

SOFTPRO SELECT

May 2023
RELEASE NOTES



Testing Release Date: May 4, 2023
Production Release Date: May 15, 2023

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ALL STATES/SITES

DOCUMENTS

Escrow

<i>COVID-19 Forms</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	FNF Corporate		763580
<p>The Biden Administration announced its intent to end the national emergency and public health emergency declarations on May 11, 2023, related to the COVID-19 pandemic. As a result, the COVID-19 signing notices have been removed from the FNF direct operation databases and from each operation's document tree with this build.</p> <p>Affected item(s): General Notice (COVID-19) General Notice (COVID-19) - Spanish Notice to Agents and Closers (COVID-19) Signing Appointment Notice (COVID-19) Signing Appointment Notice COVID-19 (Graphic - Spanish) Signing Appointment Notice COVID-19 (Graphic)</p>			

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<i>Escrow Closing Status (ECS)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	Escrow Admin		762281
<p>Revised to automatically pull all notes that are associated with the tasks that pull to the document.</p> <p>Affected item(s): Escrow Closing Status (ECS)</p>			

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<i>Information Collection Form</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	Title Guaranty		764695
<p>Revised "Full Name" to "Full Legal Name" throughout form. Also, added new paragraph on page 1: "List all persons who directly or indirectly, owns a Twenty Five Percent 25% or more of the equity interests of the Purchasing Entity beginning on page 2."</p> <p>Affected item(s): Information Collection Form</p>			

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Escrow/Title

<i>Corporate Invoice</i>			
New/Mod Change	Requested By Config	Incident No.	TFS No. 762718
<p>Added new custom field to update title of each invoice independently. Existing custom field (A below) to update title can still be used.</p> <p>A. Invoice Title (Context Order) - Applies to all invoices</p> <ul style="list-style-type: none"> o Custom Field Type: Text - limit 50 characters o Logic: Text to overwrite title of "Invoice" to custom title, for all invoices o Custom Field Code Name: {{Order.InvoiceCustomTitle_FNF#}} o Note: When the custom field does not contain the word "Invoice" the order number used for scanning in the top right corner will be suppressed. If B (below) is also populated for the invoice it is used over this custom field. <p>B. Invoice Title (Context Invoice) - Applies to each individual invoice</p> <ul style="list-style-type: none"> o Custom Field Type: Text - limit 50 characters o Logic: Text to overwrite title of "Invoice" to custom title, for single invoice o Custom Field Code Name: {{Order.Invoice.InvoiceCustomTitle_FNF#}} o Note: When the custom field does not contain the word "Invoice" the order number used for scanning in the top right corner will be suppressed. If A (above) is also populated on the order this custom field is used over A. <p>Affected item(s): HTML Invoices Programming Notes Invoice</p>			

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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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REPORTS

FinCen			
New/Mod Change	Requested By Co Compliance and Regulation	Incident No.	TFS No. 764621
Updated logic to include several counties in CO when sales price is >= \$300,000.			
Affected item(s): FinCen			

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Property Information Search			
New/Mod Change	Requested By FNT SAC Admin	Incident No.	TFS No. 761612
Added a column for Escrow Officer to the Excel export.			
Affected item(s): Property Information Search			

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COMMERCIAL

DOCUMENTS

Escrow

<i>Payment Transmittal Form (Agency) - Prompts (Split Sheet)</i>			
New/Mod Change	Requested By Novare	Incident No.	TFS No. 762239
Added prompts for the percentages.			
Affected item(s): Payment Transmittal Form (Agency) - Prompts (Split Sheet)			

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ARIZONA

DOCUMENTS

Escrow

<i>Information Form (Seller)</i>			
New/Mod Change	Requested By Lawyers Title Arizona Maricopa	Incident No.	TFS No. 764855
Item #8 added.			
<p>7. If you are out of state, will you be in town for the closing? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>_____</p> <p>_____</p> <p>8. My Current Marital Status: <input type="checkbox"/> Unmarried <input type="checkbox"/> Married <input type="checkbox"/> Widowed</p> <p>If title is held as a Trust - a complete copy of the trust and addendums are required for review prior to close of escrow.</p> <p>If title is held as a LLC/Partnership/Corporation - a complete copy of the governing documents are required for review prior to close of escrow.</p>			
Affected item(s): Information Form (Seller)			

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REPORTS

Bill Code Updates			
New/Mod	Requested By	Incident No.	TFS No.
Change	FNT AZ/Shannon Graham		759536
Updated Bill Codes across all reports.			

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FNT Admin Dump Report			
New/Mod	Requested By	Incident No.	TFS No.
New	FNT AZ/Shannon Graham		756378
New report for FNT AZ.			
Affected item(s): FNT Admin Dump Report			

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Opened/Closed/Canceled Orders by Reps w/Agents			
New/Mod	Requested By	Incident No.	TFS No.
Fix	FNT Agency		762573
Updated to correct the company and main contact repeating once for each additional contact.			
Affected item(s): Opened/Closed/Canceled Orders by Reps w/Agents			

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CALIFORNIA

DOCUMENTS

Escrow

<i>El Supplemental Holdback (Funds Held)</i>			
New/Mod Change	Requested By CT CA	Incident No.	TFS No. 762746
Added option to include lender(s) signatures for CA operations.			
Affected item(s): El Supplemental Holdback (Funds Held)			

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<i>Preliminary Report Approvals (4)</i>			
New/Mod Change	Requested By Escrow Admin	Incident No. INC230142190	TFS No. 763046
Updated the paragraph number to read 16A when CAR Vacant Land is selected.			
Affected item(s): Preliminary Report Approval - Buyer Preliminary Report Approval - Buyer Preliminary Report Approval - Buyer - DS Preliminary Report Approval - Buyer - DS			

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<i>Settlement Statements (CDF/HUD)</i>			
New/Mod Change	Requested By Config	Incident No.	TFS No. 762711
Updated title of the settlement statements to include "Settlement" in the title of documents, for FNT/LA only. *This does not change the name in the tree, only the title on the first page.			
Affected item(s): Individual Settlement Statement, Legal Individual Settlement Statement, Legal (CDF) Individual Settlement Statement, Letter Individual Settlement Statement, Letter (CDF) Settlement Statements SPAdmin Settlement Statement Programming Notes			

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<i>Signing Confirmation</i>			
New/Mod New	Requested By CT CA	Incident No.	TFS No. 762748
New document. Please render to view in full.			
 CHICAGO TITLE INSURANCE COMPANY			
Joseph D Kirby, Title Examiner Chicago Title Insurance Company 236 Quarry Road Greenville, CA 99999 Phone: (800)777-4444 Fax: (888)111-4321		SELLER SIGNING CONFIRMATION Date: May 2, 2023 Ref. No.: SARefNum111 Title No.: TitleRefNum222 Escrow No.: MS CD 2022 CA-FNT-JDK Property: 100 Property Street, Unit 100A Northridge, CA 91324	
UPCOMING SIGNING APPOINTMENT DETAILS			
Congratulations on your upcoming real estate closing. We look forward to helping you through the final stages of the transaction and appreciate the opportunity to serve you. Your signing appointment has been scheduled for:			
Date: June 30, 2023 Time: 09:30 AM Location: Chicago Title Insurance Company 236 Quarry Road, Greenville, CA 99999 Notary: Nancy Notary Notary Phone: (919)222-3344			
All parties should be present for signing and have a valid Driver's License, State issued ID Card, or Passport to show to notary. If you have any questions, please contact your Escrow Officer Joseph D Kirby , (888)111-5555 or email at JKirby@notreal.com .			
Affected item(s): SCA0002981.doc - Signing Confirmation (New)			

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Title

<i>CLTA Standard Coverage Loan Policy - 2022</i> <i>CLTA Standard Coverage Owner's Policy - 2022</i>			
New/Mod New	Requested By CLTA Form Filing	Incident No.	TFS No. 761381
The 2022 CLTA Standard Coverage Policies are now available for issuance for properties in the state of California.			

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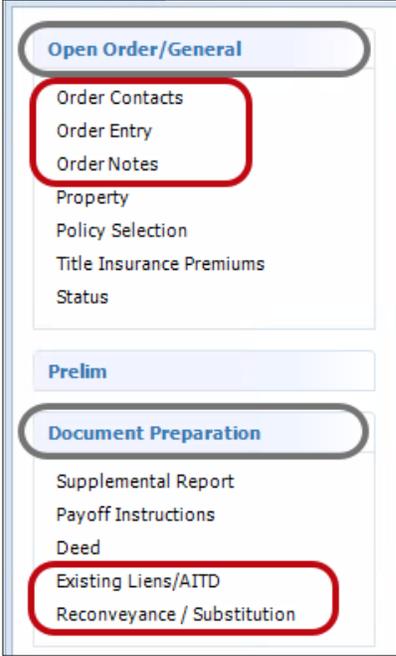
MY SCREENS

<i>All Screens</i>							
New/Mod	Requested By	Incident No.	TFS No.				
Mod	Roger Lowrey						
<p>The Expressions have been modified as follows,</p> <ul style="list-style-type: none"> > Added: Invoice Status > Removed: Settlement Date <p>These entries are visible when one of the following My Screens is selected:</p> <ul style="list-style-type: none"> > SoCal Payoff Screens Impact to SPS > SoCal Sub Escrow Screens > SoCal Title Screens Impact to SPS <div style="border: 1px solid #ccc; padding: 10px; margin: 10px 0;"> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">Buyer: B. B. Buyer</td> <td style="width: 50%; padding: 5px;">Seller: Sully Seller</td> </tr> <tr> <td style="padding: 5px;">Address: 123 Main Street</td> <td style="padding: 5px;">Invoice Status: Pending</td> </tr> </table> </div>				Buyer: B. B. Buyer	Seller: Sully Seller	Address: 123 Main Street	Invoice Status: Pending
Buyer: B. B. Buyer	Seller: Sully Seller						
Address: 123 Main Street	Invoice Status: Pending						

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<i>Closing Section</i>			
New/Mod	Requested By	Incident No.	TFS No.
Mod	Roger Lowrey		
<p>The HOA Charges & Prorations screen has been renamed to Prorations HOA Other in the Closing section.</p> <p>This change is visible when the My Screens > SoCal Escrow Screens Impact to SPS screen is selected.</p> <div data-bbox="623 516 1045 1331" style="border: 1px solid gray; padding: 10px; margin: 10px auto; width: fit-content;"> <ul style="list-style-type: none"> Open Order/General Document Preparation Closing CDF Pg1-Closing Info/Proj Pymts CDF Pg2-Sections A-J CDF Pg3-Sections K-N & Calc Cash to Close CDF Pg4-Loan Disclosure, AP, AIR CDF Pg5-Loan Calc, Other Disc, Contacts County Taxes & Prorations Additional Taxes & Prorations ▶ Prorations HOA Other Rent Schedule & Prorations Loan Information & Funding Policy Selection Title Insurance Premiums Endorsements Escrow and Title Charges Order Transactions Order Balance Seller Proceeds & 1099-S Options Recording Information Loan Terms & Payments Delivery & Tracking </div>			

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<i>Open Order / General and Document Preparation Sections</i>			
New/Mod	Requested By	Incident No.	TFS No.
Mod	Roger Lowrey		
<p>The following sections have been modified:</p> <ul style="list-style-type: none"> › Open Order / General – the following screens have been re-ordered to show as: <ul style="list-style-type: none"> » Order Contacts » Order Entry » Order Notes › Document Preparation - the following screens have been added: <ul style="list-style-type: none"> » Existing Liens/AITD » Reconveyance / Substitution <p>These changes are visible when the My Screens > SoCal Title Screens Impact to SPS screen is selected.</p> <div style="border: 1px solid gray; padding: 10px; margin: 10px auto; width: fit-content;">  </div>			

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Order Entry Screen

New/Mod Mod	Requested By Robert Lowrey	Incident No.	TFS No.
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The Order Entry screen has been modified to include the,

- > Properties section
 - » City
 - » Village
- > Additional Fields section
 - » FNTG Product Type

These changes are visible when the My Screens > SoCal Title Screens Impact to SPS screen is selected.

The screenshot shows the 'Order Entry' interface. At the top, there are navigation arrows and the title 'Order Entry' with a 'Buyer:' field. Below this is a 'smartview Order No.:' input field and a 'SEND TO TITLE' button. A 'Send to Title:' field and an 'Order Title Search' checkbox are also present. The 'Properties (1)' section contains a table with columns: Property Address, Site Number/Name, City/State/Zip, and Lot(s). Below the table are input fields for 'Property address:', 'City:', 'State:', 'Zip Code:', and a 'Foreign' checkbox. The 'In the:' section has three rows with dropdown menus for 'County', 'City', and 'Village', each followed by an 'of' label and another input field. The 'Additional Fields' section includes 'Ownership profile:' (with a dropdown), 'Related order(s):', 'Project name:', and 'FNTG Product Type:' (highlighted with a red circle).

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Property Screen			
New/Mod Mod	Requested By Robert Lowrey	Incident No.	TFS No.

The Property screen has been modified to include the Type of unit field in the Manufactured Housing section.

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

Property
Buyer:
Seller:

Properties (1)

Property Address	City/State/Zip	Subdivision	Brief Lease

Manufactured Housing

Decal (license) number:	<input type="text"/>
DOH number:	<input type="text"/>
Manufacturer name:	<input type="text"/>
Manufacturer trade name:	<input type="text"/>
Model:	<input type="text"/>
Model number:	<input type="text"/>
Make:	<input type="text"/>
Width:	<input type="text"/>
Length:	<input type="text"/>
Date manufactured:	<input type="text" value="(None)"/> ▼
Serial number:	<input type="text"/>
Park name:	<input type="text"/>
Space/Lot number:	<input type="text"/>
Date first sold:	<input type="text" value="(None)"/> ▼
Bill of sale vesting:	<input type="text"/>
Type of unit:	<input type="text" value=""/> ▼
Width (Inches):	<input type="text"/>

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Status Screen			
New/Mod Mod	Requested By Karen Benelli / Sammy Simpson	Incident No.	TFS No.

The Status screen has been added in the Sub Escrow section.
 This change is visible when the My Screens > SoCal Sub Escrow Screens screen is selected.

The screenshot shows a web interface for 'Sub Escrow'. On the left, a sidebar contains 'Sub Escrow', 'Order Transactions', 'Order Contacts', 'Order Information', and 'Title Billing'. Under 'Order Information', the 'Status' option is highlighted with a red circle. The main area is titled 'Status' and contains the following fields:

- Who has the file: [Dropdown menu]
- Date/time: (None) [Dropdown menu]
- Purpose: [Text input field]
- Order Status**
- Date/time order reserved: (None) [Dropdown menu] | Reserved by: [Dropdown menu]
- Date/time order received: 04/25/2023 02:52 PM [Dropdown menu] | Received by: Susan Rivera-Stoll [Dropdown menu]
- Order status: In process [Dropdown menu]

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REPORTS

Closing By Post Date			
New/Mod Change	Requested By	Incident No.	TFS No.
	FNT San Diego Admin		761513
1. Removed END & SUB bill from being included with the Premiums and Split Premiums 2. Updated defaults for percentages in custom fields 3. Excluded files with Transaction Type of "Equity"			
Affected item(s): Closing By Post Date			

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Openings by Marketing Rep w/Splits			
New/Mod Change	Requested By	Incident No.	TFS No.
	FNT San Diego Admin		763415
Included miscellaneous updates to logic and formatting.			
Affected item(s): Openings by Marketing Rep w/Splits			

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COLORADO

DOCUMENTS

Escrow

<i>1099-S Substitute Form</i>			
New/Mod Change	Requested By FT CO	Incident No.	TFS No. 763329
Revised to prompt user to ask which properties to show if there is more than one entered in the file.			
Affected item(s): 1099-S Substitute Form			

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<i>Affidavit and Indemnity Agreement</i>			
New/Mod Change	Requested By FT CO	Incident No.	TFS No. 763286
Document has been revised to look to properties when rendering.			
Affected item(s): Affidavit and Indemnity Agreement			

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<i>Bill of Sale (Contract)</i>			
New/Mod Change	Requested By FT CO	Incident No.	TFS No. 763317
Document has been revised to look to properties when rendering.			
Affected item(s): Bill of Sale (Contract)			

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<i>Cashier's Check Request</i>			
New/Mod Change	Requested By Chicago Title and Heritage Title	Incident No.	TFS No. 761396
Updated so that both Chicago and Heritage Title also see the Pay To prompt with a dropdown list of contacts.			

CHECK INFORMATION:

Check Amount:	\$300.00	
Pay to the Order Of:	Samuel S. Seller and Samantha S. Seller	
Memo:	This is the check memo	

Pay to the order of:

- Seller
- Buyer
- Government
- Listing Agent
- Other
- Payoff Lender
- Seller
- Selling Agent



Affected item(s):
Cashier's Check Request

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<i>Deeds (4)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	FT CO		762295
Updated language for "by and between" and revised to pull from the mortgagee on the existing lien screen for the lender name.			
Affected item(s): Deed (General Warranty Assumption - Legal) Deed (General Warranty Assumption) Deed (Special Warranty Assumption - Legal) Deed (Special Warranty Assumption)			

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<i>DR1083</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	FT CO		763292
Document has been revised to look to properties when rendering.			
Affected item(s): DR1083			

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<i>Earnest Money Receipt</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	FT CO		763298
Document has been revised to look to properties when rendering.			
Affected item(s): Earnest Money Receipt			

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<i>FIRPTA Statement by Qualified Substitute</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	FT CO		763283
Document has been revised to look to properties when rendering.			
Affected item(s): FIRPTA Statement by Qualified Substitute			

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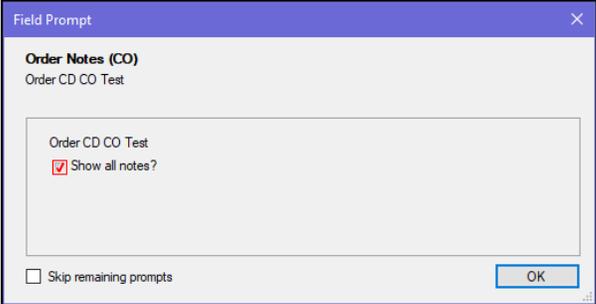
<i>Grand Valley Water Users Transfer Worksheet</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	FT CO	INC230154845	764541
Updated to reflect most recently provided version.			
Affected item(s): Grand Valley Water Users Transfer Worksheet			

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Order Notes (CO)

New/Mod Change	Requested By FT CO	Incident No.	TFS No. 763619
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Added new custom field prompt asking if the user would like to show all of the notes from the checklists. If that is checked then all notes will pull to the form; if it is not checked then another prompt with all of the notes will be available for users to select which note(s) to pull.



ORDER NOTES
MS CD 2022 CO

ORDER NOTES as of: May 3, 2023 at 11:01 AM

Es.c. Officer: Joseph D Kirby
Property: 100 Property Street, Unit 100A, Englewood, CO 80840

04/20/2023	Joseph D Kirby	This is a note associated with the Home Warranty Checklist Task.
04/20/2023	Joseph D Kirby	This is a note associated with the Earnest Money Checklist Task.
04/20/2023	Joseph D Kirby	This is a second note associated with the Earnest Money Checklist Task.
04/20/2023	Joseph D Kirby	This is a note associated with the ECS Checklist Task.

Affected item(s):
Order Notes (CO)

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Payoff Request

New/Mod Change	Requested By FT CO	Incident No.	TFS No. 764903
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Phone and fax numbers have been removed from the upper right corner of the document.

Affected item(s):
Payoff Request

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Real Property Transfer Declaration (TD-1000)

New/Mod Change	Requested By FT CO	Incident No.	TFS No. 764910
-----------------------	------------------------------	---------------------	--------------------------

For Fremont County properties, information will pull from the file to items 1-4.

Affected item(s):
Real Property Transfer Declaration (TD-1000)

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<i>Short Sale Acknowledgment - Buyer</i>			
New/Mod Change	Requested By Settlement	Incident No. INC230151134	TFS No. 764907
Document has been removed from all systems.			
Affected item(s): Short Sale Acknowledgment - Buyer			

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<i>Tax Water and Assessment Agreements (2)</i>			
New/Mod Change	Requested By FT CO	Incident No.	TFS No. 763625
Revised Englewood Sewer Tap fee to \$900. Added options in dropdowns for "Sewer and Trash" and "Water and Trash". Updated the language for the "has not" scenario for the final billing dropdown.			
Affected item(s): Tax Water and Assessment Agreement Tax Water and Assessment Agreement (Legal)			

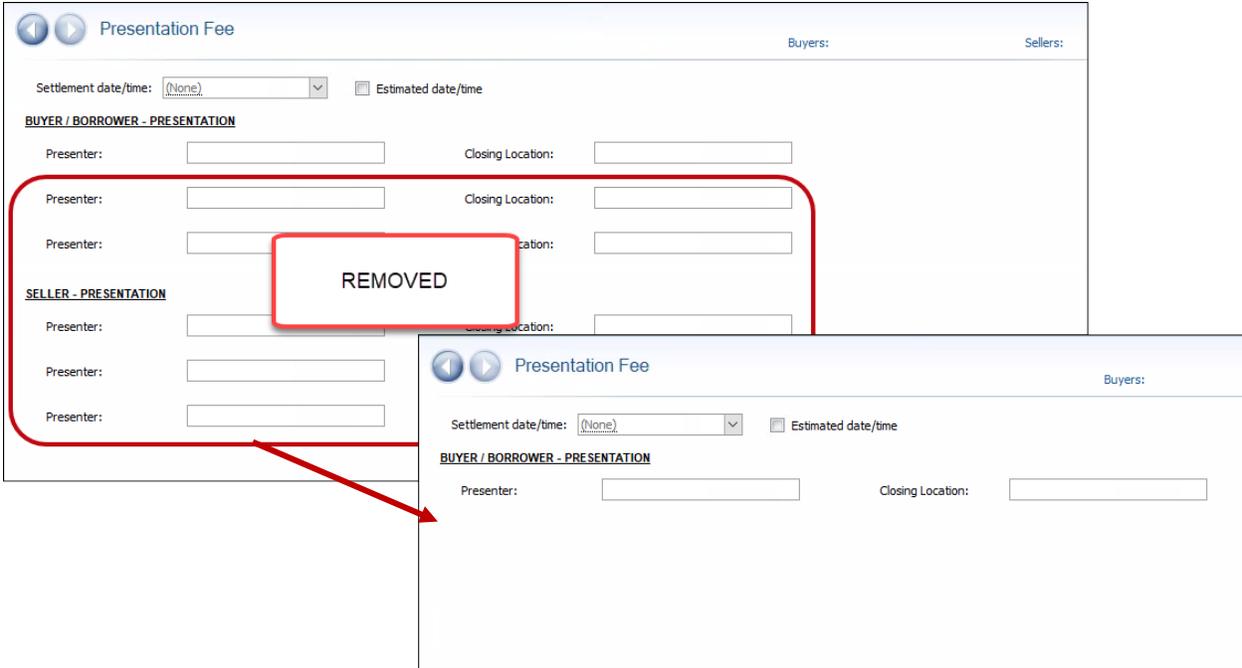
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MY SCREENS

Presentation Fee Screen

New/Mod Mod	Requested By Tina LeMieux	Incident No.	TFS No.
-----------------------	-------------------------------------	---------------------	----------------

All unnecessary custom fields removed from the Presentation Fee screen.
 This change is visible when the My Screens > CO-Escrow-FNT screen is selected.



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DISTRICT OF COLUMBIA

DOCUMENTS

Escrow

<i>Wire Account Notification (NCS - Commercial)</i>			
New/Mod Change	Requested By CT DC	Incident No.	TFS No. 762189
Updated to look to the Credit Account Name field for the branding.			
Affected item(s): Wire Account Notification (NCS - Commercial)			

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HAWAII

DOCUMENTS

Escrow

<i>General Provisions</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	FT HI		764170
Added "SIGNATORY OF DOCUMENTS" paragraph for FT HI.			

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<i>General Provisions (TG)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Title Guaranty		762279
Updated Title Guaranty's version to correct 29. LIMITED ENGLISH PROFICIENCY to #30.			

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<i>Letter (Cancellation Agreement 1)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Title Guaranty		762277
Added new custom field dropdown to select when escrow may cancel.			
<p>Please be advised that if we do not hear from you within fifteen (15) days of the mailing of this letter, we may cancel this escrow and disburse all funds. If there are any mitigating circumstances that need to be brought to our attention as to why this escrow should not be canceled and disbursement made of all funds as shown, please contact us immediately in writing and indicate the reason cancellation should not take place.</p>			
<p>Affected item(s): Letter (Cancellation Agreement 1)</p>			

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<i>Letter (Cancellation Refund)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Title Guaranty		762275
Renamed document to "Letter (Final Cancellation)".			
<p>Affected item(s): Letter (Final Cancellation)</p>			

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<i>Letter (HOA Closing - HI)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	FT HI		763628
Added "BUYER FIRST USE YEAR:" to form for "FHI-019T" Settlement Agent and Timeshares.			
<p>Affected item(s): Letter (HOA Closing - HI)</p>			

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<i>Letter (Title Endorsement Transmittal)</i>					
New/Mod Change	Requested By Title Guaranty	Incident No.	TFS No. 764203		
New document. Please render to view in full.					
<div style="border: 1px solid black; padding: 10px;">  <div style="float: right; text-align: right;"> <p>TITLE GUARANTY OF HAWAII, LLC 235 Queen Street, Honolulu, HI 96813 PH (808)521-0211, FX (808)521-0280, Email: main@tghawaii.com</p> </div> <p style="font-size: 24pt; margin-left: 20px;">Company Name</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>Ordering Party 3333 Third Avenue Suite 333 Other Contact City, HI 33333</p> </td> <td style="width: 50%; vertical-align: top;"> <p>Date: May 2, 2023 Ref. No.: OthrRefNum333 Escrow No.: PreviousOrderNum123 Order No.: MS CD 2022 HI TG Owner: Brian T. Buyer Tax Key: (1) 9-5-030-129</p> </td> </tr> </table> <p>Title Guaranty of Hawaii, LLC would like to thank you for using our services. You are a valued client and we appreciate your business.</p> <p>Enclosed is your ALTA 11.2-06/CLTA 110.11.2-06 endorsement, as well as copies of pertinent documents which were recorded at the Bureau of Conveyance and/or Land Court of the State of Hawaii.</p> <p>Thank you for the opportunity to have been of service.</p> <p>Title Guaranty of Hawaii, LLC Policy Services Phone No.: (808)533-6261</p> </div>				<p>Ordering Party 3333 Third Avenue Suite 333 Other Contact City, HI 33333</p>	<p>Date: May 2, 2023 Ref. No.: OthrRefNum333 Escrow No.: PreviousOrderNum123 Order No.: MS CD 2022 HI TG Owner: Brian T. Buyer Tax Key: (1) 9-5-030-129</p>
<p>Ordering Party 3333 Third Avenue Suite 333 Other Contact City, HI 33333</p>	<p>Date: May 2, 2023 Ref. No.: OthrRefNum333 Escrow No.: PreviousOrderNum123 Order No.: MS CD 2022 HI TG Owner: Brian T. Buyer Tax Key: (1) 9-5-030-129</p>				
<p>Affected item(s): HID1440.doc - Letter (Title Endorsement Transmittal) (New)</p>					

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<i>Letters (3)</i>			
New/Mod Change	Requested By Title Guaranty	Incident No.	TFS No. 762626
Added custom field prompt for signature section and adjusted to allow users to choose which properties to reflect.			
<p>Affected item(s): Letter (Form B – No Construction) Letter (Form B.1 - No Construction - Leasehold) Letter (Form D.1 - Parties in Possession)</p>			

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IDAHO

DOCUMENTS

Escrow

<i>El - Supplemental Seller Financing</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	Idaho		762071
Revised to pull in phrases from "Note" Escrow Instruction types.			
<div style="border: 1px solid black; padding: 10px;"> <p>In the event of a conflict between these supplemental Escrow Instructions and the instructions contained in the original Escrow named hereinabove, the instructions contained herein shall prevail.</p> <ol style="list-style-type: none"> You are instructed to prepare a Promissory Note and Deed of Trust to be executed by Bryan B. Buyer and Brenda B. Buyer in favor of Loans Unlimited in the amount of Four Hundred Fifty Thousand And No/100 Dollars (\$450,000.00) with interest at the rate of _____ Percent (____%) per annum beginning on January 20, 2023, with monthly payments in the amount of _____ Dollars (\$_____), beginning on March 1, 2023 and continuing monthly, due on or before the same day of each and every month until the full sum of principal and any interest owing has been fully paid. The full sum of principal and interest shall be due on or before February 1, 2053. This is a Note phrase from my Escrow Instruction THE PARTIES ADVISE ESCROW HOLDER THAT IT IS THEIR INTENTION THAT NO ALTA EXTENDED OR STANDARD LOAN POLICY BE ISSUED AT CLOSING. </div>			
<p>Affected item(s): El - Supplemental Seller Financing</p>			

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<i>Homeowner Exemption - Ada County</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	Idaho		762065
Updated to reflect most recent version.			
<p>Affected item(s): Homeowner Exemption - Ada County</p>			

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<i>Note (Secured by Deed of Trust)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	Idaho		762181
Revised to pull in phrases from "Note" Escrow Instruction types.			
<div style="border: 1px solid black; padding: 10px;"> <p>If any installment or portion thereof, due hereunder, is not received by the holder of this Note within _____ (____) days after the due date thereof, Maker agrees to pay to Payee, in addition to the regular monthly payment, a late payment fee of _____ Dollars (\$_____).</p> <p>This is a Note phrase from my Escrow Instruction</p> <p>Principal and interest to be paid as follows:</p> <p>Unless otherwise specified hereinabove; each payment shall be credited first on interest then due and the remainder on principal; and interest shall thereupon cease upon the principal so credited.</p> </div>			
<p>Affected item(s): Note (Secured by Deed of Trust)</p>			

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ILLINOIS

DOCUMENTS

Escrow

<i>Escrow Trust Instructions (Strict Joint Order #1 - Resi EM Under \$200K)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	CT Metro		762268
<p>Added "Proposed Disbursement Date" at top right below the "Date" field. Added "Expiration Date" to pull from the "Disbursement Date" field in the file.</p> <p>Affected item(s): Escrow Trust Instructions (Strict Joint Order #1 - Resi EM Under \$200K)</p>			

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<i>Escrow Trust Instructions (Strict Joint Order #3 - Mobile Earnest Money)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	CT Metro		762272
<p>Added "Proposed Disbursement Date" at top right below the "Date" field. Added "Expiration Date" to pull from the "Disbursement Date" field in the file.</p> <p>Affected item(s): Escrow Trust Instructions (Strict Joint Order #3 - Mobile Earnest Money)</p>			

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<i>Stop Payment/Check Copy Request - OAC</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Monica Smith	INC230147210	764668
<p>Previous changes have been reverted. This form will again give the user the option to select from any posted check.</p> <p>Affected item(s): Stop Payment/Check Copy Request - OAC</p>			

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INDIANA

DOCUMENTS

Escrow

<i>Affidavit (Life Tenant)</i>			
New/Mod Change	Requested By MidWest IT	Incident No.	TFS No. 764165
Added new language regarding the attorney redacting social security numbers.			
Affected item(s): Affidavit (Life Tenant)			

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<i>Deed (Special Warranty - HUD)</i>			
New/Mod Change	Requested By MidWest IT	Incident No.	TFS No. 762773
Added "Raine & Company, LLC" to the custom field dropdown selection for the Asset Manager.			
Affected item(s): Deed (Special Warranty - HUD)			

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<i>Post Closing Document Delivery</i>			
New/Mod Change	Requested By FT IN	Incident No. INC230155220	TFS No. 764708
Document now pulls information to the signature section.			
Affected item(s): Post Closing Document Delivery			

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MICHIGAN

DOCUMENTS

Escrow

<i>Affidavit (Affixture of Manufactured Home)</i>			
New/Mod Change	Requested By CT MI	Incident No.	TFS No. 762304
Updated to reflect most recent version. Please render to view in full.			
Affected item(s): Affidavit (Affixture of Manufactured Home)			

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<i>Residential Construction Indemnification</i>			
New/Mod New	Requested By CT MI	Incident No.	TFS No. 764174

New document. Please render to view in full.

 <p>Company Name</p>	<p>INDEMNITY AGREEMENT (Residential Construction)</p>
<p>THIS INDEMNITY AGREEMENT (this "Agreement") is executed as of May 1, 2023 by Bryan B. Buyer and Brenda B. Buyer (the "INDEMNITOR") for the benefit of the Underwriter Name, its policy issuing agents and affiliated title companies (the "COMPANY").</p> <p>WHEREAS, the Company has issued its Commitment No. COM111111 with respect to real property located in the County of Clark, and State of Michigan as more particularly described therein (the "Property"), and has raised as an exception or exceptions a certain defect, encumbrance, adverse claim or other matter affecting the Property (hereinafter the "Identified Risk"), described as follows:</p> <ol style="list-style-type: none"> Lack of a right of access to and from the land. <p>WHEREAS, the Company has been requested to issue its title insurance policy, or may in the future be requested to issue a title insurance policy, date down endorsement, commitment, hold harmless or indemnity letters to induce other title insurance companies to issue title insurance policies or commitments (such title insurance policy, date down endorsement, commitment or hold harmless or indemnity letters to induce other title insurance companies to issue title insurance policies or commitments shall hereinafter be referred to collectively as the "Title Insurance Policy") with respect to the Property or some portion thereof, or estates or interests therein, either without taking exception for the Identified Risk or insuring against loss or damage by reason thereof; and</p> <p>WHEREAS, the Indemnitor has agreed to execute this Agreement in order to induce the Company to issue the Title Insurance Policy or future policies or commitments insuring against loss or damage by reason of the Identified Risk.</p>	

Affected item(s):
MID1360.doc - Residential Construction Indemnification (New)

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REPORTS

Escrow

<i>Transaction Form</i>			
New/Mod Change	Requested By MW IT	Incident No.	TFS No. 761511
Removed the "Notice of Opportunity..." paragraph for FT Michigan only.			
<u>Affected item(s):</u> Transaction Form			

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MINNESOTA

DOCUMENTS

Escrow

<i>Distribution List</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	MN		762293
Updated to remove fax numbers for buyers/sellers.			
Affected item(s): Distribution List			

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<i>Order Confirmation</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	MN		762290
Updated to remove fax numbers for buyers/sellers and added prompt asking if the legal should print.			
Affected item(s): Order Confirmation			

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<i>Supplemental Commitment</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	Commercial Partners Title		762288
Revised "changes" to reflect "change(s)".			
<div style="border: 2px solid black; padding: 10px; margin: 10px auto; width: 80%;"> <p style="text-align: center; font-weight: bold; font-size: 1.2em;">SUPPLEMENTAL COMMITMENT</p> <p>File No.: MS CD Test MN</p> <p>Issued On: April 20, 2023</p> <p>This 232 Supplemental Commitment has been issued to reflect the following change(s):</p> </div>			
Affected item(s): Supplemental Commitment			

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NEVADA

REPORTS

Aggregate Recording Charge Worksheet			
New/Mod Change	Requested By CT Nevada Escrow Admin	Incident No.	TFS No. 763841
Updated to include RED bill code with RCF for Aggregate Recording Charges.			
Affected item(s): Aggregate Recording Charge Worksheet			

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NEW JERSEY

DOCUMENTS

Escrow

<i>Confirmation of Order</i>			
New/Mod Change	Requested By CT NJ	Incident No.	TFS No. 763632
Added Qualifier between Block/Lot.			
Affected item(s): Confirmation of Order			

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NEW MEXICO

DOCUMENTS

Escrow

<i>Agreement (Sole and Separate)</i>			
New/Mod Change	Requested By FT NM	Incident No. INC230101972	TFS No. 762241
Updated to reflect the most recently provided version. Please render to view in full.			
Affected item(s): Agreement (Sole and Separate) Agreement (Sole and Separate) Letter			

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NEW YORK

DOCUMENTS

Escrow

<i>Municipal Group Service Order Results</i>			
New/Mod Change	Requested By FT Riverhead	Incident No.	TFS No. 762261
Various changes made based on the contact chosen at rendering. Please render to view in full.			
Affected item(s): Municipal Group Service Order Results			

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NORTH CAROLINA

REPORTS

Starters Report			
New/Mod New	Requested By FNT NC/Config	Incident No.	TFS No. 760286
New Report or FNT NC.			
Affected item(s): SSCORP5581.rpt Starters Report (New)			

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OHIO

DOCUMENTS

Escrow

Affiliated Business Arrangement Disclosure Statement

New/Mod New	Requested By CT OH	Incident No.	TFS No. 762286
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New document. Please render to view in full.

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

TO: _____
(Buyer, Seller or Borrower)

PROPERTY: [100 Property Avenue, Property City, OH 55555](#)

FROM: _____ DATE: _____
(Party making referral; hereinafter referred to as "Referrer")

We are pleased to refer you to ACT Title Agency, LLC and Chicago Title Company, LLC for title and/or closing services. ACT Title Agency, LLC is a title insurance policy issuing agent of Chicago Title Insurance Company ("CTIC"). Chicago Title Company, LLC is the Manager of ACT Title Agency, LLC and is an affiliate of CTIC.

PLEASE NOTE that the above referenced Referrer has a business relationship with ACT Title Agency, LLC and has a minority ownership interest in ACT Investors, LLC. ACT Investors, LLC has a Forty-Nine Percent (49%) direct ownership interest in ACT Title Agency, LLC. Executive Title Agency Corp., an affiliate of CTIC and Chicago Title Company, LLC, has a Fifty-One Percent (51%) direct ownership interest in ACT Title Agency, LLC. Because of these relationships, this referral may provide Referrer a financial or other benefit.

Below are the estimated range of charges for settlement services by ACT Title Agency, LLC and/or Chicago Title Company, LLC:

Amount of Title Insurance Coverage for Owners Policy	Premium per \$1,000 of Contract Sales Price	Escrow / Service Fee	Conveyance Fee (Transfer Tax)
Up to \$150,000	\$5.75 / \$1,000	\$740 - \$980 each to Purchaser and Seller depending on purchase price and county location of property	\$3.00 - \$4.00 per \$1,000 Per Contract Sales Price (Rounded to the nearest \$100) Depending on county location of property
Over \$150,000 up to \$250,000	Flat fee of \$187.50 + \$4.50/\$1,000		
Over \$250,000 up to \$500,000	Flat fee of \$437.50 + \$3.50/\$1,000		
Over \$500,000 up to \$10,000,000	Flat fee of \$812.50 + \$2.75/\$1,000		
Over \$10,000,000	Flat fee of \$812.50 + \$2.25/\$1,000		
Minimum Charge	\$175		

Charges to Purchaser		Charges to Seller	
1/2 of Owner's Title Insurance	per schedule above	1/2 of Owner's Title Insurance	per schedule above
Escrow / Service Fee	per schedule above	Escrow / Service Fee	per schedule above
1/2 Title Insurance Binder	\$37.50	1/2 Title Insurance Binder	\$37.50
Lender's Coverage (simultaneous issue)	\$100	Conveyance Fee (Transfer Tax)	per schedule above
Closing Protection Coverage for Buyer	\$0-\$40	Closing Protection Coverage for Seller	\$55
Closing Protection Coverage for Lender	\$0-\$40		
Endorsements as required by Lender	\$50-\$500		
Survey Coverage	\$100		

NOTE: There may be additional charges depending on the particular needs of your transaction.

Affected item(s):
OHD1460.doc - Affiliated Business Arrangement Disclosure Statement (New)

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File Cover CTT

New/Mod Change	Requested By CT OH	Incident No. INC230136806	TFS No. 762755
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Updated so that the people associated with a buyer/borrower or seller entity will pull to the form.

Affected item(s):
File Cover CTT

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OREGON

DOCUMENTS

Escrow

<i>Letter (Beneficiary Statement - Private)</i>			
New/Mod Change	Requested By Ticor Title	Incident No.	TFS No. 763051
Added a prompt asking whether to include the cover letter.			
Affected item(s): Letter (Beneficiary Statement - Private)			

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TEXAS

DOCUMENTS

Escrow

<i>Affidavit (Tax Statement)</i>			
New/Mod Change	Requested By Elise Kitchens	Incident No.	TFS No. 765153
This document has been removed.			
Affected item(s): Affidavit (Tax Statement)			

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REPORTS

SWACS Order Report			
New/Mod Change	Requested By SW Agency Admin	Incident No.	TFS No. 762659
Updated the "Title Work" column to show the T3 and added "Closed Date" column and MS File Number.			
Affected item(s): SWACS Order Report			

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UTAH

DOCUMENTS

Escrow

El - Lender's Private Loan

New/Mod New	Requested By FT UT	Incident No.	TFS No. 762191
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New document. Please render to view in full.



Company Name

LENDER ESCROW INSTRUCTIONS

<p>Melissa G Smith, Closing Specialist Escrow Office Name 100 Escrow Office Street EO City, UT 54545 Phone: (800)777-4444 Fax: (800)444-7777</p>	<p>Date: April 12, 2023 Escrow No.: JM CD Test 2023-MGS Borrower(s): Bryan B. Buyer and Brenda B. Buyer Seller(s): Samuel S. Seller and Samantha S. Seller Property: 100 Property Avenue Property City, UT 55555</p>
--	--

I/We hand you herewith:

- Approved copy of Note and Deed of Trust
- Approved copy of Preliminary Report
- Loan funds in the form of wire transfer, certified check, cashier's check, or teller's check payable to **Escrow Office Name** pursuant to the "Deposit of Funds," Paragraph 4 contained in the General Provisions attached hereto and made a part hereof

which you are authorized to deliver and/or record when;

You hold for my account the following:

- Original, executed promissory note corresponding to the above referenced copy, with interest commencing at _____ Percent (_____%), first payment beginning **March 1, 2023**, with all principal and accrued interest due in its entirety on **February 1, 2053**.

Affected item(s):

UTD1119.doc - El - Lender's Private Loan (New)

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WASHINGTON

DOCUMENTS

Escrow

<i>Master Real Estate Excise Tax Affidavit - Exempt (2023)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	WA		762619
Added prompts for item 6.			
<div style="border: 1px solid black; padding: 10px;"> <p>6 Is this property designated as forest land per RCW 84.33? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Property designated as forest land?</p> <p>Is this property classified as current use (open space, farm and agricultural, or timber) land per RCW 84.34? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Property classified as current use?</p> <p>Is this property receiving special valuation as historical property per RCW 84.26? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Property receiving special valuation as historical property?</p> </div>			
<p>Affected item(s): Master Real Estate Excise Tax Affidavit - Exempt (2023)</p>			

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<i>Personal Representative Deed (LPB 74) (2)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	WA		764167
Updated title.			
<div style="border: 1px solid black; padding: 10px;"> <p>Filed for record at the request of:</p> <p> Fidelity National Title</p> <p>236 Quarry Road Greenville, WA 99999</p> <p>Escrow No.: MS CD 2022 WA</p> <p style="text-align: center;">PERSONAL REPRESENTATIVE DEED (Bargain and Sale Deed - RCW 64.04.040)</p> <p>THE GRANTOR(S) Grantor 1 Name and Grantor 2 Name from Deed screen for and in consideration of</p> </div>			
<p>Affected item(s): Personal Representative Deed (LPB 74) Personal Representative Deed (LPB 74) Letter</p>			

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<i>Supplemental Report</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	CT Seattle/NCS		762751
Updated the Title Company email to first look to the Examiner's email to pull and if that is empty it will continue to pull the office email.			
<p>Affected item(s): Supplemental Report</p>			

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PHRASE(S)

<i>New EI Phrase</i>									
New/Mod New	Requested By Penny Hoskins	Incident No.	TFS No. 761555						
New Phrase:									
<table border="1"> <tr> <td>Code ▲</td> <td>Name</td> <td></td> </tr> <tr> <td>holdbk04</td> <td>HOLDBACK FOR TAX PAYMENT (SELLER)</td> <td> <p>If PROMPT 2 = "1st" will pull April 30th If PROMPT 2 = "2nd" will pull October 31st</p> <p>HOLDBACK FOR TAX PAYMENT: Escrow Office Name is hereby instructed to holdback the sum of Two Thousand Eight Hundred And No/100 Dollars (\$2,800.00) from Seller proceeds for payment of the 1st half of the 2023 property taxes. Said amount is to be held until such time as the county has posted the tax payment or April 30th - whichever comes first. If the tax payment has not posted by April 30th, Escrow Office Name is instructed to disburse the tax payment to the tax collector with no further responsibility or liability.</p> </td> </tr> </table>				Code ▲	Name		holdbk04	HOLDBACK FOR TAX PAYMENT (SELLER)	<p>If PROMPT 2 = "1st" will pull April 30th If PROMPT 2 = "2nd" will pull October 31st</p> <p>HOLDBACK FOR TAX PAYMENT: Escrow Office Name is hereby instructed to holdback the sum of Two Thousand Eight Hundred And No/100 Dollars (\$2,800.00) from Seller proceeds for payment of the 1st half of the 2023 property taxes. Said amount is to be held until such time as the county has posted the tax payment or April 30th - whichever comes first. If the tax payment has not posted by April 30th, Escrow Office Name is instructed to disburse the tax payment to the tax collector with no further responsibility or liability.</p>
Code ▲	Name								
holdbk04	HOLDBACK FOR TAX PAYMENT (SELLER)	<p>If PROMPT 2 = "1st" will pull April 30th If PROMPT 2 = "2nd" will pull October 31st</p> <p>HOLDBACK FOR TAX PAYMENT: Escrow Office Name is hereby instructed to holdback the sum of Two Thousand Eight Hundred And No/100 Dollars (\$2,800.00) from Seller proceeds for payment of the 1st half of the 2023 property taxes. Said amount is to be held until such time as the county has posted the tax payment or April 30th - whichever comes first. If the tax payment has not posted by April 30th, Escrow Office Name is instructed to disburse the tax payment to the tax collector with no further responsibility or liability.</p>							

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WISCONSIN

DOCUMENTS

Escrow

Escrow Trust Instructions (Strict Joint Order #5)			
New/Mod Change	Requested By CT WI	Incident No. INC230117572	TFS No. 762760
Updated for WI operations to reflect "Wisconsin" and remove the IL statute.			
Affected item(s): Escrow Trust Instructions (Strict Joint Order #5)			

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Letter Report (Search)			
New/Mod New	Requested By FT WI	Incident No. INC230153379	TFS No. 764700

New document. Please render to view in full.



Fidelity National Title*
Insurance Company

1001 Title Way, Suite 100
Title City, WI 99999
Phone: (800)777-2468 / Fax: (800)777-8642

REPORT OF SEARCH

Order No.: [MS CD 2022 WI FT-CNW](#)
Prepared For: [The Mortgage Company](#)

Current Owner Limited Search:
Effective Date: [March 27, 2023 at 06:00 AM](#)

Names of Grantees in Last Deed of Record:
[Megan and Jennifer Seller](#)

For APN/Parcel ID(s): [11111111APN](#), [1A1A1A1APN](#), [11111111TAX](#) and [1A1A1A1TAX](#)

Legal Description:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
[100 Property Street, Unit 100A, Sheboygan, WI 53081](#)

Real Estate Mortgages, Leases, Docketed Judgments, State and Federal Tax Liens, and/or Construction Liens Appearing Against the Grantee(s) in the Latest Recorded Conveyance:

1. This is a Commitment Exception.
2. This is a Commitment Exception containing a hyperlink to [Google](#).

Dated: April 27, 2023

[FIDELITY NATIONAL TITLE OF WISCONSIN](#)



Authorized Signature

Affected item(s):
WID0310.doc - Letter Report (Search) (New)

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NOVARE NATIONAL SETTLEMENT SERVICES

DOCUMENTS

Escrow

<i>Letter (Thank You For Your Business)</i>			
New/Mod Change	Requested By Novare	Incident No. INC230123511	TFS No. 762257
Hard coded the address in the header.			
Affected item(s): Letter (Thank You For Your Business)			

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<i>Loan Information Sheet (Commercial)</i>			
New/Mod Change	Requested By Novare	Incident No.	TFS No. 764925
Users will now have the ability to choose their buyer/borrower or seller signatures.			
Affected item(s): Loan Information Sheet (Commercial)			

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NCS

DOCUMENTS

Escrow

<i>Supplemental Report</i>			
New/Mod Change	Requested By CT Seattle/NCS	Incident No.	TFS No. 762751
Updated the Title Company email to first look to the Examiner's email to pull and if that is empty it will continue to pull the office email.			
Affected item(s): Supplemental Report			

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TECHNICAL NOTES (FOR LOCAL IT/SUPPORT)

Any new documents or reports in this build are listed in the Title and/or Escrow User Release Notes. Due to the state-specific 'All Documents' tree, these new documents are automatically available to the users upon the push to test or production.

However, those new documents or reports may also need to be added to the operation specific tree(s) for packaging and other purposes. This is at your discretion.

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