

SOFTPRO SELECT

March 2023
RELEASE NOTES



Testing Release Date: March 2, 2023
Production Release Date: March 13, 2023

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ALL STATES/SITES

DOCUMENTS

Escrow

<i>Assignor Tax Information for 1099-MISC</i>			
New/Mod Change	Requested By CT OH	Incident No.	TFS No. 754028
Removed fax.			
Affected item(s): Assignor Tax Information for 1099-MISC			

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<i>Settlement Statement</i>			
New/Mod Change	Requested By FNF Config/CO	Incident No.	TFS No. 749184
Per Settlement, the settlement date on the seller closing disclosure should always reflect the buyer's signing/consummation date. All other documents should reflect the actual date of settlement.			
Affected item(s): Individual Settlement Statement, Legal Individual Settlement Statement, Legal (CDF) Individual Settlement Statement, Letter Individual Settlement Statement, Letter (CDF) Settlement Statements SPAdmin Settlement Statement Programming Notes			

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Title

<i>2021 ALTA Commitments, Policies, Endorsements</i>			
New/Mod Change	Requested By FNTG Form Filing	Incident No.	TFS No. 716428
<p>The following new 2021 ALTA title products are being made available (if applicable*) for issuance in SoftPro Select for states where the forms have been filed: (For states that file with modifications, these will be available 'w-[ST] Mod'.)</p> <ul style="list-style-type: none"> · ALTA Commitment 2021 · ALTA Short Form Commitment 2021* · ALTA Owner's Policy 2021 · ALTA Homeowner's Policy of Title Insurance 2021 · ALTA Loan Policy 2021 · ALTA Expanded Coverage Residential Loan Policy-Assessments Priority 2021* · ALTA Expanded Coverage Residential Loan Policy-Current Assessments 2021* · ALTA Short Form Expanded Coverage Residential Loan Policy-Assessments Priority 2021* · ALTA Short Form Expanded Coverage Residential Loan Policy-Current Assessments 2021* · ALTA Short Form Residential Loan Policy-Assessments Priority 2021* · ALTA Short Form Residential Loan Policy-Current Assessments 2021* · Multiple corresponding 2021 ALTA revised Endorsements · New ALTA 34.1 - Identified Exception & Identified Risk Coverage Endorsement · New ALTA 47 series - Operative Law Endorsements* <p>*Note: Several ALTA Expanded and Short Form products are being made available only as approved by individual states' underwriting counsel.</p> <p>Endorsement Note: For purposes of enabling the appropriate Custom Fields to be displayed for each of the new 2021 version endorsements, the "-06" designation will continue to appear in the Code field only. This is a technical requirement only and the "-06" will not appear in the Description or print anywhere on the 2021 version endorsement forms.</p>			

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REPORTS

Escrow

<i>1099-S Exceptions by Branch, Escrow Officer/Closer</i>			
New/Mod Change	Requested By FNF Support/CA	Incident No.	TFS No. 744487
Added "Include Seller Notes" Parameter and "Settlement Office" column.			
Affected item(s): 1099-S Exceptions by Branch, Escrow Officer/Closer			

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CALIFORNIA

DOCUMENTS

Escrow

<i>Secured/Unsecured Indemnity Agreements</i>			
New/Mod Change	Requested By Tim Morgan	Incident No.	TFS No. 753341
Per State Counsel, the "Company" signature block has been removed from this form.			
<div style="border: 1px solid black; padding: 10px;"> <p>IN WITNESS WHEREOF the undersigned Indemnitor has executed this Agreement this 16th day of February, 2023.</p> <p>INDEMNITOR:</p> <p>_____</p> <p style="text-align: center;">Signature</p> <p>By: Sean Buyer _____ Address: _____</p> <p style="text-align: center;">Print Name</p> <p>Its: _____</p> <p style="text-align: center;">Print Title</p> </div>			
<p>Affected item(s): Secured Indemnity Agreement Unsecured Indemnity Agreement</p>			

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<i>WireSafe Fraud Alert with Wire Instructions (Lender Only) (CO)</i>			
New/Mod Change	Requested By Heritage CO	Incident No. INC230059124	TFS No. 753086
Updated information for Boulder and removed Longmont and Southwest.			
<p>Affected item(s): WireSafe Fraud Alert with Wire Instructions (Lender Only) (CO)</p>			

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Title

<i>Supplemental Report</i>			
New/Mod Change	Requested By SoCal operations	Incident No.	TFS No. 752967
For Southern CA users only: New versions of the Supplemental Reports that prompt for Escrow Company, Lender and Mortgage Broker contacts only.			
<p><u>Affected item(s):</u></p> <ul style="list-style-type: none"> Supplemental Report Supplemental Report - Coverage Amount Supplemental Report - Coverage Amount and Exceptions Supplemental Report - Coverage Amount and Proposed Insured Supplemental Report - Coverage Amount and Proposed Insured - Loan Policy Only Supplemental Report - Current Owner Supplemental Report - Current Owner and Exceptions Supplemental Report - Current Owner Effective Date and Exceptions Supplemental Report - Effective Date Supplemental Report - Effective Date and Coverage Amount Supplemental Report - Endorsements Supplemental Report - Estate Interest Supplemental Report - Exceptions Supplemental Report - Legal Description Supplemental Report - Policies Supplemental Report - Property Address Supplemental Report - Proposed Insured Supplemental Report - Proposed Insured Effective Date and Exceptions Supplemental Report - Schedule A Items 			

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REPORTS

Escrow

<i>Escrow Trial Balance (with IBA Balances)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Fix	FNF Support/CA		751948
Fixed error message when Ledger is assigned to multiple trust accounts.			
Affected item(s): Escrow Trial Balance (with IBA Balances)			

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Escrow/Title

<i>Order Exceptions</i>			
New/Mod Change	Requested By Susie Wrede/FNF Reports Team	Incident No.	TFS No. 741017
Added "Closed Order, Completed Date Mismatch" Exception for CA.			
<u>Affected item(s):</u> Order Exceptions			

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COLORADO

DOCUMENTS

Escrow

<i>TC Release</i>			
New/Mod Change	Requested By CT CO	Incident No. INC230067133	TFS No. 754305
Added new dropdown for Chicago Title files.			
<u>Affected item(s):</u> TC Release			

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PHRASE(S)

<i>El Phrase revisions</i>			
New/Mod Change	Requested By Heritage Title	Incident No. INC230073313	TFS No. 756241
Blank HOA entry removed.			
Prompts revised: Code esc01/Completion Escrow - "Enter the date the parties choose" revised to "Date escrow to be completed by" Code esc02/Landscape Escrow - "Enter the date the parties choose" revised to "Date escrow to be completed by" Code repr02/Repair Escrow - "Deposits withdrawn after ____ will be delivered" revised to "Date escrow to be completed by"			

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REPORTS

Escrow

<i>Trial Balance – Not Closed</i>			
New/Mod Change	Requested By HTC CO	Incident No.	TFS No. 753106
Added Earnest Money Filter Parameter.			
Affected item(s): Trial Balance – Not Closed			

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CO SoftPro Summary Report			
New/Mod Change	Requested By Heritage Title/FNF Config	Incident No.	TFS No. 750244
Added project name to report.			
Affected item(s): CO SoftPro Summary			

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DISTRICT OF COLUMBIA

DOCUMENTS

Escrow

<i>Affidavit (Owner - DC)</i>			
New/Mod Change	Requested By DC NCS	Incident No.	TFS No. 755162
Updated to reflect most recent versions.			
Affected item(s): Affidavit (Owner - DC)			

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<i>Investment Memo</i>			
New/Mod Change	Requested By NCS DC	Incident No.	TFS No. 753347
Updated passthrough account numbers for Bank of America and CitiBank.			
Affected item(s): Investment Memo			

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HAWAII

DOCUMENTS

Escrow

<i>Letters (2) Blank Date Lines</i>			
New/Mod Change	Requested By Title Guaranty	Incident No.	TFS No. 754292
Removed logic for date and added blank line.			
Affected item(s): Letter (Form B – No Construction) Letter (TG Form D.1 – Tenant Leases and Parties in Possession)			

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<i>Letter (Cancellation)</i>			
New/Mod Change	Requested By FT HI	Incident No.	TFS No. 753312
Changed 15 days to 10 days in the last paragraph.			
Affected item(s): Letter (Cancellation)			

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<i>Letter (Final Buyer)</i>			
New/Mod Change	Requested By Title Guaranty	Incident No.	TFS No. 755233
Modified verbiage from "..., you are allowed..." to "..., you may be allowed..."			
Affected item(s): Letter (Final Buyer)			

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<i>Letter (Form B.1 - No Construction - Leasehold)</i>			
New/Mod Change	Requested By Title Guaranty	Incident No.	TFS No. 754299
Removed logic for date and added blank line. Also, updated the signature section to match "Letter (Form B – No Construction)".			
Affected item(s): Letter (Form B.1 - No Construction - Leasehold)			

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<i>Remote Online Notarization Consent</i>			
New/Mod Change	Requested By Title Guaranty	Incident No.	TFS No. 755830
Prompt and corresponding language regarding Schedule B exception has been removed.			
Affected item(s): Remote Online Notarization Consent			

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Escrow/Title

<i>Corporate Invoice/Consolidated Invoice</i>			
New/Mod Change	Requested By NW IT	Incident No.	TFS No. 747690
Updated "Remit to" section to include custom field ({{DepartmentName_FNFHI#}}) below the company name.			
Affected item(s): Consolidated Invoice Invoice			

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REPORTS

Batch Privacy Notice Letter			
New/Mod Change	Requested By NW IT/TG HI	Incident No.	TFS No. 748775
Removed Footer from report.			
<u>Affected item(s):</u> Batch Privacy Notice Letter			

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ILLINOIS

DOCUMENTS

Escrow

<i>Escrow Trust Instructions (Strict Joint Order #1 - Resi EM Under \$200K)</i>			
New/Mod Change	Requested By CT Metro	Incident No. INC230065341	TFS No. 755229
Added attorney to signature section.			
Affected item(s): Escrow Trust Instructions (Strict Joint Order #1 - Resi EM Under \$200K)			

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<i>Notary Attestation and Certification</i>			
New/Mod New	Requested By IL State Counsel	Incident No.	TFS No. 754310
New document, please render to view in full.			
<p>NOTARY ATTESTATION AND CERTIFICATION</p> <p>I, _____, a notary in and for the County of _____, State of Illinois, hereby certify that while I was physically present in the State of Illinois, Samuel S. Seller and Samantha S. Seller (name/s of person/s), also physically present in the State of Illinois, appeared before me and provided sufficient proof of his/her/their identity and signed the _____ (document) consisting of _____ pages, to which this Notary Attestation and Certification is given to Escrow Office Name to confirm that I am acting in compliance with Illinois Statute 5 ILCS 312/3-107 Journal, and the corresponding Illinois Secretary of State journal requirements implemented as administrative rules' sections 176.900, 176.910, 176.920, 176.930, 176.940, 176.950, 176.960 and 176.970.</p> <p>Subscribed and sworn to before me this _____ of _____, _____.</p> <p>_____ Notary Public</p>			
Affected item(s): ILD0566.doc - Notary Attestation and Certification (New)			

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<i>Remote Closing Cover Page</i>			
New/Mod Change	Requested By FT IL	Incident No. INC230061434	TFS No. 753464
Added a section for notes to the notary.			
Affected item(s): Remote Closing Cover Page			

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REPORTS

Escrow

<i>Pending Ledger Transfer (-) Transactions (IL)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	IL OAC		753497
Updated payee parameter to allow wild card searches.			
Affected item(s): Pending Transactions IL			

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MAINE

DOCUMENTS

Escrow

<i>Form REW-1-1040</i>			
New/Mod Change	Requested By Signature Title	Incident No. INC230025067	TFS No. 753344
Added functionality to pull Map, Block, Lot and Sub-lot from file.			
Affected item(s): Form REW-1-1040			

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<i>Notice of Availability of Title Insurance</i>			
New/Mod Change	Requested By Portland, ME	Incident No.	TFS No. 753318
Updated references of 2006 to 2021.			
Affected item(s): Notice of Availability of Title Insurance			

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MARYLAND

DOCUMENTS

Escrow

<i>Affidavit (Owner - MD)</i>			
New/Mod Change	Requested By DC NCS	Incident No.	TFS No. 755164
Updated to reflect most recent versions.			
<u>Affected item(s):</u> Affidavit (Owner - MD)			

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MINNESOTA

DOCUMENTS

Escrow

<i>Assessment Search</i>			
New/Mod Change	Requested By Commercial Partners Title	Incident No.	TFS No. 753083
Document will always pull the escrow logo.			
Affected item(s): Assessment Search			

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<i>Distribution List</i>			
New/Mod Change	Requested By Commercial Partners Title	Incident No.	TFS No. 753080
Document will always pull the escrow logo. Now looks to people grid for contact information.			
Affected item(s): Distribution List			

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NEVADA

DOCUMENTS

Escrow

<i>Notice to New Manufactured Home Owners</i>			
New/Mod Change	Requested By NV Las Vegas	Incident No. INC230059500	TFS No. 753438
Updated to apply prompt for Acct. No. and revised "Treasurer" to "Assessor".			
<u>Affected item(s):</u> Notice to New Manufactured Home Owners			

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NEW HAMPSHIRE

DOCUMENTS

Escrow

<i>Affidavit (Property)</i>			
New/Mod Change	Requested By Signature Title	Incident No. INC230025067	TFS No. 753339
Added custom prompts for items 2 and 11.			
Affected item(s): Affidavit (Property)			

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<i>NH Estate Transfer Declaration (CD-57-S)</i>			
New/Mod Change	Requested By Signature Title	Incident No. INC230025067	TFS No. 753334
Various changes applied, please render to view in full.			
Affected item(s): NH Estate Transfer Declaration (CD-57-S)			

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<i>NH Inventory of Property Transfer (PA-34)</i>			
New/Mod Change	Requested By Signature Title	Incident No. INC230025067	TFS No. 753329
In Step 7 the closing date now populates to the date boxes.			
Affected item(s): NH Inventory of Property Transfer (PA-34)			

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<i>NH Real Estate Transfer Tax Declaration (CD-57-P)</i>			
New/Mod Change	Requested By Signature Title	Incident No. INC230025067	TFS No. 753332
In Step 6 the closing date now populates to the date boxes.			
Affected item(s): NH Real Estate Transfer Tax Declaration (CD-57-P)			

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NEW YORK

DOCUMENTS

Escrow

<i>Receipt (Generic)</i>			
New/Mod Change	Requested By CT NY	Incident No.	TFS No. 754011
Revised to now read "PLEASE EMAIL..." rather than "PLEASE SEND...".			
<u>Affected item(s):</u> Receipt (Generic)			

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REPORTS

Fees By {Selection}			
New/Mod Change	Requested By FNF Config	Incident No.	TFS No. 749807
Added Order Status to excel export.			
<u>Affected item(s):</u> Fees by {Selection}			

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OHIO

DOCUMENTS

Title

<i>Arbitration (OH ARBD) Endorsement</i>			
New/Mod Change	Requested By	Incident No.	TFS No. 753467
The Arbitration (OH ARBD) endorsement has been updated to pull the appropriate section numbers when issued for 2021 policies.			

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TEXAS

DOCUMENTS

Escrow

<i>Buyer/Borrower's Statement</i>			
New/Mod Change	Requested By TX/FNF Config	Incident No.	TFS No. 752927
Removed "Refinance" text from Borrower's statement when the order type is Equity for all of TX.			
<u>Affected item(s):</u> Individual Settlement Statement, Legal Individual Settlement Statement, Legal (CDF) Individual Settlement Statement, Letter Individual Settlement Statement, Letter (CDF) Settlement Statements SPAdmin Settlement Statement Programming Notes			

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<i>Letter (Transaction Confirmation)</i>					
New/Mod New	Requested By Elise Kitchens	Incident No. INC230049452	TFS No. 753321		
New document, please render to view in full.					
 Fidelity National Title Fidelity National Title Insurance Company 236 Quarry Road Dallas, TX 99999 Phone (800) 777-4444 * Fax (800) 444-7777					
<p>VIA HAND DELIVERY</p> <table border="0"> <tr> <td style="vertical-align: top;"> Steven S. Seller and Sally S. Seller 12345 Property Street Any where, TX 99999 </td> <td style="vertical-align: top; padding-left: 20px;"> Date: March 1, 2023 GF No.: FNT-2019050008 - CP Test TX Borrower(s): Bill B. Borrower and Betty B. Borrower Property: 12345 Property Street Anywhere, TX 99999 Unique Code: 684 </td> </tr> </table> <p>Dear Steven S. Seller and Sally S. Seller:</p> <p>We have been asked to handle a real estate closing involving the purchase and sale of the above Property to the Proposed Buyer.</p> <p>This letter is part of our fraud prevention efforts. As you may know, real estate fraud sometimes occurs when a imposter poses as the owner of property and tries to sell the property to an unsuspecting buyer. To prevent a fraudulent transaction, we would like to confirm that you are, in fact, selling the property to the Proposed Buyer so that we know we are communicating with the true owner of the Property.</p> <p>Upon receipt of this letter, we would ask you to send an email or call us to confirm the transaction or alternatively, to inform us that you are not selling the Property to the Proposed Buyer. Please provide the Unique Code on this letter when you contact us so that we can verify that the confirmation given is from the true recipient of this letter.</p> <p>Thank you for your prompt attention to this matter.</p> <p>Sincerely, Fidelity National Title Insurance Company</p> <p>Melissa G Smith Closing Specialist</p>				Steven S. Seller and Sally S. Seller 12345 Property Street Any where, TX 99999	Date: March 1, 2023 GF No.: FNT-2019050008 - CP Test TX Borrower(s): Bill B. Borrower and Betty B. Borrower Property: 12345 Property Street Anywhere, TX 99999 Unique Code: 684
Steven S. Seller and Sally S. Seller 12345 Property Street Any where, TX 99999	Date: March 1, 2023 GF No.: FNT-2019050008 - CP Test TX Borrower(s): Bill B. Borrower and Betty B. Borrower Property: 12345 Property Street Anywhere, TX 99999 Unique Code: 684				
<p>Affected item(s): SSTXD00298.doc - Letter (Transaction Confirmation) (New)</p>					

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<i>Request for Absentee Notary Signup</i>			
New/Mod Change	Requested By Elise Kitchens	Incident No.	TFS No. 755787
Removed "Bancserv" paragraph.			
Affected item(s): Request for Absentee Notary Signup			

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Title

<i>Commitment Schedule D - Park Title ONLY</i>			
New/Mod Change	Requested By Park Title	Incident No.	TFS No. 755112
Park Title ONLY: Item 2(c) of Schedule D has been updated to replace "John C. Rose (Vice President/Assistant Secretary)" with "Sholeh Abedinzadeh (Vice President/Assistant Secretary)". The names "David A. Orlando (President)" and "Steven D. Tinnin (Escrow Officer)" have also been removed from the form.			

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REPORTS

SWACS Order Report			
New/Mod New	Requested By SW Agency	Incident No.	TFS No. 747707
New report for SW Agency.			
<u>Affected item(s):</u> SWACS Order Report			

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UTAH

REPORTS

VT Opened/Closed Orders			
New/Mod Fix	Requested By FNT Utah/FNF Config	Incident No.	TFS No. 752769
Fixed issue where orders were not showing, if opened after 5:00 PM.			
<u>Affected item(s):</u> VT Opened/Closed Orders			

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VIRGINIA

DOCUMENTS

Escrow

<i>Affidavit (Owner - VA and National)</i>			
New/Mod Change	Requested By DC NCS	Incident No.	TFS No. 755165
Updated to reflect most recent versions.			
<u>Affected item(s):</u> Affidavit (Owner - VA and National)			

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WASHINGTON

DOCUMENTS

Escrow

<i>Affidavit (Lack of Probate)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	WA		755154
Updated to provide error if the jurat field isn't populated.			
Affected item(s): Affidavit (Lack of Probate)			

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<i>Closing Checklist</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	CT Bellingham		753054
Updated to most recently provided version.			
Affected item(s): Closing Checklist			

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<i>Questionnaires (8)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	WA		755145
Added asterisks to the forbearance language to make it stand out more to the consumers.			
Affected item(s): Additional Questionnaire Additional Questionnaire Letter Questionnaire Questionnaire (Buyer-Borrower) Questionnaire (Buyer-Borrower) Letter Questionnaire (Seller) Questionnaire (Seller) Letter Questionnaire Letter			

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<i>Statutory Warranty Deed (LPB 10) (3)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	WA		755236
Removed the comma after "conveys".			
Affected item(s): Statutory Warranty Deed (LPB 10) Statutory Warranty Deed (LPB 10) - NCS Statutory Warranty Deed (LPB 10) Letter			

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REPORTS

Escrow

<i>Outstanding Checks</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	NW IT		744220
Added register notes to excel export.			
Affected item(s): Outstanding Checks			

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LIBERTY TITLE

DOCUMENTS

Escrow

<i>FIRPTA - SIRS Cert of Non-Foreign Status</i>			
New/Mod Change	Requested By Signature Title	Incident No. INC230025067	TFS No. 753336
Update to pull the Settlement Date for Signature Title.			
Affected item(s): FIRPTA - SIRS Cert of Non-Foreign Status			

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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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