <p><b>Affected item(s):</b>                      MH Real Estate Excise Tax Affidavit</p>			

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<i>Statement of Identity</i>			
<b>New/Mod</b>	<b>Requested By</b>	<b>Incident No.</b>	<b>TFS No.</b>
Change	WA State Counsel		746556
Updated to add ", and/or Maiden Name" for the second fill-in line.			
<b>Affected item(s):</b> Statement of Identity Statement of Identity Letter			

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WISCONSIN

DOCUMENTS

Title

<i>Countersignature and Effective Time updates for Wisconsin Wide Title - Dane</i>			
<b>New/Mod Change</b>	<b>Requested By</b> FDLC\JointVenture\1086-Wisconsin Wide Title - Dane	<b>Incident No.</b>	<b>TFS No.</b> 749813
<p>For the 1086-Wisconsin Wide Title -Dane profile only, revised title products to pull in the Countersignature from the order and remove the effective time.</p> <p><b>Affected item(s):</b>  ALTA Commitment 2016 (WI)  ALTA Commitment 2016 with Privacy Notice (WI)  ALTA Commitment 2021 (WI)  ALTA Commitment 2021 with Privacy Notice (WI)  ALTA Homeowner's Policy of Title Insurance 2013 (WI)  ALTA Loan Policy 2006 (WI)  ALTA Loan Policy 2021 (WI)  ALTA Owner's Policy 2006 (WI)  ALTA Owner's Policy 2021 (WI)  ALTA Short Form Residential Loan Policy 2012 (WI)</p>			

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INTEGRATIONS

<i>FNTG Order Placement</i>			
<b>New/Mod</b>	<b>Requested By</b>	<b>FootPrints No.</b>	<b>DEVOPS No.</b>
New	Elliott Potts Janice Whitford	v1.14.0.0	N/A
Resolved security issue with 3 <sup>rd</sup> party integrations.			

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LIBERTY TITLE

DOCUMENTS

Escrow

<a href="#"><i>NWI Realtor Info Sheet</i></a>			
<b>New/Mod</b> Change	<b>Requested By</b> Liberty Title	<b>Incident No.</b>	<b>TFS No.</b> 751360
Revised agent's phone to pull from the cell phone field.			
<b><u>Affected item(s):</u></b> NWI Realtor Info Sheet			

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NCS

DOCUMENTS

Escrow

<i>Wire Account Notification (NCS - Commercial)</i>			
<b>New/Mod</b> Change	<b>Requested By</b> Boston NCS	<b>Incident No.</b> INC220533179	<b>TFS No.</b> 746715
Commonwealth appears as "Account Name" regardless of file contact.			
<b>Affected item(s):</b> Wire Account Notification (NCS - Commercial)			

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<i>Wire Account Notification (NCS - Commercial)</i>			
<b>New/Mod</b> Change	<b>Requested By</b> Division 4 - User Group Request #438	<b>Incident No.</b>	<b>TFS No.</b> 749660
For some NCS operations only: Updated the bottom contact section to pull in either the Escrow Officer or the Escrow Assistant for (IL, Atlanta, DC/Richmond) - all others will continue to select from people added to the Settlement Agent contact.			
<b>Affected item(s):</b> Wire Account Notification (NCS - Commercial)			

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Title

<a href="#"><i>ALTA 25 and ALTA 25.1 Endorsements</i></a>			
<b>New/Mod Change</b>	<b>Requested By</b> Atlanta NCS	<b>Incident No.</b>	<b>TFS No.</b> 747689
Survey Endorsements updated for the Atlanta NCS so that when a Proforma, they receive a prompt to show a blank line for the last revised date.			

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REPORTS

Group Invoice			
<b>New/Mod</b> New	<b>Requested By</b> FNF Config/PTE	<b>Incident No.</b>	<b>TFS No.</b> 743977
Added new Group Invoice for PTE			
<b><u>Affected item(s):</u></b> Group Invoice			

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NOVARE NATIONAL SETTLEMENT SERVICES

DOCUMENTS

Title

<i>Commitments</i>					
New/Mod Change	Requested By	Incident No.	TFS No.		
	Novare NSS		749089		
Updated Commitments to show new mailing address for certain branches.					
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center; padding: 10px;"> <div style="border: 1px solid black; border-radius: 10px; padding: 5px; display: inline-block; margin-bottom: 10px;"><b>Old address</b></div> <p>3180 Curlew Rd., Suite 108 Oldsmar, FL 34677 Return documents to: 320 Commerce, Suite 150, Irvine, CA 92602</p> </td> <td style="width: 50%; text-align: center; padding: 10px;"> <div style="border: 1px solid black; border-radius: 10px; padding: 5px; display: inline-block; margin-bottom: 10px;"><b>New Address</b></div> <p>3180 Curlew Road, Suite 108 Oldsmar FL 34677 Return Documents To: 4400 MacArthur Blvd Suite 801 Newport Beach, CA 92660</p> </td> </tr> </table>				<div style="border: 1px solid black; border-radius: 10px; padding: 5px; display: inline-block; margin-bottom: 10px;"><b>Old address</b></div> <p>3180 Curlew Rd., Suite 108 Oldsmar, FL 34677 Return documents to: 320 Commerce, Suite 150, Irvine, CA 92602</p>	<div style="border: 1px solid black; border-radius: 10px; padding: 5px; display: inline-block; margin-bottom: 10px;"><b>New Address</b></div> <p>3180 Curlew Road, Suite 108 Oldsmar FL 34677 Return Documents To: 4400 MacArthur Blvd Suite 801 Newport Beach, CA 92660</p>
<div style="border: 1px solid black; border-radius: 10px; padding: 5px; display: inline-block; margin-bottom: 10px;"><b>Old address</b></div> <p>3180 Curlew Rd., Suite 108 Oldsmar, FL 34677 Return documents to: 320 Commerce, Suite 150, Irvine, CA 92602</p>	<div style="border: 1px solid black; border-radius: 10px; padding: 5px; display: inline-block; margin-bottom: 10px;"><b>New Address</b></div> <p>3180 Curlew Road, Suite 108 Oldsmar FL 34677 Return Documents To: 4400 MacArthur Blvd Suite 801 Newport Beach, CA 92660</p>				

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<i>Title Products - Pennsylvania</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	Novare	INC230008161	747153
Updated the Pennsylvania Commitment and Policies to show the effective time for Novare operations.			
<p><b>Affected item(s):</b>            ALTA Commitment 2016 (PA)            ALTA Commitment 2021 (PA)            ALTA Homeowner's Policy of Title Insurance 2013 (PA)            ALTA Loan Policy 2006 (PA)            ALTA Loan Policy 2021 (PA)            ALTA Owner's Policy 2006 (PA)            ALTA Owner's Policy 2021 (PA)</p>			

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<i>Title Products - Wisconsin</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	Novare	INC230008161	747102
Updated the Wisconsin Commitment and Policies to show the effective time for Novare operations.			
<p><b>Affected item(s):</b>            ALTA Commitment 2016 (WI)            ALTA Commitment 2016 with Privacy Notice (WI)            ALTA Commitment 2021 (WI)            ALTA Commitment 2021 with Privacy Notice (WI)            ALTA Homeowner's Policy of Title Insurance 2013 (WI)            ALTA Loan Policy 2006 (WI)            ALTA Loan Policy 2021 (WI)            ALTA Owner's Policy 2006 (WI)            ALTA Owner's Policy 2021 (WI)            ALTA Short Form Residential Loan Policy 2012 (WI)</p>			

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INTEGRATIONS

<i>FNTG Order Placement</i>			
<b>New/Mod</b> New	<b>Requested By</b> Elliott Potts Janice Whitford	<b>FootPrints No.</b> v1.14.0.0	<b>DEVOPS No.</b> N/A
Resolved security issue with 3 <sup>rd</sup> party integrations.			

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MY SCREENS

*Additional Title Charges Screen*

<b>New/Mod</b> Mod	<b>Requested By</b> Brad Bivens	<b>Incident No.</b>	<b>TFS No.</b>
-----------------------	------------------------------------	---------------------	----------------

The following screens have been modified to include the **Rate Summary Response** section.

- > **Additional Title Charges**
- > **Additional Title Charges/Revenue Sharing**

This change is visible when the **My Screens > Novare All Screens** is selected.

The screenshot shows the 'Additional Title Charges' screen. At the top right, it displays 'Order Status: InProcess', 'Buyer:', and 'Transaction Type: Refinance'. A new section titled 'Rate Summary Responses' is highlighted with a red border and contains a text area for entering responses. Below this is a table with the following columns: Description, Charge, Issued Date, Effective Date, Line, Invoice, Bill Code, Seller %, and Policy. At the bottom of the screen, there are input fields for 'Policy:', 'Coverage amount:', and 'Description:'.

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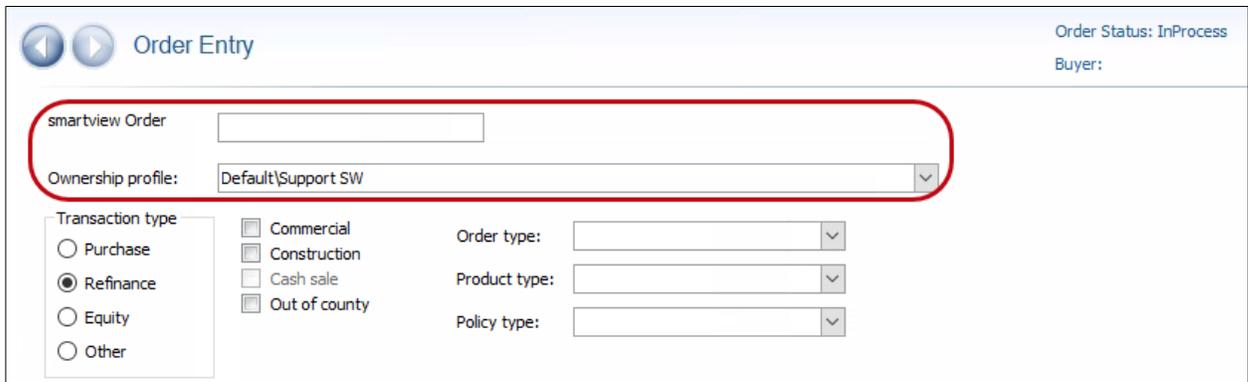
*Order Entry Screen*

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

The **Order Entry** screen has been modified to include the following fields:

- > **smartview Order**
- > **Ownership profile**

This change is visible when the **My Screens > Novare – All Screens** is selected.



The screenshot shows the 'Order Entry' interface. At the top right, it displays 'Order Status: InProcess' and 'Buyer:'. The main form area contains several fields:
 

- 'smartview Order' with an empty text input field.
- 'Ownership profile:' with a dropdown menu showing 'Default\Support SW'.
- 'Transaction type' with radio buttons for Purchase, Refinance (selected), Equity, and Other.
- Checkboxes for Commercial, Construction, Cash sale, and Out of county.
- 'Order type:', 'Product type:', and 'Policy type:' each with a dropdown menu.

 A red circle highlights the 'smartview Order' and 'Ownership profile' fields.

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REPORTS

Search Vendor Report			
<b>New/Mod</b> New	<b>Requested By</b> Andrienna Rosales/Novare	<b>Incident No.</b>	<b>TFS No.</b> 741844
New Report for Novare			
<b><u>Affected item(s):</u></b> Search Vendor Report			

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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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