

SOFTPRO SELECT

April 2023
RELEASE NOTES



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

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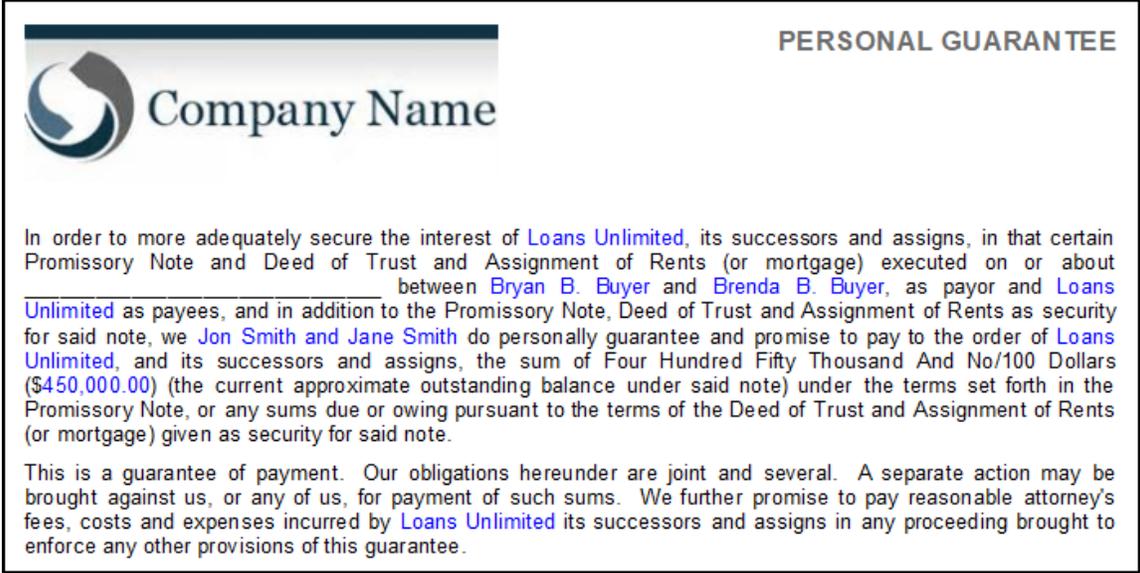
Escrow

| <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. | | | |
|  | | | |
| <p>Affected item(s): SSCORPD5833.doc - Escrow Closing Status (ECS) (New)</p> | | | |

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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> | | | |
| <p>Affected item(s): DOC_SSCORP5002_InHereReceipt</p> | | | |

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| <i>Personal Guarantee</i> | | | |
|---|--------------|--------------|---------|
| New/Mod | Requested By | Incident No. | TFS No. |
| Change | CT SoCal | | 753436 |
| New document. Please render to view in full. | | | |
| <div style="border: 1px solid black; padding: 10px;">  <p style="text-align: right;">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

| 2021 ALTA Commitments, Policies, Endorsements | | | |
|---|----------------------------------|--------------|-------------------|
| 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

| <i>Rate Validation Tool</i> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|--|-------------------------------------|------|-------------|------------|--------|--------------------|--|--|--|----------------|--|--|--|------------------|----------------------|--|----------------------|---------------|----------------------|--------------------|----------------------|---------------------|----------------------|-------------------|-------------------------------------|--------------------|---|--|--|
| New/Mod Mod | Requested By Brad Bivens | FootPrints No. | DEVOPS No. | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>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.</p> <div data-bbox="347 480 1321 1026" style="border: 1px solid gray; padding: 10px;"> <div style="border-bottom: 1px solid gray; padding-bottom: 5px;"> ◀ ▶ Title Insurance Premiums </div> <div style="border-bottom: 1px solid gray; padding-bottom: 5px;"> Title Insurance Premiums (1) </div> <div style="border-bottom: 1px solid gray; padding-bottom: 5px;"> + - Default Splits Disclosures </div> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Loan</th> <th style="width: 25%;">Underwriter</th> <th style="width: 25%;">Commitment</th> <th style="width: 25%;">Policy</th> </tr> </thead> <tbody> <tr> <td colspan="4" style="text-align: center; padding: 5px;">Loan Policy</td> </tr> <tr> <td>Policy number:</td> <td colspan="3"><input type="text" value="XFPBB220047TP"/></td> </tr> <tr> <td>Coverage amount:</td> <td><input type="text"/></td> <td>Prior policy adjustment:</td> <td><input type="text"/></td> </tr> <tr> <td>Seller pay %:</td> <td><input type="text"/></td> <td>Seller pay amount:</td> <td><input type="text"/></td> </tr> <tr> <td>Final loan premium:</td> <td><input type="text"/></td> <td>Transaction code:</td> <td><input type="text" value="5808"/> ▼</td> </tr> <tr> <td>Full loan premium:</td> <td colspan="3"><input style="border: 2px solid red;" type="text"/></td> </tr> </tbody> </table> </div> | | | | Loan | Underwriter | Commitment | Policy | Loan Policy | | | | Policy number: | <input type="text" value="XFPBB220047TP"/> | | | Coverage amount: | <input type="text"/> | Prior policy adjustment: | <input type="text"/> | Seller pay %: | <input type="text"/> | Seller pay amount: | <input type="text"/> | Final loan premium: | <input type="text"/> | Transaction code: | <input type="text" value="5808"/> ▼ | Full loan premium: | <input style="border: 2px solid red;" type="text"/> | | |
| Loan | Underwriter | Commitment | Policy | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Loan Policy | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Policy number: | <input type="text" value="XFPBB220047TP"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Coverage amount: | <input type="text"/> | Prior policy adjustment: | <input type="text"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Seller pay %: | <input type="text"/> | Seller pay amount: | <input type="text"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Final loan premium: | <input type="text"/> | Transaction code: | <input type="text" value="5808"/> ▼ | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Full loan premium: | <input style="border: 2px solid red;" type="text"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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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 | | | |

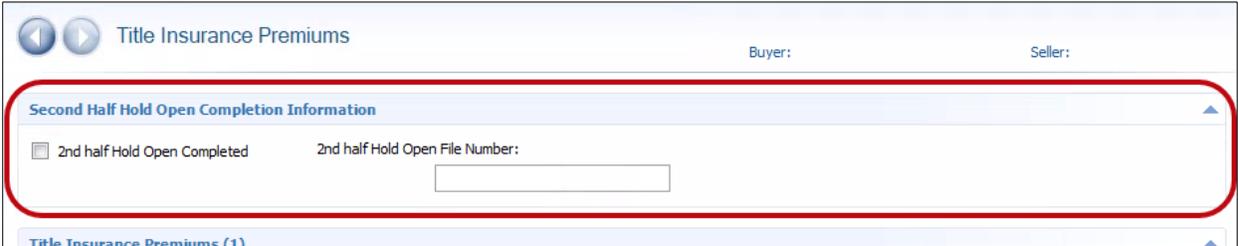
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| | | | |
|--|--|---------------------|--------------------------|
| Stale Dated Check Letter | | | |
| New/Mod Change | Requested By DSG/Maria Boral-Marinas | Incident No. | TFS No. 760006 |
| Removed Escrow Officer initials. | | | |
| Affected item(s):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

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ARIZONA

MY SCREENS

| <i>Title Insurance Premiums Screen</i> | | | |
|---|---------------|--------------|---------|
| New/Mod | Requested By | Incident No. | TFS No. |
| Mod | Karen Benelli | | |
| <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>Deeds - LA County unincorporated sweep</i> | | | | | | | | | | | | | | | | | | | |
| New/Mod Change | Requested By Jeannette Haines | Incident No. | TFS No. 760118 | | | | | | | | | | | | | | | | |
| For Los Angeles County only, updated property references to pull from the Property City field instead of the Street address's City due to the many unincorporated areas for this county. | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <tr> <td>Property address:</td> <td colspan="3">100 Property Avenue</td> </tr> <tr> <td>City:</td> <td>Sherman Oaks</td> <td>State:</td> <td>CA</td> </tr> <tr> <td>In the:</td> <td>County</td> <td>of</td> <td>Los Angeles</td> </tr> <tr> <td>In the:</td> <td>City</td> <td>of</td> <td>Los Angeles</td> </tr> </table> | | | | Property address: | 100 Property Avenue | | | City: | Sherman Oaks | State: | CA | In the: | County | of | Los Angeles | In the: | City | of | Los Angeles |
| Property address: | 100 Property Avenue | | | | | | | | | | | | | | | | | | |
| City: | Sherman Oaks | State: | CA | | | | | | | | | | | | | | | | |
| In the: | County | of | Los Angeles | | | | | | | | | | | | | | | | |
| In the: | City | of | Los Angeles | | | | | | | | | | | | | | | | |
| GRANT DEED | | | | | | | | | | | | | | | | | | | |
| The undersigned grantor(s) declare(s) | | | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> This transfer is exempt from the documentary transfer tax. <input checked="" type="checkbox"/> The documentary transfer tax is \$_____ and is computed on: <input type="checkbox"/> the full value of the interest or property conveyed. <input type="checkbox"/> the full value less the liens or encumbrances remaining thereon at the time of sale. | | | | | | | | | | | | | | | | | | | |
| The property is located in <input checked="" type="checkbox"/> the City of Los Angeles . | | | | | | | | | | | | | | | | | | | |
| FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Samuel S. Seller and Samantha S. Seller, as tenants in common | | | | | | | | | | | | | | | | | | | |
| hereby GRANT(S) to Bryan B. Buyer and Brenda B. Buyer, with joint tenancy | | | | | | | | | | | | | | | | | | | |
| the following described real property in the City of Los Angeles, County of Los Angeles, State of California: | | | | | | | | | | | | | | | | | | | |
| For APN/Parcel ID(s): 1111APN and 1112APN | | | | | | | | | | | | | | | | | | | |
| For Tax Map ID(s): 121212TM | | | | | | | | | | | | | | | | | | | |
| THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS: | | | | | | | | | | | | | | | | | | | |
| Property 1 Legal Description Property 1 Legal Description Property 1 Legal Description | | | | | | | | | | | | | | | | | | | |
| PROPERTY COMMONLY KNOWN AS: 100 Property Avenue, Sherman Oaks, CA 55555 | | | | | | | | | | | | | | | | | | | |

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| <i>Non-Title Spouse Changes to Deeds</i> | | | |
|---|--------------|--------------|---------|
| New/Mod Change | Requested By | Incident No. | TFS No. |
| | CA | | 753078 |
| New on screen dropdown for non-title spouse types added along with verbiage flowing to the deeds. | | | |
| Affected item(s): Grant Deed | | | |

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| <i>Recording Document Cover Pages (2)</i> | | | |
|---|---------------|--------------|---------|
| New/Mod Change | Requested By | Incident No. | TFS No. |
| | San Mateo, CA | | 761162 |
| Added escrow number back on for San Mateo County properties. | | | |
| Affected item(s): Recording Document Cover Page Recording Document Cover Page - Prompt | | | |

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

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Title

| | | | |
|--|--|---------------------|--------------------------|
| Attachment One | | | |
| New/Mod New | Requested By Form Filing/CA State Counsel | Incident No. | TFS No. 761036 |
| The document has been revised according to form filing and as directed by Underwriting effective April 14, 2023. The form now includes reference to the 2021 Owner's policies. (Loan policies are not included in the form.) The updated version will render for any prelim with an effective date of April 14, 2023 or later. | | | |

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MY SCREENS

County Taxes / Additional Taxes / Rent Schedule/Prorations Screens

| 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.

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Deed Screen

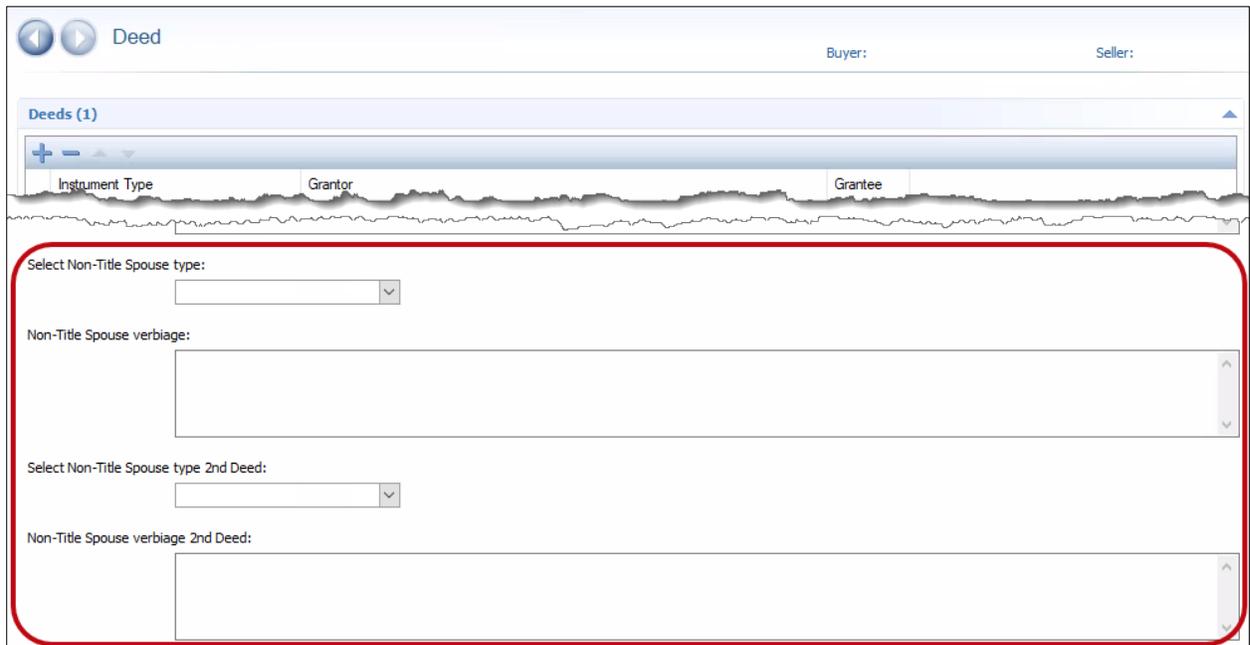
| | | | |
|-----------------------|---------------------------------------|---------------------|----------------|
| New/Mod Mod | Requested By Candy Gallegos | Incident No. | TFS No. |
|-----------------------|---------------------------------------|---------------------|----------------|

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, which are 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. |
|-----------------------|--------------------------------------|---------------------|----------------|

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 formatting tools (bold, italic, underline, text color, background color, bulleted list, numbered list, link, unlink, undo, redo, print, help).
- Countersignature Fields** section with:
 - Company name: [text input]
 - Signature image: [image placeholder] with buttons for 'Browse...', 'View Image...', and 'Clear Image...'.
 - By: [text input]
 - Title: [text input]

The left sidebar of the 'Policy - Schedule A' window shows a 'Countersignature' section that is partially visible and also highlighted with a red border.

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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, producing 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 |
|-----------------------|---------------------------------------|---------------------|--------------------------|

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 | Policy Form Year | Endorsements | | |
| | <input type="checkbox"/> Owners <input type="checkbox"/> Lenders <input type="checkbox"/> Std <input type="checkbox"/> Extended <input type="checkbox"/> Guarantee <input type="checkbox"/> Other | <input checked="" type="checkbox"/> 2021 <input type="checkbox"/> 2006 <input type="checkbox"/> 1992 <input type="checkbox"/> 1970/84 <input type="checkbox"/> Other | Policy 1 2 3 | Type Form No. | |
| | | Policy Amount \$ | <input type="checkbox"/> | Access physically open to street | |
| | Named Insured | Report Attached | <input type="checkbox"/> | Address/Improv. Type | |
| | | <input type="checkbox"/> Preliminary Report <input type="checkbox"/> Title Commitment <input type="checkbox"/> Will Submit Later | <input type="checkbox"/> | Comprehensive/REM | |
| | | | <input type="checkbox"/> | Contiguity | |
| | | | <input type="checkbox"/> | Doing Business | |
| | | | <input type="checkbox"/> | Encroachment, Improvements Remain | |
| | | | <input type="checkbox"/> | Environmental lien | |
| | P O L I C Y 2 | Policy Form Type | Policy Form Year | Endorsements | |
| | | <input type="checkbox"/> Owners <input type="checkbox"/> Lenders <input type="checkbox"/> Std <input type="checkbox"/> Extended <input type="checkbox"/> Guarantee <input type="checkbox"/> Other | <input checked="" type="checkbox"/> 2021 <input type="checkbox"/> 2006 <input type="checkbox"/> 1992 <input type="checkbox"/> 1970/84 <input type="checkbox"/> Other | <input type="checkbox"/> | Fairway |
| | | | Policy Amount \$ | <input type="checkbox"/> | First Loss |
| Named Insured | | Report Attached | <input type="checkbox"/> | Foundation | |
| | | <input type="checkbox"/> Preliminary Report <input type="checkbox"/> Title Commitment <input type="checkbox"/> Will Submit Later | <input type="checkbox"/> | Inflation | |
| | | | <input type="checkbox"/> | Interest rate Swap | |
| | | | <input type="checkbox"/> | Last Dollar | |
| | | | <input type="checkbox"/> | Mechanic's Lien | |
| | | | <input type="checkbox"/> | Navigational Servitude | |
| | | | <input type="checkbox"/> | Neg. Amortization | |
| P O L I C Y 3 | | Policy Form Type | Policy Form Year | Endorsements | |
| | | <input type="checkbox"/> Owners <input type="checkbox"/> Lenders <input type="checkbox"/> Std <input type="checkbox"/> Extended <input type="checkbox"/> Guarantee <input type="checkbox"/> Other | <input checked="" type="checkbox"/> 2021 <input type="checkbox"/> 2006 <input type="checkbox"/> 1992 <input type="checkbox"/> 1970/84 <input type="checkbox"/> Other | <input type="checkbox"/> | Non-Imputation |
| | | Policy Amount \$ | <input type="checkbox"/> | Revolving Credit | |
| | Named Insured | Report Attached | <input type="checkbox"/> | Separate Tax Parcel | |
| | | <input type="checkbox"/> Preliminary Report <input type="checkbox"/> Title Commitment <input type="checkbox"/> Will Submit Later | <input type="checkbox"/> | Shared Appreciation | |
| | | | <input type="checkbox"/> | Street Address | |
| | | | <input type="checkbox"/> | Subdivision Compliance | |
| | | | <input type="checkbox"/> | Surface Entry - Minerals | |
| | | | <input type="checkbox"/> | Surface Entry - Water | |
| | | | <input type="checkbox"/> | Survey | |
| | 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 | 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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| Revenue from Prior Quarters (HTC) | | | |
|--|--------------|--------------|---------|
| New/Mod Change | Requested By | Incident No. | TFS No. |
| | HTC CO | | 756372 |
| Updated formatting to make Select report match Impact version. | | | |
| Affected item(s): Revenue From Previous Quarters (HTC) | | | |

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DISTRICT OF COLUMBIA

DOCUMENTS

Escrow

Affidavit (Security)

| | | | |
|-----------------------|------------------------------|-------------------------------------|--------------------------|
| New/Mod New | Requested By FT DC | Incident No. INC230093189 | TFS No. 757215 |
|-----------------------|------------------------------|-------------------------------------|--------------------------|

New document. Please render to view in full.

| | | | | | | | |
|---|--|------------|-----|------|---------------|---------------|------------|
| <p>Government of the District of Columbia Office of Tax and Revenue Recorder of Deeds 1101 4th Street, SW Washington, DC 20024 Phone (202)727-5374</p> | <p style="text-align: center;">SECURITY AFFIDAVIT – CLASS 1</p> <table style="width: 100%; margin-bottom: 10px;"> <tr> <td style="text-align: center; border: 1px solid black; width: 33%;">25</td> <td style="text-align: center; border: 1px solid black; width: 33%;">500</td> <td style="text-align: center; border: 1px solid black; width: 33%;">3333</td> </tr> <tr> <td style="text-align: center;">Square</td> <td style="text-align: center;">Suffix</td> <td style="text-align: center;">Lot</td> </tr> </table> <p>I, (We) <u>Sam Seller and Sally Seller</u> the owner(s) of the real property described within certify, subject to criminal penalties for making false statements pursuant to section 22-2405 of the District of Columbia Official Code, that the real property described within is Class 1 Property, as that class of property is established pursuant to section 47-813, with 5 or fewer units:</p> <p style="text-align: right; margin-right: 150px;"> <input style="width: 150px; height: 20px;" type="text"/> <i>Signature</i> </p> <p style="text-align: right; margin-right: 150px;"> <input style="width: 150px; height: 20px;" type="text"/> <i>Signature</i> </p> <p>Subscribed to and sworn to before me this <input style="width: 30px;" type="text"/> day of <input style="width: 100px;" type="text"/>, 20<input style="width: 30px;" type="text"/>.</p> <p style="text-align: right; margin-right: 150px;"> <hr style="width: 150px; border: 0; border-top: 1px solid black;"/> <i>Notary Public</i> </p> <p style="text-align: right; margin-right: 150px;"> My Commission Expires: <input style="width: 100px; height: 20px;" type="text"/> <small>mmdyyyy</small> </p> | 25 | 500 | 3333 | Square | Suffix | Lot |
| 25 | 500 | 3333 | | | | | |
| Square | Suffix | Lot | | | | | |

Affected item(s):
DCD1041.doc - Affidavit (Security) (New)

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GEORGIA

DOCUMENTS

Title

| | | | |
|---|------------------------------------|---------------------|--------------------------|
| <i>SE 186 - Blank</i> | | | |
| New/Mod New | Requested By Form Filing | Incident No. | TFS No. 760791 |
| The SE 186 (Blank) endorsement is now available for issuance on properties in the state of Georgia. (Similar to existing SE 55 (Custom) endorsement.) | | | |

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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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HAWAII

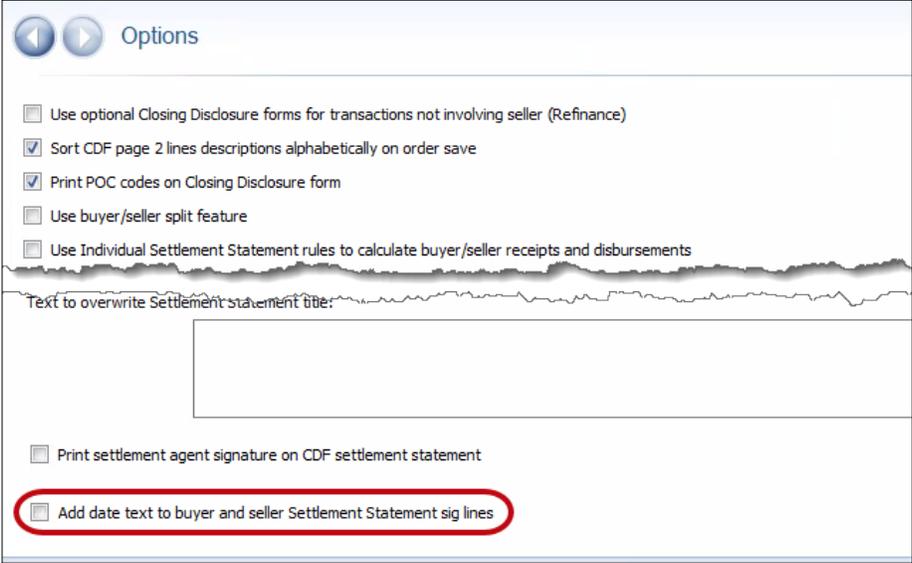
DOCUMENTS

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> | | | | 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 |
| 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 | | | | | | | | | | | | | | | | |
| POLICY INSTRUCTIONS | | | | | | | | | | | | | | | | | | |
| 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 circled in red. 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> | | | |
| Affected item(s): El - Purchase and Sale (EIS) | | | |

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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. | | | |
| Affected item(s): Seller Closing Disclosure Form (CDF) Seller Closing Disclosure Form (CDF) | | | |

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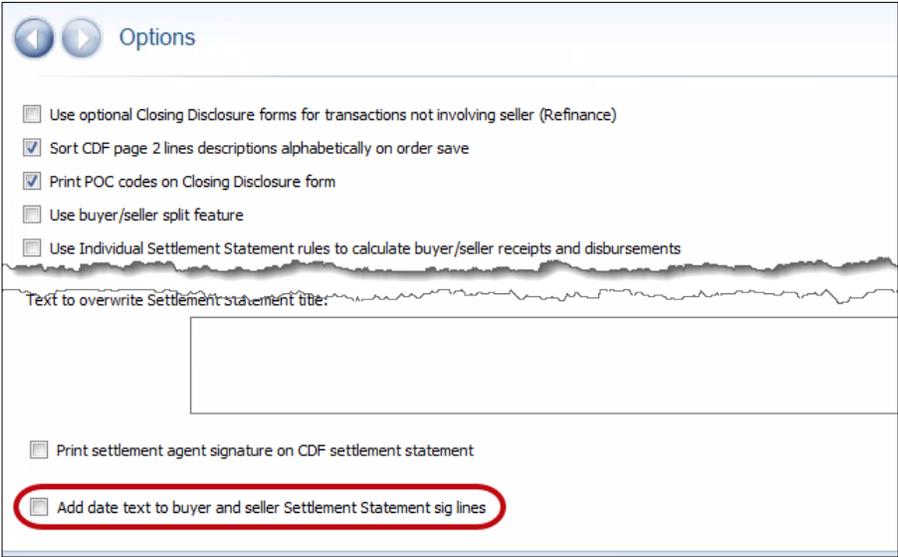
MY SCREENS

| <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:

- > **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: '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'.

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ILLINOIS

DOCUMENTS

Escrow

| | | | |
|---|-----------------------------------|---------------------|--------------------------|
| <i>Title Indemnity Agreement (TI-Water)</i> | | | |
| New/Mod Change | Requested By IL Counsel | Incident No. | TFS No. 757906 |
| Updated signature section for user to select signatory. | | | |
| <u>Affected item(s):</u> Title Indemnity Agreement (TI-Water) | | | |

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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> <ul style="list-style-type: none"> <input type="checkbox"/> If you would like to receive your recorded deed by email please check this box. <input type="checkbox"/> If you would like to receive your deed by standard mail please check this box. <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. <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>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> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border-bottom: 1px solid black; text-align: center;">Brian T. Buyer</td> <td style="width: 50%; border-bottom: 1px solid black; text-align: center;">Date</td> </tr> <tr> <td style="border-bottom: 1px solid black; text-align: center;">Brenda T. Buyer</td> <td style="border-bottom: 1px solid black; text-align: center;">Date</td> </tr> </table> <p style="text-align: right;">Address: _____ _____ Phone: _____ Fax: _____ Email: _____</p> </div> | | | | Brian T. Buyer | Date | Brenda T. Buyer | Date |
| Brian T. Buyer | Date | | | | | | |
| Brenda T. Buyer | Date | | | | | | |
| Affected item(s): IND1362.doc - Post Closing Document Delivery (New) | | | | | | | |

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KANSAS

DOCUMENTS

Escrow

| | | | |
|---|------------------------------|---|--------------------------|
| <i>Affidavit (Opendoor Owner's)</i> | | | |
| New/Mod New | Requested By CT KS | Incident No. | TFS No. 757760 |
| New document, please render to view in full. | | | |
| <p>OPENDOOR OWNER'S AFFIDAVIT</p> | | | |
| STATE OF _____ | | Escrow No.: MS CD Test OH-JDK | |
| COUNTY OF _____ | | Property: 100 Property Street, Unit 100A Topeka, KS 48201 | |
| I/We, the undersigned, under oath, state: | | | |
| 1. I/We have exclusive possession of the following described real property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF | | | |
| 2. There have been no repairs or alterations upon said real property during the preceding five (5) months if a Kansas property, or six (6) months if it is a Missouri property except: _____ | | | |
| 3. There are no unpaid bills for material or labor arising out of any repairs or alterations upon said property. | | | |
| 4. The improvements located on said real property are complete and no further labor or materials will be furnished, except: _____ | | | |
| 5. I/We Have no knowledge of any liens, judgments, taxes, or other monetary encumbrances which are liens on the subject property, with the exception of those listed in the above referenced title report dated: _____ | | | |
| 6. I/We have not been notified of any intent to assess the subject property by any city, county or state agency. | | | |
| Affected item(s): KSD1007.doc - Affidavit (Opendoor Owner's) (New) | | | |

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MAINE

DOCUMENTS

Escrow

| <i>REW Forms 2023 (6)</i> | | | |
|--|---------------------|---------------------|----------------|
| New/Mod Change | Requested By | Incident No. | TFS No. |
| | ME | | 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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MARYLAND

DOCUMENTS

Title

| | | | |
|---|------------------------------------|---------------------|--------------------------|
| <i>SE 529 - Unrecorded Lease</i> | | | |
| New/Mod New | Requested By Form Filing | Incident No. | TFS No. 760790 |
| The SE 529 (Unrecorded Lease) endorsement is now available for issuance on properties in the state of Maryland. | | | |

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MICHIGAN

DOCUMENTS

Escrow

| | | | |
|---|------------------------------|---------------------|--------------------------|
| <i>ABAs</i> | | | |
| New/Mod Change | Requested By CT MI | Incident No. | TFS No. 757227 |
| New and revised ABAs. | | | |
| Affected item(s): Master ABA Disclosure | | | |

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| | | | |
|---|------------------------------|---------------------|--------------------------|
| <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. | | | |
| Affected item(s): FRS Premium and Closing Fee Breakdown | | | |

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MONTANA

DOCUMENTS

Escrow

| Agreement (Construction Disbursement) | | | |
|--|--------------|--------------|---------|
| New/Mod | Requested By | Incident No. | TFS No. |
| New | FNT MT | | 757221 |
| New document. Please render to view in full. | | | |
|  CONSTRUCTION DISBURSEMENT AGREEMENT | | | |
| <p>Date: April 6, 2023 Escrow No.: MS CD Test OH-JDK Borrower(s): Brian T. Buyer and Brenda T. Buyer Seller(s): Stephen T. Seller and Stephanie T. Seller Property: 100 Property Street, Unit 100A, Billings, MT 48201</p> <p>THIS AGREEMENT, made and entered into this 29th day of April, 2022 by Brian T. Buyer and Brenda T. Buyer (hereinafter referred to as Buyer), Stephen T. Seller and Stephanie T. Seller (hereinafter referred to as Builder), and Fidelity National Title Insurance Company as Escrow Disbursement Agent, (hereinafter referred to as Fidelity National Title Insurance Company).</p> <p>WHEREAS, the Buyer has entered into a Purchase/Construction Agreement with the Builder, dated March 6, 2023 for the principal sum of Four Hundred Seventy-Five Thousand And No/100 Dollars (\$475,000.00) for construction of improvements by Builder as General Contractor on the following described real property, to wit:</p> <p style="text-align: center;">SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF</p> <p>The construction funds in the amount of Fifty Thousand And No/100 Dollars (\$50,000.00) shall be deposited with Fidelity National Title Insurance Company.</p> | | | |
| <p>Affected item(s): MTD0231.doc - Agreement (Construction Disbursement) (New)</p> | | | |

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| Seller Closing Disclosure Form (CDF) | | | |
|---|--------------|--------------|---------|
| New/Mod | Requested By | Incident No. | TFS No. |
| Change | NW IT | | 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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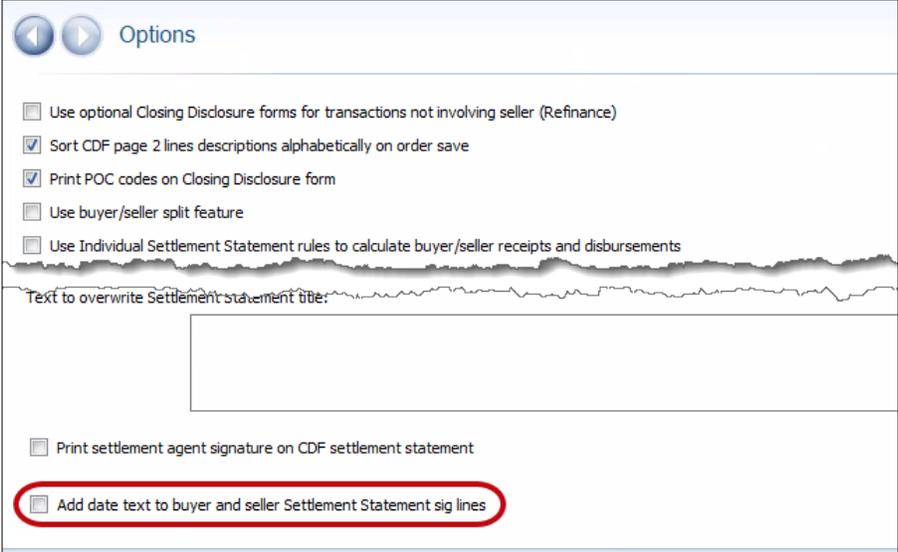


Title

| | | | |
|--|------------------------------------|---------------------|--------------------------|
| <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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Title

| | | | |
|--|------------------------------------|---------------------|--------------------------|
| Attachment One | | | |
| New/Mod New | Requested By Form Filing | Incident No. | TFS No. 761037 |
| <p>The document has been revised according to form filing effective April 19, 2023. The form now includes reference to the 2021 Owner's policies. (Loan policies are not included in the form.) The updated version will render for any prelim with an effective date of April 19, 2023 or later.</p> <p>Affected item(s): ALTA Commitment 2021 (NV) CLTA Preliminary Report Form 2006 (NV)</p> | | | |

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NEW JERSEY

DOCUMENTS

Escrow

| | | | |
|--|--|---------------------|--------------------------|
| <i>Letter (Rundown Result)</i> | | | |
| New/Mod Change | Requested By Siobon Humphrey | Incident No. | TFS No. 761210 |
| Added Custom Field for Patriot Search. | | | |
| <p>RUNDOWN RESULT LETTER</p> <p>ATTACHED TO AND FORMING A PART OF THE ABOVE ORDER NUMBER, WHICH IS HEREBY AMENDED AS FOLLOWS:</p> <p>SUBJECT TO THE MATTERS SET FORTH BELOW, THE EFFECTIVE DATE OF THE COMMITMENT IS AMENDED TO READ: APRIL 6, 2023</p> <p>PLEASE BE ADVISED THAT THE TITLE COMMITMENT HAS BEEN CONTINUED FROM ■ TO THE ABOVE DATE WITH THE FOLLOWING CHANGES AND RESULTS:</p> <p>COUNTY SEARCH: County Search Results</p> <p>UPPER COURT SEARCH: Upper Court Search Results</p> <p>PATRIOT SEARCH: Patriot Search Results</p> <p>MUNICIPAL DEPARTMENT SEARCH: UPDATED MUNICIPAL DEPARTMENT SEARCHES HAVE NOT BEEN ORDERED. FINAL VERIFICATION MUST BE OBTAINED DIRECTLY FROM THE APPROPRIATE MUNICIPAL DEPARTMENT PRIOR TO CLOSING.</p> | | | |
| Affected item(s): Letter (Rundown Result) | | | |

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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> <p>STATE OF _____ Es crow No.: JM CD Test 2023-MGS</p> <p>COUNTY OF _____</p> <p>The undersigned, Bryan B. Buyer, (name of surviving spouse, hereinafter "affiant") being first duly sworn, deposes and says that:</p> <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 Change | Requested By | Incident No. | TFS No. |
| | CT OH | INC230100367 | 757775 |
| Updated item #4. | | | |
| <p>4. <u>Escrow Fee</u>: 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> | | | |
| <p>Affected item(s): Agreement (Escrow - Point of Sale)</p> | | | |

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| <i>Agreement (Escrow)</i> | | | |
|--|--------------|--------------|---------|
| New/Mod Change | Requested By | Incident No. | TFS No. |
| | CT OH | INC230100367 | 757772 |
| Updated item #4. | | | |
| <p>4. <u>Escrow Fee</u>: 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> | | | |
| <p>Affected item(s): Agreement (Escrow)</p> | | | |

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| <i>DTE 100 - Real Property Conveyance Fee Statement Sale Verification - Cuyahoga</i> | | | |
|---|--------------|--------------|---------|
| New/Mod Change | Requested By | Incident No. | TFS No. |
| | CT OH | | 760176 |
| Updated to reflect the most recent version. | | | |
| <p>Affected item(s): DTE 100 - Real Property Conveyance Fee Statement Sale Verification - Cuyahoga</p> | | | |

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DTE 100EX - Statement of Reason for Exemption (Cuyahoga County)

| | | | |
|-----------------------|------------------------------|---------------------|--------------------------|
| New/Mod New | Requested By CT OH | Incident No. | TFS No. 760178 |
|-----------------------|------------------------------|---------------------|--------------------------|

New document, please render to view in full.

Cuyahoga County Fiscal Department - Real Property Transfers

Exemption Verification Questionnaire

Information in support of Exemption from Ohio State conveyance tax. (R.C. 319.54(G)(3))

OFFICE USE ONLY

Instrument #: _____

Trans. Date: _____

Verified by: _____

PLEASE PRINT CLEARLY OR TYPE ALL RESPONSES

Parcel Number: 2-1, 2-2 and 2-3 Prop Address: 1 Property State, Another City, OH 55555

Sale Date: April 21, 2023 Parcels in Transfer: 2-1, 2-2 and 2-3

Exemption Letter: _____

| | |
|---|---|
| <p>GRANTOR</p> <p>Name <u>Samuel S. Seller and Samantha S. Seller</u></p> <p>Address <u>1 Seller Crrnt Address</u></p> <p>City, State, Zip <u>Seller Crrnt City, OH 32852</u></p> <p>Phone <u>(407)222-3334</u></p> <p>Email <u>Seller1Email@email.com</u></p> | <p>GRANTEE</p> <p>Name <u>Bryan B. Buyer and Brenda B. Buyer</u></p> <p>Address <u>555 Buyer Current Street</u></p> <p>City, State, Zip <u>Byr Current City, OH 27609</u></p> <p>Phone <u>(408)555-6677</u></p> <p>Email <u>Buyer1@email.com</u></p> |
|---|---|

Please answer the following questions:

1. Please provide a detailed explanation as to why this transfer should be exempt from conveyance fees:

5. If Grantee is a business entity, please provide contact information for the President, CEO, primary shareholder or managing member/partner:

Name: _____

Phone: _____

Email: _____

Affected item(s):
OHD1459.doc - DTE 100EX - Statement of Reason for Exemption (Cuyahoga County) (New)

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Escrow for Mechanics Lien

| | | | |
|--------------------------|---------------------------|---------------------|--------------------------|
| New/Mod Change | Requested By OH | Incident No. | TFS No. 753430 |
|--------------------------|---------------------------|---------------------|--------------------------|

Removed the jurat and added a new paragraph:

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.

Affected item(s):
Escrow for Mechanics Lien

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File Cover CTT

| | | | |
|--------------------------|------------------------------|---------------------|--------------------------|
| New/Mod Change | Requested By CT OH | Incident No. | TFS No. 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 | | |

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:

- > **Oregon All Screens**
- > **Oregon Escrow Screens**
- > **Oregon Commercial**

Options

- 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
- Use Individual Settlement Statement rules to calculate buyer/seller receipts and disbursements

Text to overwrite Settlement statement title:

- Print settlement agent signature on CDF settlement statement
- Add date text to buyer and seller Settlement Statement sig lines

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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

| | | | |
|--|-------------------------------|---------------------|--------------------------|
| Disclosure Notice for Residential Real Estate Closings Handled by a Non-Attorney | | | |
| New/Mod New | Requested By Novare | Incident No. | TFS No. 759664 |
| 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="font-size: 24px; font-weight: bold;">Company Name</div> </div> <div style="text-align: right; margin-top: 10px;"> <p>DISCLOSURE NOTICE FOR RESIDENTIAL REAL ESTATE CLOSINGS HANDLED BY A NON-ATTORNEY</p> </div> <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> </div> | | | |
| <p>Affected item(s): RID1020.doc - Disclosure Notice for Residential Real Estate Closings Handled by a Non-Attorney (New)</p> | | | |

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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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Title

| | | | |
|--|--|---------------------|--------------------------|
| <i>Commitment Schedule D</i> | | | |
| New/Mod Change | Requested By TX Admin/Compliance | Incident No. | TFS No. 759238 |
| Schedule D item 1 (underwriter information) has been updated to replace "Raymond Randall Quirk" with "Michael J. Nolan". The name "Daniel Kennedy Murphy" has also been removed from the form. | | | |

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REPORTS

| | | | |
|--|--|---------------------|--------------------------|
| FinCen GTO | | | |
| New/Mod New | Requested By TX Escrow Admin | Incident No. | TFS No. 755990 |
| New report for TX. <u>Affected item(s):</u> SSCORP5574.rpt - FinCen GTO (New) | | | |

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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. | | | |
| Affected item(s): SSCORP5580.rpt - SVO Requested Products (New) | | | |

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| <i>LPB Docs (5)</i> | | | |
|--|---------------|--------------|---------|
| New/Mod Change | Requested By | Incident No. | TFS No. |
| | Penny Hoskins | | 759658 |
| If the date in the signature section is left blank, a blank line will render. | | | |
| 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 | | | |

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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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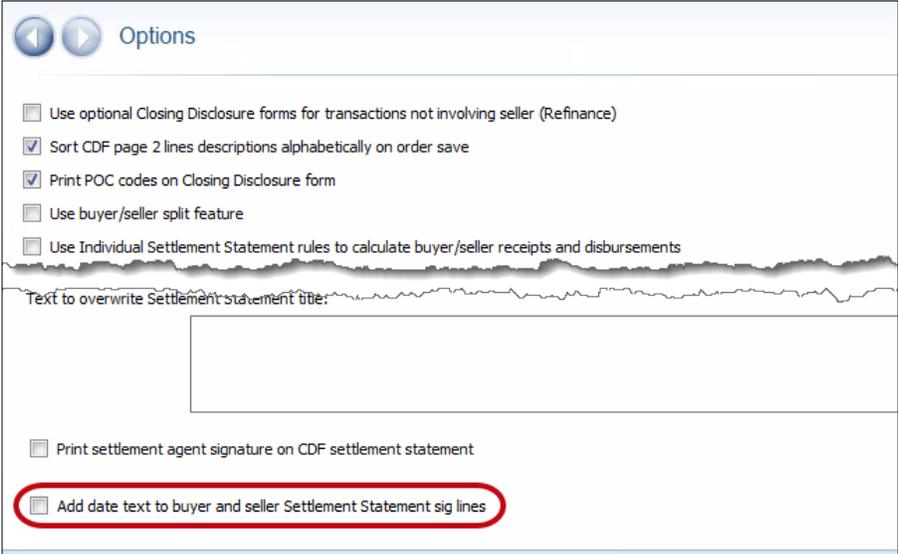
MY SCREENS

| Options Screen | | | |
|----------------|---------------|--------------|---------|
| 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 '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'.

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PHRASE(S)

| <i>El Phrases</i> | | | | | | | |
|--|-----------------------------|--------------|---------|------|------|-------|-----------------------------|
| New/Mod Change | Requested By | Incident No. | TFS No. | | | | |
| | CT WA | | 760490 | | | | |
| New Phrase (duplicate of tax02, but references the Seller): | | | | | | | |
| <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 - 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 Mod | Requested By Penny Hoskins | Incident No. | TFS No. |
| <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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