

SOFTPRO SELECT

April 2023
RELEASE NOTES



Testing Release Date: April 6, 2023
Production Release Date: April 10, 2023

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ALL STATES/SITES

DOCUMENTS

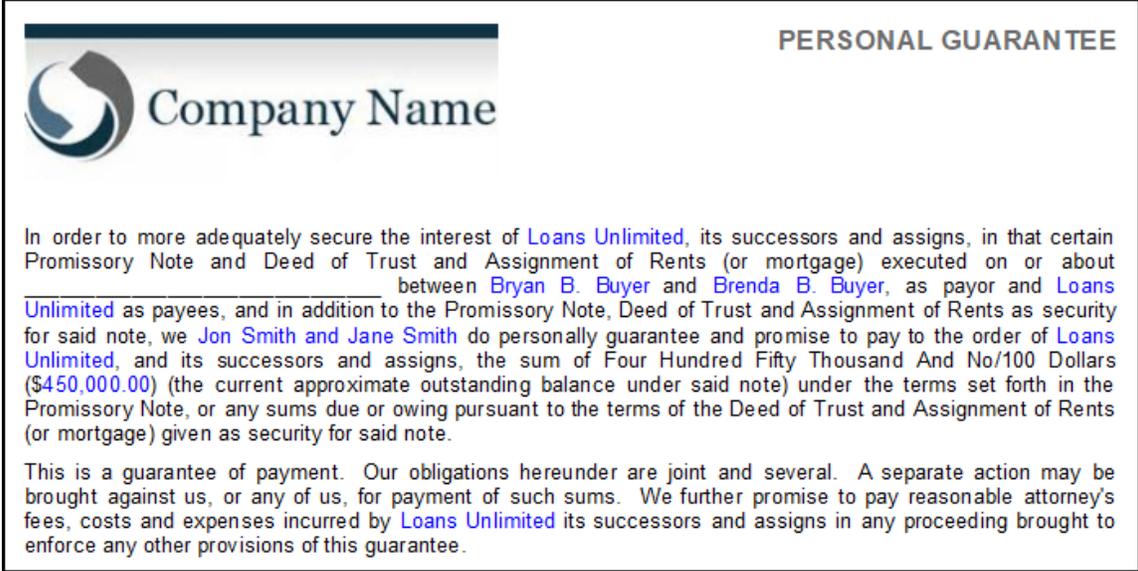
Escrow

<i>Escrow Closing Status (ECS)</i>			
New/Mod New	Requested By Escrow Admin	Incident No.	TFS No. 757925
New document, please render to view in full.			
			
Affected item(s): SSCORPD5833.doc - Escrow Closing Status (ECS) (New)			

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<i>InHere Receipt</i>			
New/Mod Change	Requested By NW IT	Incident No.	TFS No. 746290
<p>1. Updated the document to where if the Memo field is blank/null and the posted receipts apply towards is, "send to earnest money." Underneath the payor name, the text "earnest money" will be displayed.</p> <p>2. Updated to include Ledger Transfer (+) transactions e.g. file-to-file transfer receipt.</p>			
Affected item(s): DOC_SSCORP5002_InHereReceipt			

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<i>Personal Guarantee</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	CT SoCal		753436
New document. Please render to view in full.			
<div style="border: 1px solid black; padding: 10px;">  <p>PERSONAL GUARANTEE</p> <p> Company Name</p> <p>In order to more adequately secure the interest of Loans Unlimited, its successors and assigns, in that certain Promissory Note and Deed of Trust and Assignment of Rents (or mortgage) executed on or about _____ between Bryan B. Buyer and Brenda B. Buyer, as payor and Loans Unlimited as payees, and in addition to the Promissory Note, Deed of Trust and Assignment of Rents as security for said note, we Jon Smith and Jane Smith do personally guarantee and promise to pay to the order of Loans Unlimited, and its successors and assigns, the sum of Four Hundred Fifty Thousand And No/100 Dollars (\$450,000.00) (the current approximate outstanding balance under said note) under the terms set forth in the Promissory Note, or any sums due or owing pursuant to the terms of the Deed of Trust and Assignment of Rents (or mortgage) given as security for said note.</p> <p>This is a guarantee of payment. Our obligations hereunder are joint and several. A separate action may be brought against us, or any of us, for payment of such sums. We further promise to pay reasonable attorney's fees, costs and expenses incurred by Loans Unlimited its successors and assigns in any proceeding brought to enforce any other provisions of this guarantee.</p> </div>			
Affected item(s): SSCORPD5831.doc - Personal Guarantee (New)			

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<i>Seller's Statement (CSS)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Fix	NW IT		760497
Updated to show the correct number of days on the Seller's Statement when "prorate & pay" is selected when adding a proration.			
Affected item(s): Buyer/Borrower Statement (CSS) Seller's Statement (CSS)			

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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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INTEGRATIONS

Rate Validation Tool

New/Mod Mod	Requested By Brad Bivens	FootPrints No.	DEVOPS No.
-----------------------	------------------------------------	-----------------------	-------------------

Loan CFPB/disclosure charge will be written back to the **Full Loan Premium** field on the **Title Insurance Premiums** screen when rates are verified, rates auto match or when rates are pulled.

Title Insurance Premiums

Title Insurance Premiums (1)

+ - Default Splits Disclosures

Loan	Underwriter	Commitment	Policy
------	-------------	------------	--------

Loan Policy

Policy number: XFPBB220047TP

Coverage amount: [Prior policy adjustment:](#)

Seller pay %: Seller pay amount:

Final loan premium: Transaction code: 5808

Full loan premium:

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REPORTS

Opened/Closed Orders with Contact Search			
New/Mod Change	Requested By NW IT	Incident No.	TFS No. 757367
Added Tax/Map ID for excel export.			
Affected item(s): Opened/Closed Orders with Contact Search			

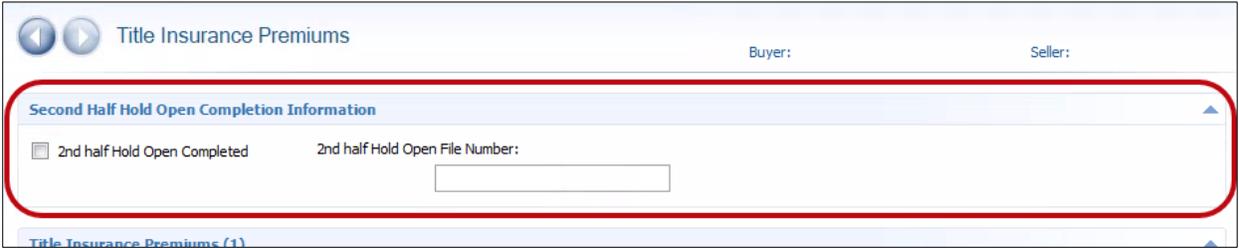
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Stale Dated Check Letter			
New/Mod Change	Requested By DSG/Maria Boral-Marinas	Incident No.	TFS No. 760006
Removed Escrow Officer initials.			
Affected item(s): Stale Dated Check Letter			

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ARIZONA

MY SCREENS

<i>Title Insurance Premiums Screen</i>			
New/Mod Mod	Requested By Karen Benelli	Incident No.	TFS No.
<p>The Title Insurance Premiums screen has been modified to include the Second Half Hold Open Completion section. The new section includes a:</p> <ul style="list-style-type: none"> > 2nd half Hold Open Completed check box > 2nd half Hold Open File Number field <p>This change is visible when one of the following My Screens is selected:</p> <ul style="list-style-type: none"> > Arizona Escrow Screens > Arizona Title Screens 			
			

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CALIFORNIA

DOCUMENTS

Escrow

<i>Seller Closing Disclosure Form (CDF)</i>			
New/Mod Change	Requested By Implementation	Incident No.	TFS No. 760450
Update "Print seller signatures on" to Attachment" for profiles "Default\PCA\SOC\FNT CPF\LA" and child profiles.			
Affected item(s): Seller Closing Disclosure Form (CDF) Seller Closing Disclosure Form (CDF)			

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MY SCREENS

<i>County Taxes / Additional Taxes / Rent Schedule/Prorations Screens</i>			
New/Mod	Requested By	Incident No.	TFS No.
Mod	Karen Benelli		

The following screens have been renamed:

FROM	TO
> County Taxes	> County Taxes & Prorations
> Additional Taxes	> Additional Taxes & Prorations
> Rent Schedule/Prorations	> Rent Schedule & Prorations

This change is visible when the **My Screens > SoCal Escrow Screens Impact to SPS** screen is selected.

Open Order/General

Document Preparation

Closing

- CDF Pg1-Closing Info/Proj Pymts
- CDF Pg2-Sections A-J
- CDF Pg3-Sections K-N & Calc Cash to Close
- CDF Pg4-Loan Disclosure, AP, AIR
- CDF Pg5-Loan Calc, Other Disc, Contacts
- County Taxes
- Additional Taxes
- HOA Charges & Prorations
- Rent Schedule/Prorations
- Loan Information & Funding
- Policy Selection
- Title Insurance Premiums
- Endorsements
- Escrow and Title Charges
- Order Transactions
- Order Balance
- Seller Proceeds & 1099-S
- Options
- Recording Information
- Loan Terms & Payments
- Delivery & Tracking

Refinance

Closing

- CDF Pg1-Closing Info/Proj Pymts
- CDF Pg2-Sections A-J
- CDF Pg3-Sections K-N & Calc Cash to Close
- CDF Pg4-Loan Disclosure, AP, AIR
- CDF Pg5-Loan Calc, Other Disc, Contacts
- County Taxes & Prorations
- Additional Taxes & Prorations
- HOA Charges & Prorations
- Rent Schedule & Prorations
- Loan Information & Funding
- Policy Selection
- Title Insurance Premiums
- Endorsements
- Escrow and Title Charges
- Order Transactions
- Order Balance
- Seller Proceeds & 1099-S
- Options
- Recording Information
- Loan Terms & Payments
- Delivery & Tracking

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<i>Deed Screen</i>			
New/Mod	Requested By	Incident No.	TFS No.
Mod	Candy Gallegos		

The **Deed** screen has been modified to include the following custom fields:

- > **Select Non-Title Spouse type**
- > **Non-Title Spouse verbiage**
- > **Select Non-Title Spouse type 2nd Deed**
- > **Non-Title Spouse verbiage 2nd Deed**

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

- > **Northern CA – EPU Screens**
- > **Northern CA – Escrow Screens**

The screenshot shows the 'Deed' screen interface. At the top, there are navigation arrows and the title 'Deed'. Below this, there are fields for 'Buyer:' and 'Seller:'. A table titled 'Deeds (1)' is visible, with columns for 'Instrument Type', 'Grantor', and 'Grantee'. The main area of the screen contains four new custom fields, each highlighted with a red rounded rectangle:

- Select Non-Title Spouse type:** A dropdown menu.
- Non-Title Spouse verbiage:** A large text area with a vertical scrollbar.
- Select Non-Title Spouse type 2nd Deed:** A dropdown menu.
- Non-Title Spouse verbiage 2nd Deed:** A large text area with a vertical scrollbar.

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Policy Legal Description Screen

New/Mod Mod	Requested By Karen Benelli	Incident No.	TFS No.
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The **Recording Information** screen has been added to the **Policy Production** section.
 This change is visible when the **My Screens > SoCal Title Screens Impact to SPS** screen is selected.



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Prelim – Schedule A / Policy – Schedule A Screens

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

The **Prelim – Schedule A** and **Policy – Schedule A** screens have been modified to include the **Countersignature** section. Click the more/less bar to view the corresponding fields.
 This change is visible when the **My Screens > SoCal Title Screens Impact to SPS** screen is selected.

The screenshot displays two overlapping windows: 'Prelim - Schedule A' and 'Policy - Schedule A'. The 'Policy - Schedule A' window is the primary focus, showing a 'Countersignature' section highlighted with a red border. This section contains the following elements:

- Countersignature** header with a collapse/expand arrow.
- Signature date: (None) [dropdown]
- Lookup code: [text input]
- A rich text editor with a toolbar containing bold, italic, underline, and other formatting options.
- Countersignature Fields** section with:
 - Company name: [text input]
 - Signature image: [image input] with 'Browse...', 'View Image...', and 'Clear Image...' buttons.
 - By: [text input]
 - Title: [text input]

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<i>Title Insurance Premiums Screen</i>			
New/Mod Mod	Requested By Karen Benelli	Incident No.	TFS No.

The **Title Insurance Premiums** screen has been modified to include the **Second Half Binder Completion** section. The new section includes a:

- > **2nd half Binder Completed** check box
- > **2nd half Binder File Number** field

This change is visible when the **My Screens > SoCal Title Screens Impact to SPS** screen is selected.



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PHRASE(S)

<i>Revised Phrases</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	FNT Ventura		757935
Removed reference to "Condo Certs" and "or other".			
<div style="border: 1px solid black; padding: 5px;"> <p>Code: hoa03 / Homeowner's Association - Management Company to Provide Documents HOMEOWNER'S ASSOCIATION - MANAGEMENT COMPANY TO PROVIDE DOCUMENTS: Seller and buyer further acknowledge that the association management company provides association document copies via electronic transmission (email/website retrieval) through association's contract provider, Condo Certs (-or other ONLY SHOW ENTRY INFO), and <u>same</u> have been printed by escrow holder. Seller and buyer hold escrow holder harmless and without any liability whatsoever for obtaining, <u>producing</u> and printing the documents, and for issues if any, including but not limited to those resulting from errors or omissions in the order, retrieval and/or printing process.</p> </div>			
Replaced prompt for 'Type of Rate' to pull in loan term years and added text.			
<div style="border: 1px solid black; padding: 5px;"> <p>Code: amend03 / Lender Rate and Terms LENDER RATE AND TERMS: Deed of trust to be recorded which secures a note in the amount of [Pulls Loan Amount], as per its terms in favor of [Pulls Lender Name], with interest at [Pulls Interest Rate], all due and payable in [Pulls in Total term years] years. Borrower's signatures on the loan documents shall constitute their approval and acceptance of the terms and conditions contained therein.</p> </div>			

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REPORTS

HOPC Report			
New/Mod Change	Requested By Config	Incident No.	TFS No. 759140
Added "County" column.			
Affected item(s): HOPC Report			

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Openings by Marketing Rep w/Splits			
New/Mod New	Requested By FNT San Diego - SoCal	Incident No.	TFS No. 756314
New report for FT San Diego SoCal.			
Affected item(s): SSCORP5575.rpt Openings by Marketing Rep w/Splits			

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COLORADO

DOCUMENTS

Escrow

<i>Affidavit (Owner Occupancy - Builder)</i>			
New/Mod Change	Requested By FT CO	Incident No.	TFS No. 757901
Revised to pull from the acknowledgment fields instead of the jurat.			
Affected item(s): Affidavit (Owner Occupancy - Builder)			

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<i>Deed (General Warranty Assumption) (2)</i>			
New/Mod New	Requested By FNT CO	Incident No. INC230085854	TFS No. 757218
New documents. Please render to view in full.			
<div style="border: 1px solid black; padding: 10px;"> <p>TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. And the grantor, for themselves, their heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the ensembling and delivery of these presents, they are well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised, and Subject to the Deed of Trust/Mortgage by Existing Lien Mortgagee and between Existing Lien Mortgagor as Trustor/Mortgagor and Existing Lien Trustee as Beneficiary/Mortgagee dated January 5, 2020 and recorded January 10, 2020 as Existing Lien recording information.</p> <p>The grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.</p> </div>			
Affected item(s): COD1354.doc - Deed (General Warranty Assumption - Legal) (New) COD1355.doc - Deed (General Warranty Assumption) (New)			

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<i>Deed (Special Warranty Assumption) (2)</i>			
New/Mod	Requested By	Incident No.	TFS No.
New	FNT CO	INC230085854	757218
New documents. Please render to view in full.			
<p>TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised, and Subject to the Deed of Trust/Mortgage by Existing Lien Mortgagee and between Existing Lien Mortgagor as Trustor/Mortgagor and Existing Lien Trustee as Beneficiary/Mortgagee dated January 5, 2020 and recorded January 10, 2020 as Existing Lien recording information.</p> <p>TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee(s), their heirs, and assigns forever. The grantor(s), for themselves, their heirs and personal representatives or successors, does covenant and agree that they shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee(s), their heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).</p>			
<p>Affected item(s): COD1352.doc - Deed (Special Warranty Assumption - Legal) (New) COD1353.doc - Deed (Special Warranty Assumption) (New)</p>			

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<i>Earnest Money Receipt</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Colorado	INC230111290	760216
Updated the Received By section to reference the branch name.			
<p>Affected item(s): Earnest Money Receipt</p>			

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<i>Real Property Transfer Declaration (TD-1000)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	FNT CO	INC230106993	759437
Updated for Fremont County properties to be blank.			
<p>Affected item(s): Real Property Transfer Declaration (TD-1000)</p>			

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Special Warranty Deeds (2)

New/Mod Change	Requested By Colorado EPU	Incident No. INC230103420	TFS No. 759621
-----------------------	-------------------------------------	-------------------------------------	--------------------------

Added prompt for tax exempt language to be added.

Doc Fee: \$15.00

SPECIAL WARRANTY DEED

Special Warranty Deed
 Include tax exempt language?

This Deed is exempt from documentary fees pursuant to 39-13-104-(1)(a)

THIS DEED, Made this 27th day of March, 2023, between
Samuel S. Seller and Samantha S. Seller, as tenants in common

Affected item(s):
 Deed (Special Warranty - Legal)
 Deed (Special Warranty)

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WireSafe Fraud Alert with Wire Instructions (Lender Only) (CO)

New/Mod Change	Requested By Heritage Title	Incident No.	TFS No. 760591
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Form has been updated to reflect the new Westminster address.

Please contact your closer for any questions on these wire instructions.

Office Name	Address	City	St	Zip	Phone Number
Boulder	4888 Pearl East Circle, Ste 300E	Boulder	CO	80301	(303)443-3333
Brighton	627 E. Bridge Street	Brighton	CO	80601	
Cherry Creek	3773 E. Cherry Creek North Drive, #985	Denver	CO	80209	(720)360-3040
Colorado Springs	1975 Research Parkway, Ste 105	Colorado Springs	CO	80920	(719)592-9933
Colorado Springs	90 South Cascade Avenue, Ste 950	Colorado Springs	CO	80903	(719)639-7810
Delta/Montrose	300 Stafford Lane, Ste 3013	Delta	CO	81416	(970)874-8286
Denver Central	1401 Wynkoop Ste 120	Denver	CO	80202	
DTC	4582 S. Ulster St Parkway Ste 1300	Denver	CO	80237	(303)476-5800
Fort Collins	3491 E. Harmony Road, Ste 110	Fort Collins	CO	80528	(970)493-3051
Grand Junction	330 Grand Avenue	Grand Junction	CO	81501	(970)241-8555
Greeley	7251 W. 20th Street, Building L, Ste 100	Greeley	CO	80634	(970)330-4522
Highlands Ranch	1805 Shea Center Dr., Ste 290	Highlands Ranch	CO	80129	(720)344-3010
North	12000 N. Pecos Street, Ste 130	Westminster	CO	80234	(303)423-5252
Park Meadows/Builder	10375 Park Meadows Dr. Ste 550	Lone Tree	CO	80124	(303)662-1855
West	300 Union Blvd. Ste 500	Lakewood	CO	80228	(303)989-5575

Affected item(s):
 WireSafe Fraud Alert with Wire Instructions (Lender Only) (CO)

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Title

<i>ALTA Commitment 2021 with Privacy Notice (CO)</i>			
New/Mod Change	Requested By Steve Wood	Incident No.	TFS No. 759497
Per State Counsel, removing the reference to "The estate or interest to be insured" from Schedule A #2 under each policy.			
<div style="border: 1px solid black; padding: 10px;"> <p>2. Policy to be issued:</p> <p>(a) ALTA Owner's Policy 2021 Proposed Insured: Buyers Unlimited and Bill Buyer and Brenda Buyer Proposed Amount of Insurance: \$500,000.00</p> <p>(c) ALTA Loan Policy 2021 Proposed Insured: Loans Unlimited Proposed Amount of Insurance: \$450,000.00</p> <p>3. The estate or interest in the Land at the Commitment Date is: Fee Simple</p> </div>			
Affected item(s): ALTA Commitment 2021 (CO) ALTA Commitment 2021 with Privacy Notice (CO)			

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<i>Overlimit Policy Authorization Form</i>																																	
New/Mod Change	Requested By Paul Reil	Incident No.	TFS No. 759797																														
New checkboxes for the year 2021 have been added.																																	
P O L I C Y 1	Policy Form Type <input type="checkbox"/> Owners <input type="checkbox"/> Lenders <input type="checkbox"/> Std <input type="checkbox"/> Extended <input type="checkbox"/> Guarantee <input type="checkbox"/> Other	Policy Form Year <input checked="" type="checkbox"/> 2021 <input type="checkbox"/> 2006 <input type="checkbox"/> 1992 <input type="checkbox"/> 1970/84 <input type="checkbox"/> Other	Endorsements <table border="1"> <tr> <th>Policy 1 2 3</th> <th>Type</th> <th>Form No.</th> </tr> <tr> <td><input type="checkbox"/></td> <td>Access physically open to street</td> <td></td> </tr> <tr> <td><input type="checkbox"/></td> <td>Address/Improv. Type</td> <td></td> </tr> <tr> <td><input type="checkbox"/></td> <td>Comprehensive/REM</td> <td></td> </tr> <tr> <td><input type="checkbox"/></td> <td>Contiguity</td> <td></td> </tr> <tr> <td><input type="checkbox"/></td> <td>Doing Business</td> <td></td> </tr> <tr> <td><input type="checkbox"/></td> <td>Encroachment</td> <td></td> </tr> <tr> <td><input type="checkbox"/></td> <td>Improvements Remain</td> <td></td> </tr> <tr> <td><input type="checkbox"/></td> <td>Environmental lien</td> <td></td> </tr> </table>	Policy 1 2 3	Type	Form No.	<input type="checkbox"/>	Access physically open to street		<input type="checkbox"/>	Address/Improv. Type		<input type="checkbox"/>	Comprehensive/REM		<input type="checkbox"/>	Contiguity		<input type="checkbox"/>	Doing Business		<input type="checkbox"/>	Encroachment		<input type="checkbox"/>	Improvements Remain		<input type="checkbox"/>	Environmental lien				
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	Named Insured		Report Attached <input type="checkbox"/> Preliminary Report <input type="checkbox"/> Title Commitment <input type="checkbox"/> Will Submit Later	Policy Amount \$																													
ADDITIONAL INFORMATION																																	

Affected item(s):
Overlimit Policy Authorization Form
Overlimit Policy Authorization Form - Revised

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MY SCREENS

Title Insurance Premiums Screen

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

All **Title Insurance Premiums** screens have been modified to include the **Commitment Charges Summary**, **Hold Open Charge Split** and **Second Half Hold Open Completion Information** sections. Click the more/less bar to view the corresponding fields.

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

- > **CO-Escrow**
- > **CO-Escrow-FNT**

⏪
⏩
Title Insurance Premiums

Buyers: _____
Sellers: _____

Use Negotiated Premium Request NRC Comparison

Commitment Charges Summary
▼

Hold Open Charge Split
▼

Second Half Hold Open Completion Information
▼

Surcharge Owner's Policy and Percentages
▼

Surcharge - Seller Pay %:

 %

Owners Policy - Seller Pay %:

 %

Title Insurance Premiums (1)
▲

+
-
Default Splits Disclosures

Loan	Underwriter	Commitment	Policy	Title Insurance Premium
1		XHS6001586	OP: XHS6001586 LP: XHS6001586	OP: \$0.00 LP: \$0.00

Title Insurance Premium Selection

State: ▼

Zone / Area: ▼

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REPORTS

Title

<i>Commitment/Policy Status (CO)</i>			
New/Mod Change	Requested By Co Title Group	Incident No.	TFS No. 755032
Updated parameters and report logic for new custom fields.			
Affected item(s): Commitment/Policy Status (CO)			

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Corporate Transaction Form			
New/Mod Change	Requested By	Incident No.	TFS No.
	HTC CO/Kristin Hocker		757693
Updated formatting for Heritage Title CO.			
Affected item(s): Transaction Form			

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HOPC Report			
New/Mod Change	Requested By	Incident No.	TFS No.
	Config		759140
Added "County" column.			
Affected item(s): HOPC Report			

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GEORGIA

INTEGRATIONS

<i>Rate Validation Tool</i>			
New/Mod Mod	Requested By Brad Bivens	FootPrints No.	DEVOPS No.
Support for Rate Services specification changes (Charges vs. Ancillary) have been made.			

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HAWAII

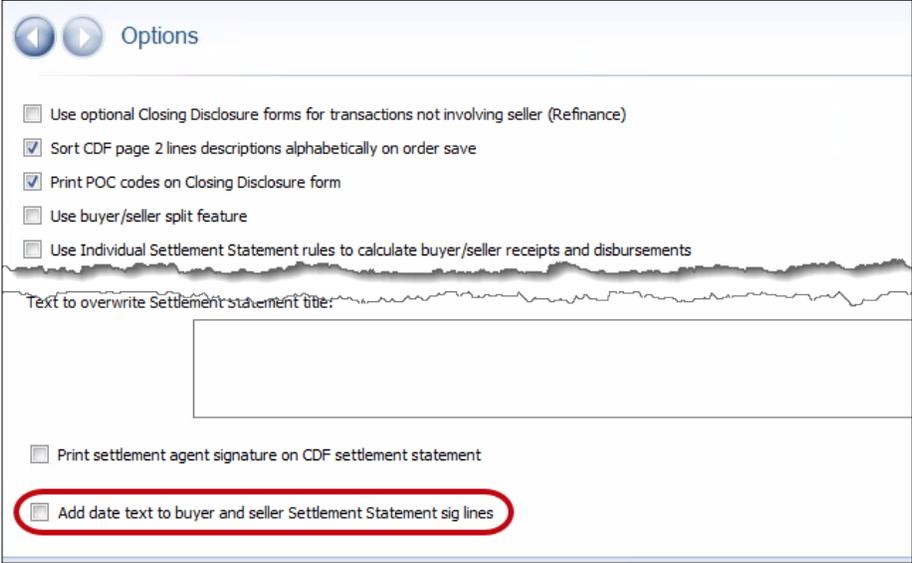
DOCUMENTS

Escrow

<i>Recording and Policy Instructions (new)</i>																		
New/Mod Change	Requested By FT HI	Incident No.	TFS No. 757213															
Added conveyance tax to the recording charges.																		
<table border="1"> <thead> <tr> <th colspan="2">RECORDING CHARGES AND CONVEYANCE TAX</th> <th style="text-align: right;"><u>Charge</u></th> </tr> </thead> <tbody> <tr> <td>Recording Fees – Deed</td> <td></td> <td style="text-align: right;">\$ 25.00</td> </tr> <tr> <td>Recording Fees – Mortgage/Deed of Trust</td> <td></td> <td style="text-align: right;">\$ 55.00</td> </tr> <tr> <td>Conveyance Tax – Deed</td> <td></td> <td style="text-align: right;">\$ 10.00</td> </tr> <tr> <td>Conveyance Tax – Mortgage/Deed of Trust</td> <td></td> <td style="text-align: right;">\$ 15.00</td> </tr> </tbody> </table> <p style="text-align: center;">POLICY INSTRUCTIONS</p>				RECORDING CHARGES AND CONVEYANCE TAX		<u>Charge</u>	Recording Fees – Deed		\$ 25.00	Recording Fees – Mortgage/Deed of Trust		\$ 55.00	Conveyance Tax – Deed		\$ 10.00	Conveyance Tax – Mortgage/Deed of Trust		\$ 15.00
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Conveyance Tax – Deed		\$ 10.00																
Conveyance Tax – Mortgage/Deed of Trust		\$ 15.00																
Affected item(s): Recording and Policy Instructions (new)																		

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MY SCREENS

<i>Options Screen</i>			
New/Mod	Requested By	Incident No.	TFS No.
Mod	Penny Hoskins		
<p>The Options screen has been modified to include a new check box for Add date text to buyer and seller Settlement Statement sig lines option.</p> <p>This change is visible when one of the following My Screens is selected:</p> <ul style="list-style-type: none"> > HI All Screens > HI Commercial > HI Escrow Screens 			
 <p>The screenshot shows the 'Options' screen with several checkboxes. The checkbox 'Add date text to buyer and seller Settlement Statement sig lines' is highlighted with a red circle. Other visible options include 'Use optional Closing Disclosure forms for transactions not involving seller (Refinance)', 'Sort CDF page 2 lines descriptions alphabetically on order save', 'Print POC codes on Closing Disclosure form', 'Use buyer/seller split feature', and 'Use Individual Settlement Statement rules to calculate buyer/seller receipts and disbursements'. There is also a text input field for 'Text to overwrite Settlement statement title:' and a checkbox for 'Print settlement agent signature on CDF settlement statement'.</p>			

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IDAHO

DOCUMENTS

Escrow

<i>El - Purchase and Sale (EIS)</i>			
New/Mod Change	Requested By FT ID	Incident No.	TFS No. 757225
Added language for Negotiated Escrow Fee.			
<div style="border: 1px solid black; padding: 10px;"> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <input checked="" type="checkbox"/> Is closing fee being negotiated? </div> <p>ADDITIONAL PROVISIONS</p> <div style="border: 2px solid red; padding: 5px;"> <p>NEGOTIATED ESCROW FEE: Escrow Holder's escrow fee rate filed with the Idaho Department of Insurance for a transaction with a purchase price of Five Hundred Five Thousand And No/100 Dollars (\$505,000.00) is One Thousand Seven Hundred Sixty-Seven And 50/100 Dollars (\$1,767.50). An escrow fee exceeding One Thousand Three Hundred And No/100 Dollars (\$1,300.00) 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>Escrow Holder has agreed to negotiate its escrow fee to _____ Dollars (\$_____). Buyer and Seller agree to pay the same as follows: Buyer shall be responsible for _____ Dollars (\$_____), and Seller shall be responsible for _____ Dollars (\$_____).</p> </div> </div>			
<p>Affected item(s): El - Purchase and Sale (EIS)</p>			

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<i>Seller Closing Disclosure Form (CDF)</i>			
New/Mod Change	Requested By NW IT	Incident No.	TFS No. 760213
Update to show the issued date to pull from the "Date Issued" field on page 1.			
<p>Affected item(s): Seller Closing Disclosure Form (CDF) Seller Closing Disclosure Form (CDF)</p>			

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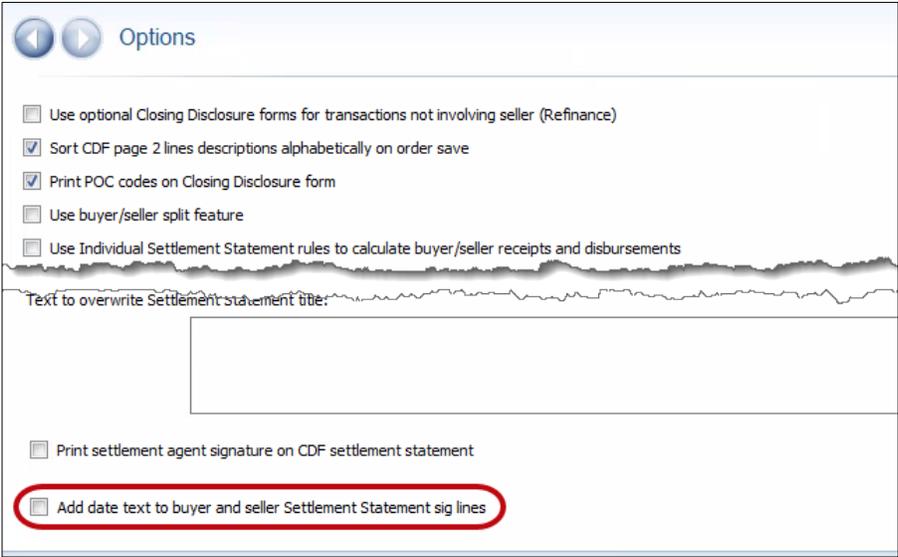
MY SCREENS

<i>Options Screen</i>			
New/Mod	Requested By	Incident No.	TFS No.
Mod	Penny Hoskins		

The **Options** screen has been modified to include a new check box for **Add date text to buyer and seller Settlement Statement sig lines** option.

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

- > **IDMT All Screens**
- > **IDMT Commercial**
- > **IDMT Escrow Screens**



The screenshot shows the 'Options' screen with several checkboxes. The checkbox 'Add date text to buyer and seller Settlement Statement sig lines' is highlighted with a red circle. Other visible options include 'Sort CDF page 2 lines descriptions alphabetically on order save', 'Print POC codes on Closing Disclosure form', and 'Use Individual Settlement Statement rules to calculate buyer/seller receipts and disbursements'.

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ILLINOIS

REPORTS

Transactions History			
New/Mod Change	Requested By FNF Support/IL	Incident No.	TFS No. 755107
Fixed receipt amount total formatting.			
Affected item(s): Transactions History			

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Transactions History			
New/Mod Fix	Requested By IL/Melissa Delapp	Incident No.	TFS No. 759960
Decreased font size to 7 for all total amounts.			
Affected item(s): Transactions History			

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INDIANA

DOCUMENTS

Escrow

Affidavit (Survivorship)			
New/Mod Change	Requested By CT IN	Incident No.	TFS No. 760221
Updated "tenants by the entireties" to instead read "husband and wife".			
Affected item(s): Affidavit (Survivorship)			

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Post Closing Document Delivery			
New/Mod New	Requested By FNT IN	Incident No.	TFS No. 759669
New document. Please render to view in full.			
<div style="border: 1px solid black; padding: 10px;">  Fidelity National Title POST CLOSING DOCUMENT DELIVERY <p>File No.: MS CD Test IN-JDK Buyer(s): Brian T. Buyer and Brenda T. Buyer Property: 100 Property Street, Unit 100A, Columbus, IN 47201</p> <p>In our continuing efforts to reduce our carbon footprint, we are asking for your help and support when it involves the distribution of post-closing documents.</p> <p><input type="checkbox"/> If you would like to receive your recorded deed by email please check this box.</p> <p><input type="checkbox"/> If you would like to receive your deed by standard mail please check this box.</p> <p><input type="checkbox"/> If your title policy was not provided to you at closing and will be created after closing, please check this box if you would like to receive your title policy by email.</p> <p><input type="checkbox"/> If your title policy was not provided to you at closing and will be created after closing, please check this box if you would like to receive your title policy by standard mail.</p> <p>IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.</p> <p>Dated: 30th day of March, 2023</p> <p>_____ Date Brian T. Buyer</p> <p>_____ Date Brenda T. Buyer</p> <p>Address: _____</p> <p>Phone: _____ Fax: _____</p> <p>Email: _____</p> </div>			
Affected item(s): IND1362.doc - Post Closing Document Delivery (New)			

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MAINE

DOCUMENTS

Escrow

<i>REW Forms 2023 (6)</i>			
New/Mod Change	Requested By ME	Incident No.	TFS No. 757783
Updated to reflect the 2023 versions.			
<u>Affected item(s):</u> Form REW-1-1040 Form REW-1-1040 (Instructions) Form REW-1-1041 Form REW-1-1041 (Instructions) Form REW-1-1120 Form REW-1-1120 (Instructions)			

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MICHIGAN

DOCUMENTS

Escrow

<i>FRS Premium and Closing Fee Breakdown</i>			
New/Mod Change	Requested By FT MI	Incident No.	TFS No. 759667
Revised to look to Line Descriptions and not specific Line Numbers.			
<u>Affected item(s):</u> FRS Premium and Closing Fee Breakdown			

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MONTANA

DOCUMENTS

Escrow

<i>Seller Closing Disclosure Form (CDF)</i>			
New/Mod Change	Requested By NW IT	Incident No.	TFS No. 760213
Update to show the issued date to pull from the "Date Issued" field on page 1.			
<u>Affected item(s):</u> Seller Closing Disclosure Form (CDF) Seller Closing Disclosure Form (CDF)			

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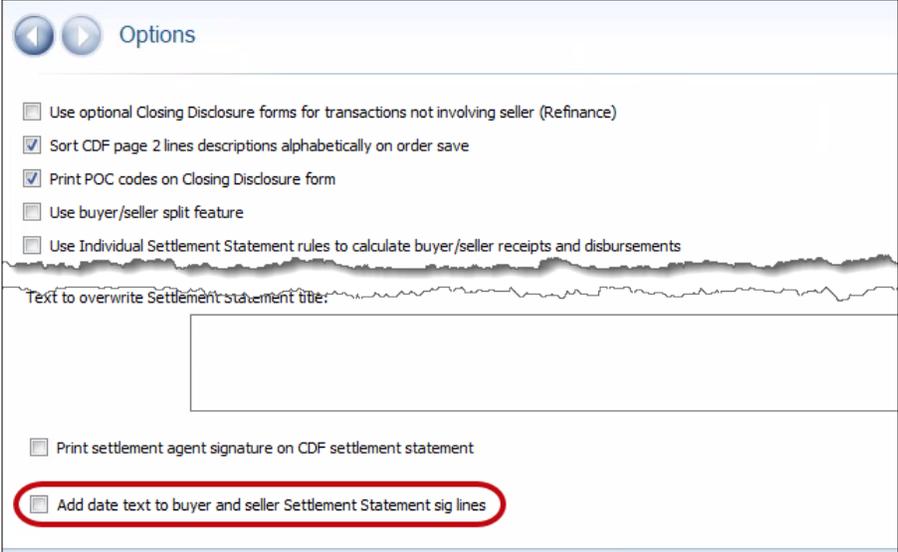


Title

<i>Policies to pull from Policy legal field instead of Commitment legal field</i>			
New/Mod Change	Requested By Sylvia Vila	Incident No.	TFS No. 757111
Updated the legal description to pull from the Policy legal description instead of the Commitment legal description field for Montana operations.			
Affected item(s): ALTA Homeowner's Policy of Title Insurance 2013 (MT) ALTA Loan Policy 2006 (MT) ALTA Loan Policy 2021 (MT) ALTA Owner's Policy 2006 (MT) ALTA Owner's Policy 2021 (MT)			

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MY SCREENS

<i>Options Screen</i>			
New/Mod	Requested By	Incident No.	TFS No.
Mod	Penny Hoskins		
<p>The Options screen has been modified to include a new check box for Add date text to buyer and seller Settlement Statement sig lines option.</p> <p>This change is visible when one of the following My Screens is selected:</p> <ul style="list-style-type: none"> > IDMT All Screens > IDMT Commercial > IDMT Escrow Screens > MT All Screens > MT Escrow Screens 			
			

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NEVADA

DOCUMENTS

Escrow

<i>WireSafe Fraud Alert (International)</i>			
New/Mod Change	Requested By FT NV	Incident No. INC230068513	TFS No. 757779
Updated SWIFT CODE for FT/FLAV account.			
Affected item(s): WireSafe Fraud Alert (International - esign) WireSafe Fraud Alert (International)			

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NEW MEXICO

DOCUMENTS

Escrow

<i>Affidavit (Spouses as to Sole and Separate Property)</i>			
New/Mod New	Requested By FT NM	Incident No. INC230101972	TFS No. 759655
New documents. Please render to view in full.			
<p>AFFIDAVIT OF SPOUSES AS TO SOLE AND SEPARATE PROPERTY</p> <p>To: Escrow Office Name ("Agent") Underwriter Name ("Underwriter")</p> <p>RE: Samuel S. Seller and Samantha S. Seller, as spouses Escrow No.: JM CD Test 2023-MGS Property Address: 100 Property Avenue, Property City, NM 55555 Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF</p> <p>We, Samuel S. Seller and Samantha S. Seller, being first duly sworn upon our oath, state as follows:</p> <ol style="list-style-type: none"> 1. We have prepared this Affidavit to induce Agent to close and Underwriter to insure description of transaction goes here. 2. We are spouses and on or about February 1, 2020 we entered into the sole and separate property agreement attached to this Affidavit as Exhibit "B". [make sure to attach a copy of the sole and separate property agreement] 3. Pursuant to that sole and separate property agreement Samantha S. Seller relinquished all of his/her right, title and interest in the Property. Samantha S. Seller hereby represents and warrant to Agent and Insurer that at the time Samantha S. Seller entered into the sole and separate property agreement, he/she agreed that whatever consideration he/she received from his/her spouse for relinquishment of his/her rights in the Property was sufficient; that his/her spouse disclosed to Samantha S. Seller the value and extent of the interest that he/she relinquished and that Samantha S. Seller understood the value and extent; and that he/she had competent and independent advice in connection with relinquishing his/her rights in the Property. 4. We have always intended to treat the Property as the sole and separate property of Samuel S. Seller and we have taken no action contrary to that intent, and by this Affidavit we confirm our continuing intent for the Property to be the sole and separate property of Samuel S. Seller. 			
<p>Affected item(s): NMD1192.doc - Affidavit (Spouses as to Sole and Separate Property) (New)</p>			

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<i>Affidavit (Transfer of Homestead to Surviving Spouse)</i>			
New/Mod New	Requested By FT NM	Incident No. INC230101972	TFS No. 759655
New documents. Please render to view in full.			
<p>AFFIDAVIT OF TRANSFER OF HOMESTEAD TO SURVIVING SPOUSE PURSUANT TO NMSA SECTION 45-3-1205</p>			
STATE OF _____		Es crow No.: JM CD Test 2023-MGS	
COUNTY OF _____			
The undersigned, Bryan B. Buyer , (name of surviving spouse, hereinafter "affiant") being first duly sworn, deposes and says that:			
<ol style="list-style-type: none"> 1. Six (6) months have elapsed since the death of _____ (name of deceased spouse, hereinafter "decedent") as shown on the death certificate. 2. At the time of death of the decedent, affiant and decedent were married and owned their homestead described as: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF 3. A copy of the deed with the legal description of the homestead is attached hereto. 4. But for the homestead, the decedent's estate is not subject to any judicial probate proceedings in district court or probate court. 5. No application or petition for appointment of a personal representative or for admittance of a will to probate is pending or has been granted in any jurisdiction. 			
Affected item(s):			
NMD1191.doc - Affidavit (Transfer of Homestead to Surviving Spouse) (New)			

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NEW YORK

REPORTS

Escrow/Title

<i>Fees By {Selection}</i>			
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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NORTH CAROLINA

REPORTS

Escrow

<i>Ledger Reminders</i>			
New/Mod Change	Requested By NC CT Escrow Admin	Incident No.	TFS No. 757526
Added checkbox parameter to include Ledger Notes.			
<u>Affected item(s):</u> Ledger Reminders			

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OHIO

DOCUMENTS

Escrow

<i>Agreement (Escrow - Point of Sale)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	CT OH	INC230100367	757775
Updated item #4.			
<div style="border: 1px solid black; padding: 5px;"> <p>4. Escrow Fee: Chicago Title Insurance Company shall receive an initial fee of One Hundred And No/100 Dollars (\$150.00) at the time this escrow is established. Commencing on the one-year anniversary of this escrow, Chicago Title Insurance Company shall receive an additional fee of Fifty And No/100 Dollars (\$50.00) for each year, or fraction thereof, that this escrow agreement continues until such time the agreement is terminated. The initial fee shall be collected at the time the funds are deposited with Chicago Title Insurance Company. The annual fees shall be billed to Stephen T. Seller and Stephanie T. Seller. If said fees are not billed or paid on an annual basis, the fees shall be collected at the time the funds are disbursed and this agreement is terminated, and may be deducted from any remaining balance in escrow.</p> </div>			
Affected item(s): Agreement (Escrow - Point of Sale)			

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<i>Agreement (Escrow)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	CT OH	INC230100367	757772
Updated item #4.			
<div style="border: 1px solid black; padding: 5px;"> <p>4. Escrow Fee: Chicago Title Insurance Company shall receive an initial fee of One Hundred And No/100 Dollars (\$150.00) at the time this escrow is established. Commencing on the one-year anniversary of this escrow, Chicago Title Insurance Company shall receive an additional fee of Fifty And No/100 Dollars (\$50.00) for each year, or fraction thereof, that this escrow agreement continues until such time the agreement is terminated. The initial fee shall be collected at the time the funds are deposited with Chicago Title Insurance Company. The annual fees shall be billed to Stephen T. Seller and Stephanie T. Seller. If said fees are not billed or paid on an annual basis, the fees shall be collected at the time the funds are disbursed and this agreement is terminated, and may be deducted from any remaining balance in escrow.</p> </div>			
Affected item(s): Agreement (Escrow)			

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<i>Escrow for Mechanics Lien</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	OH		753430
Removed the jurat and added a new paragraph.			
<div style="border: 1px solid black; padding: 10px;"> <p>7. Title Insurance Company shall receive an initial fee of One Hundred And No/100 Dollars (\$150.00) at the time this escrow is established. Commencing on the one-year anniversary of this escrow, Title Insurance Company shall receive an additional fee of Fifty And No/100 Dollars (\$50.00) for each year, or fraction thereof, that this escrow agreement continues until such time the agreement is terminated. The initial fee shall be collected at the time the funds are deposited with Title Insurance Company. The annual fees shall be billed to Stephen T. Seller and Stephanie T. Seller. If said fees are not billed or paid on an annual basis, the fees shall be collected at the time the funds are disbursed and this agreement is terminated, and may be deducted from any remaining balance in escrow.</p> </div>			
Affected item(s):			
Escrow for Mechanics Lien			

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<i>File Cover CTT</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	CT OH		760139
Removed CDF date and added title curative section.			
Affected item(s):			
File Cover CTT			

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INTEGRATIONS

<i>QuickBooks Invoice Export</i>			
New/Mod	Requested By	FootPrints No.	DEVOPS No.
New	Mary Matusik Justin Martin	v1.5.0.0	N/A
Installation of QuickBooks Invoice Export for joint venture operations only.			

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REPORTS

Orders by {Selection}			
New/Mod Change	Requested By CT OH	Incident No.	TFS No. 757541
Added logic to the Excel OH2 export to pull in the loan amount, regardless of the presence of Policy Codes.			
Affected item(s): Orders by {Selection}			

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OKLAHOMA

DOCUMENTS

Escrow

<i>Uniform Abstract Certificate (CCA)</i>			
New/Mod Change	Requested By CT OK	Incident No.	TFS No. 760223
Updated the OAB number for Logan County properties.			
<u>Affected item(s):</u> Uniform Abstract Certificate (CCA)			

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OREGON

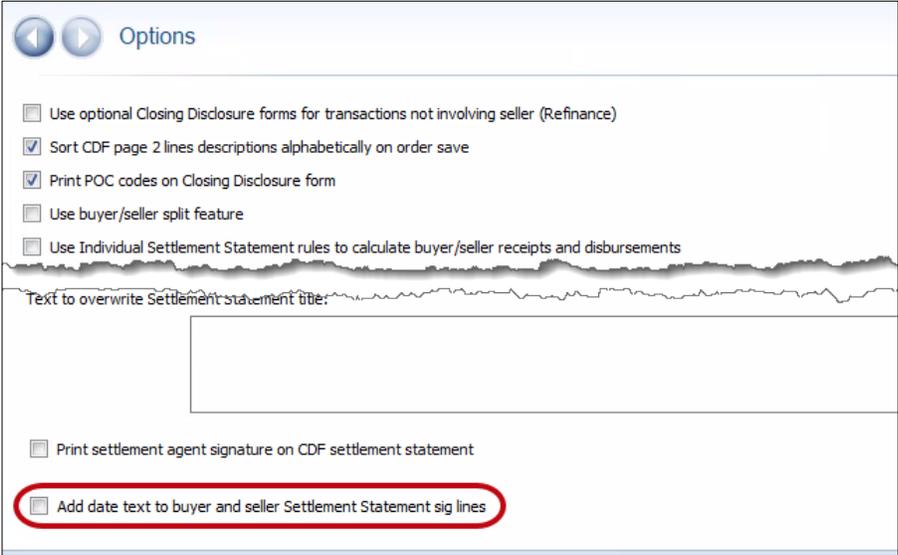
DOCUMENTS

Escrow

<i>Seller Closing Disclosure Form (CDF)</i>			
New/Mod Change	Requested By NW IT	Incident No.	TFS No. 760213
Update to show the issued date to pull from the "Date Issued" field on page 1.			
<u>Affected item(s):</u> Seller Closing Disclosure Form (CDF) Seller Closing Disclosure Form (CDF)			

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MY SCREENS

<i>Options Screen</i>			
New/Mod	Requested By	Incident No.	TFS No.
Mod	Penny Hoskins		
<p>The Options screen has been modified to include a new check box for Add date text to buyer and seller Settlement Statement sig lines option.</p> <p>This change is visible when one of the following My Screens is selected:</p> <ul style="list-style-type: none"> > Oregon All Screens > Oregon Escrow Screens > Oregon Commercial 			
			

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REPORTS

Opened/Closed Orders by {Selection}			
New/Mod Change	Requested By NW IT	Incident No.	TFS No. 750328
Added Branch, Escrow Officer/Closer, Additional Description option to group by parameter.			
<u>Affected item(s):</u> Opened/Closed Orders by {Selection}			

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RHODE ISLAND

DOCUMENTS

Escrow

<i>Disclosure Notice for Residential Real Estate Closings Handled by a Non-Attorney</i>			
New/Mod New	Requested By Novare	Incident No.	TFS No. 759664
New document, please render to view in full.			
 <p>DISCLOSURE NOTICE FOR RESIDENTIAL REAL ESTATE CLOSINGS HANDLED BY A NON-ATTORNEY</p> <p>Date: March 24, 2023 Loan No.: LN12345 Buyer(s): Bryan B. Buyer and Brenda B. Buyer Seller(s): Samuel S. Seller and Samantha S. Seller Property: 100 Property Avenue, Property City, RI 55555</p> <p>I, _____, am acting as the Closing Agent in this residential real estate transaction and I am required by law to disclose the following:</p> <ol style="list-style-type: none"> 1. I am NOT an attorney. 2. I do NOT represent the Buyer. 3. I do NOT represent the Seller. 4. I represent Escrow Office Name in the context of this residential real estate closing. 5. I CAN NOT and WILL NOT give legal advice in connection with this residential real estate closing. 6. If the Buyer or Seller have any legal questions, they should suspend the closing and seek counsel from a Rhode Island attorney. <p>DO NOT SIGN THIS FORM UNLESS IT WAS THE FIRST DOCUMENT PROVIDED TO YOU AT THE CLOSING. DO NOT SIGN THIS FORM unless you understand the above warnings.</p>			
Affected item(s): RID1020.doc - Disclosure Notice for Residential Real Estate Closings Handled by a Non-Attorney (New)			

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INTEGRATIONS

<i>Rate Validation Tool</i>			
New/Mod Mod	Requested By Brad Bivens	FootPrints No.	DEVOPS No.
Support for Rate Services specification changes (Charges vs. Ancillary) have been made.			

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TEXAS

DOCUMENTS

Escrow

<i>Notice to Purchasers Concerning Real Property Taxes</i>			
New/Mod Change	Requested By Elise Kitchens	Incident No.	TFS No. 760227
Updated language in item 3.			
<u>Affected item(s):</u> Notice to Purchasers Concerning Real Property Taxes			

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VIRGINIA

DOCUMENTS

Escrow

<i>Escrow Agreement</i>			
New/Mod Change	Requested By DC NCS	Incident No. INC230095401	TFS No. 757767
Removed address lines from the signature section.			
<u>Affected item(s):</u> Escrow Agreement			

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REPORTS

SVO Requested Products			
New/Mod	Requested By	Incident No.	TFS No.
New	SMS & Config		757366
New report for Strategic Market Services.			
<u>Affected item(s):</u> SSCORP5580.rpt - SVO Requested Products (New)			

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WASHINGTON

DOCUMENTS

Escrow

Deed of Trusts (4)			
New/Mod Change	Requested By WA	Incident No.	TFS No. 757207
Removed the "IN WITNESS..." statement and adjusted the Lender signature section			
<p align="center">REQUEST FOR FULL RECONVEYANCE <i>Do not record. To be used only when note has been paid.</i></p> <p>TO: TRUSTEE</p> <p>The undersigned is the legal owner and holder of the note and all other indebtedness secured by the within Deed of Trust. Said note, together with all other indebtedness secured by said Deed of Trust, has been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel said note above mentioned, and all other evidences of indebtedness secured by said Deed of Trust delivered to you herewith, together with the said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you thereunder.</p> <p>Lender Bank & Trust</p> <p>By: _____ Signature _____ Date _____ Its: _____ Print Name _____ _____ Print Title _____</p>		<p>Signature format will now be based on the selection from this new custom field prompt and the Name setup on the Lender Contact screen</p> <p>Field Prompt Deed of Trust (LPB 22) Loan Loan Security Instrument Who is signing the TRUSTEE portion? entity with one individual entity with one individual one individual two individuals <input type="checkbox"/> Skip remaining prompts</p> <p>Lender Lookup code: LNR111 Name: Lender Bank & Trust</p>	
<p>with the said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you thereunder.</p> <p>Linda T. Lender _____ Date _____</p>		<p>Who is signing the TRUSTEE portion? one individual entity with one individual one individual two individuals</p> <p>Lender Lookup code: LNR111 Name: Linda T. Lender</p>	
<p>with the said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you thereunder.</p> <p>Linda T. Lender _____ Date _____ Larry T. Lender _____ Date _____</p>		<p>Who is signing the TRUSTEE portion? two individuals entity with one individual one individual two individuals</p> <p>Lender Lookup code: LNR111 Name: Linda T. Lender and Larry T. Lender</p> <p>insert "and" between both names</p>	
<p>Affected item(s): Deed of Trust (LPB 22) Deed of Trust (LPB 22) Letter Deed of Trust with Due on Sale and Due Date (LPB 22A) Deed of Trust with Due on Sale and Due Date (LPB 22A) Letter</p>			

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LPB Docs (5)			
New/Mod Change	Requested By Penny Hoskins	Incident No.	TFS No. 759658
If the date in the signature section is left blank, a blank line will render.			
<p>Affected item(s): Quit Claim Deed (LPB 12) Quit Claim Deed (LPB 12) Letter Statutory Warranty Deed (LPB 10) Statutory Warranty Deed (LPB 10) - NCS Statutory Warranty Deed (LPB 10) Letter</p>			

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<i>Seller Closing Disclosure Form (CDF)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	NW IT		760213
Update to show the issued date to pull from the "Date Issued" field on page 1.			
Affected item(s): Seller Closing Disclosure Form (CDF) Seller Closing Disclosure Form (CDF)			

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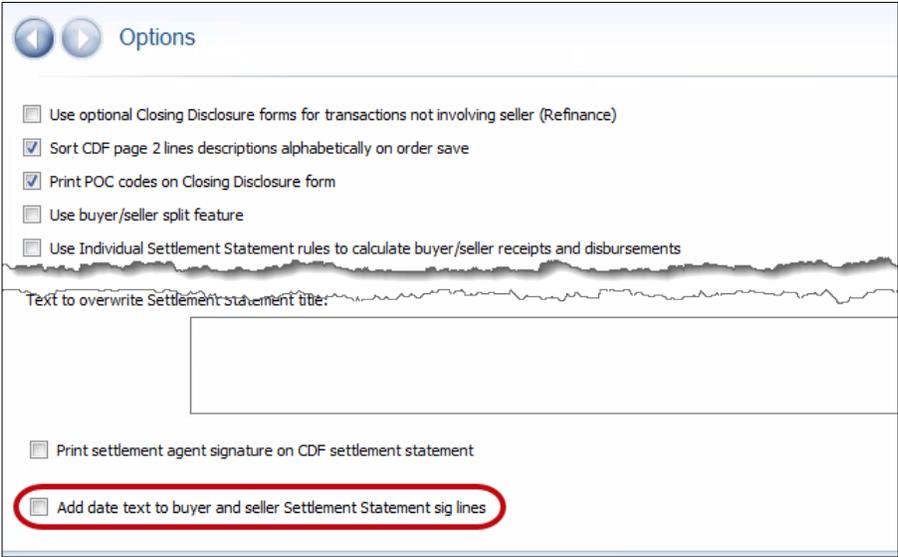
MY SCREENS

<i>Options Screen</i>			
New/Mod	Requested By	Incident No.	TFS No.
Mod	Penny Hoskins		

The **Options** screen has been modified to include a new check box for **Add date text to buyer and seller Settlement Statement sig lines** option.

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

- > **Washington Commercial Screens**
- > **Washington Escrow Screens**
- > **Washington Screen List**



The screenshot shows the 'Options' screen with several checkboxes. The checkbox 'Add date text to buyer and seller Settlement Statement sig lines' is highlighted with a red circle. Other visible options include 'Sort CDF page 2 lines descriptions alphabetically on order save', 'Print POC codes on Closing Disclosure form', and 'Use Individual Settlement Statement rules to calculate buyer/seller receipts and disbursements'.

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PHRASE(S)

<i>El Phrases</i>							
New/Mod Change	Requested By CT WA	Incident No.	TFS No. 760490				
New Phrase (duplicate of tax02, but references the Seller)n							
<table border="1"> <thead> <tr> <th>Code</th> <th>Name</th> </tr> </thead> <tbody> <tr> <td>tax12</td> <td>TAX EXEMPTION - SELLER</td> </tr> </tbody> </table> <p>TAX EXEMPTION: The parties herein are aware that the Real Property Taxes and assessed values are reduced under a Senior Citizen's Exemption. The assessed values and tax amounts will be increased upon the sale of the property, early vacancy or death of the taxpayer.</p> <p>Escrow Office Name shall not be held liable or responsible for additional taxes arising as a result of the termination of the current Senior Citizen's Exemption and adjustment of the assessed values.</p> <p>Escrow Office Name is instructed to holdback funds in the amount of Five Hundred And No/100 Dollars (\$500.00) from Seller until such time as the county removes the exemption and issues an additional tax bill. Upon receipt of the tax bill from the county, the parties agree to promptly forward it to Escrow Agent. Escrow Agent shall pay the tax bill from the holdback funds and refund any remaining funds to the Seller. In the event the additional tax bill is greater than the amount held in escrow, Seller agrees to immediately deposit the necessary funds in escrow to cover the shortage.</p> <p>_____ Buyer Buyer Seller Seller</p>				Code	Name	tax12	TAX EXEMPTION - SELLER
Code	Name						
tax12	TAX EXEMPTION - SELLER						
Revised Phrase to add initial lines.							
<table border="1"> <thead> <tr> <th>Code</th> <th>Name</th> </tr> </thead> <tbody> <tr> <td>tax08</td> <td>TAX EXEMPTION - NO HOLDBACK</td> </tr> </tbody> </table> <p>TAX EXEMPTION: The parties herein are aware that the Real Property Taxes and assessed values are reduced under a Senior Citizen's Exemption. The assessed values and tax amounts will be increased upon the sale of the property or death of the taxpayer.</p> <p>Escrow Office Name shall not be held liable or responsible for additional taxes arising as a result of the termination of the current Senior Citizen's Exemption and adjustment of the assessed values.</p> <p>_____ Buyer Buyer</p>				Code	Name	tax08	TAX EXEMPTION - NO HOLDBACK
Code	Name						
tax08	TAX EXEMPTION - NO HOLDBACK						

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REPORTS

Escrow

<i>Outstanding Checks</i>			
New/Mod Change	Requested By NW IT	Incident No.	TFS No. 753290
Added property state parameter.			
Affected item(s): Outstanding Checks			

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NOVARE NATIONAL SETTLEMENT SERVICES

DOCUMENTS

Escrow

<i>Escrow Instructions</i>			
New/Mod New	Requested By Novare	Incident No.	TFS No. 757893
New document, please render to view in full.			
		ESCROW INSTRUCTIONS	
Joseph D Kirby, Title Examiner Novare National Settlement Service 320 Commerce, Suite 150 Irvine, CA 92602 Phone: (714)352-4088 Fax: (888)111-4321		Date: March 27, 2023 Ref. No.: SettleRefNum33333 Title No.: TitleRefNum222 Escrow No.: MS CD Test CA Multi-JDK Property: 100 Property Street Northridge, CA 91324	
Regarding the above referenced escrow, by and between Buyer and Seller, concerning the sale and purchase of the above mentioned property, the following matters are amended:			
<input type="checkbox"/> Buyer Vesting to read as follows: _____ Signature hereto of _____ shall be deemed his/her/their approval and acceptance of all terms and conditions contained in the Purchase and Sale Agreement with Joint Escrow Instructions dated _____.			
<input type="checkbox"/> Purchase Price shall be: _____ Buyer and Seller further agree that the Transaction fee pursuant to Paragraph 1(C) of the Purchase and Sale Agreement with Joint Closing Instructions, by and between the Buyer and Seller, dated _____ shall be _____ Dollars (\$_____). The Purchase Price is separate and distinct from the Transaction Fee, and the Transaction Fee will be listed as a separate charge as noted on the Settlement Statement.			
All other terms and conditions remain the same.			
END OF INSTRUCTIONS			
Affected item(s): NOVD1228.doc - Escrow Instructions (New)			

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MY SCREENS

<i>Sub-Escrow Screens</i>			
New/Mod	Requested By	Incident No.	TFS No.
Mod/New			
<p>The following sections have been updated/added/removed:</p> <ul style="list-style-type: none"> > Added <ul style="list-style-type: none"> ▪ Sub-Escrow section – includes <ul style="list-style-type: none"> » Sub-Escrow screen » (New) Sub-Escrow Worksheet screen > Removed the following: <ul style="list-style-type: none"> » Billing > Sub-Escrow screen » Vendor Sites section » Client Portals section » Title Production Sites section <p>These changes are visible when the My Screens > Novare All Screens is selected.</p> <div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid gray; padding: 5px; width: 45%;"> <p>General</p> <p>Closing - Sale/REO</p> <p>Closing - Refinance</p> <p>Bid Coordination</p> <p>Commitment</p> <p>Billing</p> <p>Title Insurance Premiums</p> <p>Additional Title Charges/Revenue Sharing</p> <p>Endorsements</p> <p>Invoice Summary</p> <p>▶ Sub-Escrow</p> <p>Document Preparation</p> <p>Policy</p> <p>Vendor Sites</p> <p>Client Portals</p> <p>Title Production Sites</p> </div> <div style="border: 1px solid gray; padding: 5px; width: 45%;"> <p>General</p> <p>Closing - Sale/REO</p> <p>Closing - Refinance</p> <p>Bid Coordination</p> <p>Commitment</p> <p>Billing</p> <p>Title Insurance Premiums</p> <p>Additional Title Charges/Revenue Sharing</p> <p>Endorsements</p> <p>Invoice Summary</p> <p>Sub-Escrow</p> <p>Sub-Escrow</p> <p>SubEscrow Worksheet</p> <p>Document Preparation</p> <p>Policy</p> </div> </div>			

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REPORTS

Opened/Closed Order Export			
New/Mod Change	Requested By Novare	Incident No.	TFS No. 760283
Updated to remove WSOB logic and add actual order status.			
Affected item(s): Opened/Closed Order Export			

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Search Vendor Report			
New/Mod Change	Requested By Andrienna Rosales/Novare	Incident No.	TFS No. 757080
Added column Days between Order Due Date and Task Completed Date to report.			
Affected item(s): Search Vendor Report			

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NCS

DOCUMENTS

Escrow

<i>Affidavit (Relating to Matters Affecting Real Estate)</i>			
New/Mod New	Requested By NCS	Incident No. INC230097446	TFS No. 757770
New document, please render to view in full.			
<p>AFFIDAVIT RELATING TO MATTERS AFFECTING REAL ESTATE</p> <p>STATE OF _____ Order No.: MS CD Test CA Multi-JDK</p> <p>COUNTY OF _____</p> <p>The undersigned, Stella Seller, the Trustee of The Seller Family Revocable Trust dated October 25, 2000, being first duly sworn, deposes and says that the following statements are true and complete in every respect:</p> <ol style="list-style-type: none"> 1. The undersigned has personal knowledge of the facts stated herein, and is competent to testify concerning such facts if called to do so. 2. That a Memorandum of Lease dated February 28, 2023 by and between Steve Lee, and Billy Jones, was filed for record March 31, 2023 and recorded in Civil Division, Page 403. 3. The Lease is no longer in effect and the tenant has vacated the premises. 4. This Affidavit is being recorded to provide notice that the Lease has terminated and should no longer appear on the Public Record. <p style="text-align: center;">[remainder of page intentionally left blank]</p>			
Affected item(s): COMD1184.doc - Affidavit (Relating to Matters Affecting Real Estate) (New)			

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NCS - OHIO

INTEGRATIONS

<i>QuickBooks Invoice Export</i>			
New/Mod	Requested By	FootPrints No.	DEVOPS No.
New	Mary Matusik Justin Martin	v1.5.0.0	N/A
Installation of QuickBooks Invoice Export for joint venture operations only.			

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NCS - WASHINGTON

MY SCREENS

<i>Options Screen</i>			
New/Mod	Requested By	Incident No.	TFS No.
Mod	Penny Hoskins		
<p>The Options screen has been modified to include a new check box for Add date text to buyer and seller Settlement Statement sig lines option.</p> <p>This change is visible when one of the following My Screens is selected:</p> <ul style="list-style-type: none"> > Washington Escrow Screens <div style="border: 1px solid #ccc; padding: 10px; margin: 10px 0;"> <div style="border-bottom: 1px solid #ccc; padding-bottom: 5px;"> Options </div> <div style="padding: 5px 0;"> <p>Text to overwrite Settlement Statement title:</p> <div style="border: 1px solid #ccc; height: 30px; width: 100%;"></div> </div> <div style="padding: 5px 0;"> <p><input type="checkbox"/> Print settlement agent signature on CDF settlement statement</p> <p><input checked="" type="checkbox"/> Add date text to buyer and seller Settlement Statement sig lines</p> </div> </div>			

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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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