

SOFTPRO SELECT

August 2023
RELEASE NOTES



Testing Release Date: August 4, 2023
Production Release Date: August 14, 2023

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ALL STATES/SITES

DOCUMENTS

Escrow

<i>Beneficiary Status Statement</i>			
New/Mod	Requested By	Incident No.	TFS No.
New	CT Everett		775164
New document. Please render to view in full.			
Affected item(s): SSCORPD5839.doc - Beneficiary Status Statement (New)			

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<i>COVID-19 Forms - Removal</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	FNF Corporate		774936
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.			
Affected item(s): Affidavit (Indemnity and Undertaking) Affidavit (Seller's and Borrower's COVID-19 Emergency) Affidavit (Understanding and Indemnity) Affidavit (Understanding and Indemnity) COVID-19 Closing Affidavit (Coronavirus) Consent to Use RON (COVID-19) Delayed Recording Indemnity Municipal Lien and Adjustment Indemnity			

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REPORTS

Property Information Search			
New/Mod Change	Requested By FNT LA CPF Admin	Incident No.	TFS No. 775229
Added Transaction and Product Type columns after the Order Type column to the Excel export.			
Affected item(s): Property Information Search			

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ARIZONA

DOCUMENTS

Escrow

<i>Seller and Buyer Contract and Escrow Instructions</i>			
New/Mod Change	Requested By LT Phoenix and Grand Canyon Title	Incident No.	TFS No. 774560
Removed the company's name from the Home Warranty Plan section.			
Affected item(s): Seller and Buyer Contract and Escrow Instructions			

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CALIFORNIA

DOCUMENTS

Escrow

<i>593 Form (2023) - Tax Statements (2)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Escrow Admin		778302
Removed the prompt "Amount Withheld from this Seller (Transferor)".			
Affected item(s): 593 Form (2023) - Tax Statement 593 Form (2023) - Tax Statement (Refi)			

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<i>City Report Request - Ventura</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Escrow Admin		778293
Updated to reflect most recent version.			
Affected item(s): City Report Request - Ventura			

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<i>Commission Forms (3)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Escrow Admin		778305
Adjusted to account for scenarios where \$0.00 is reflected on the CDF.			
Affected item(s): Memorandum of Instructions to Pay Commission Separate Commission – Listing-Selling Separate Memorandum of Inst to Pay Commission – Listing-Selling			

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<i>Demand Institutional</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	FNT OC		775889
Adjusted spacing to keep to a single page.			
Affected item(s): Demand - Institutional			

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<i>Notary Box to stay with language</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	FNT Sacramento	INC230244651	774964
Adjusted our logic to ensure the notary box stays with the corresponding language.			

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Title

ALTA Homeowner's Policy of Title Insurance 2021 (CA)			
New/Mod New	Requested By Internal Maintenance	Incident No.	TFS No. 778986
This form is a state and product-specific version of the 2021 ALTA Homeowner's Policy of Title Insurance to be used in lieu of Master Owner's Policy for faster document rendering.			
<u>Affected item(s):</u> SCA0002994.doc - ALTA Homeowner's Policy of Title Insurance 2021 (CA) (New)			

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MY SCREENS

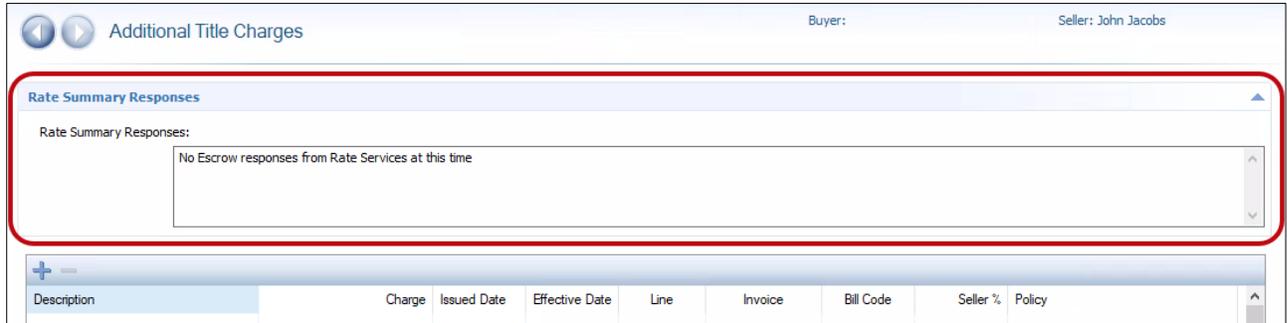
Additional Title Charges Screen

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

The **Additional Title Charges** screen has been modified to show the **Rate Summary Responses** section as defaulted to open.

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

> **SoCal Escrow Screens**



The screenshot shows the 'Additional Title Charges' interface. At the top, there are navigation arrows and the title 'Additional Title Charges'. On the right, it displays 'Buyer:' and 'Seller: John Jacobs'. The main content area is titled 'Rate Summary Responses' and contains a text box with the message 'No Escrow responses from Rate Services at this time'. Below this, there is a table header with columns: Description, Charge, Issued Date, Effective Date, Line, Invoice, Bill Code, Seller %, and Policy.

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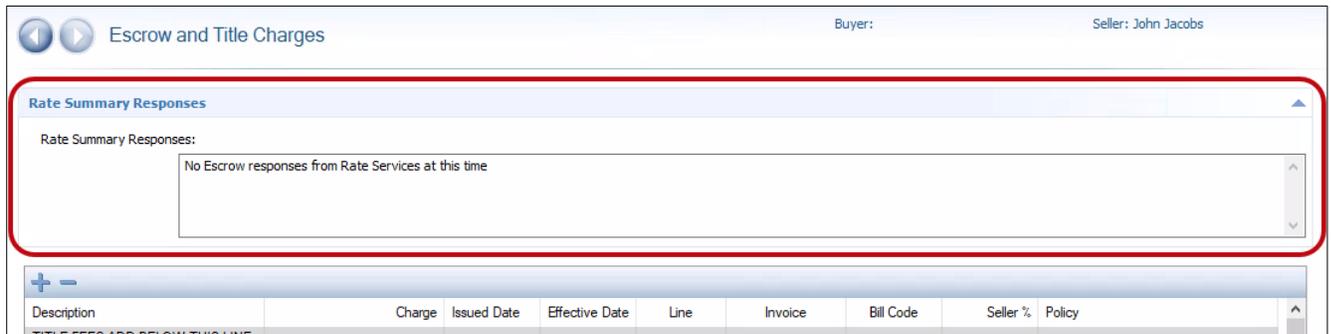
Escrow and Title Charges Screen

New/Mod Mod	Requested By Karen Benelli	Incident No.	TFS No.
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The **Escrow and Title Charges** screen has been modified to show the **Rate Summary Responses** section as defaulted to open.

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

- > **SoCal E Screens**
- > **SoCal Escrow Screens Impact to SPS**
- > **SoCal Escrow Screens SPS TT**
- > **SoCal Payoff Screens Impact to SPS**
- > **SoCal Sub Escrow Screens**



The screenshot shows the 'Escrow and Title Charges' screen. At the top, there are navigation arrows and the title 'Escrow and Title Charges'. On the right, it shows 'Buyer:' and 'Seller: John Jacobs'. The main content area is titled 'Rate Summary Responses' and contains a text box with the message 'No Escrow responses from Rate Services at this time'. Below this, there is a table with columns: Description, Charge, Issued Date, Effective Date, Line, Invoice, Bill Code, Seller %, and Policy. The first row of the table contains the text 'TITLE FEES ADD BELOW THIS LINE'.

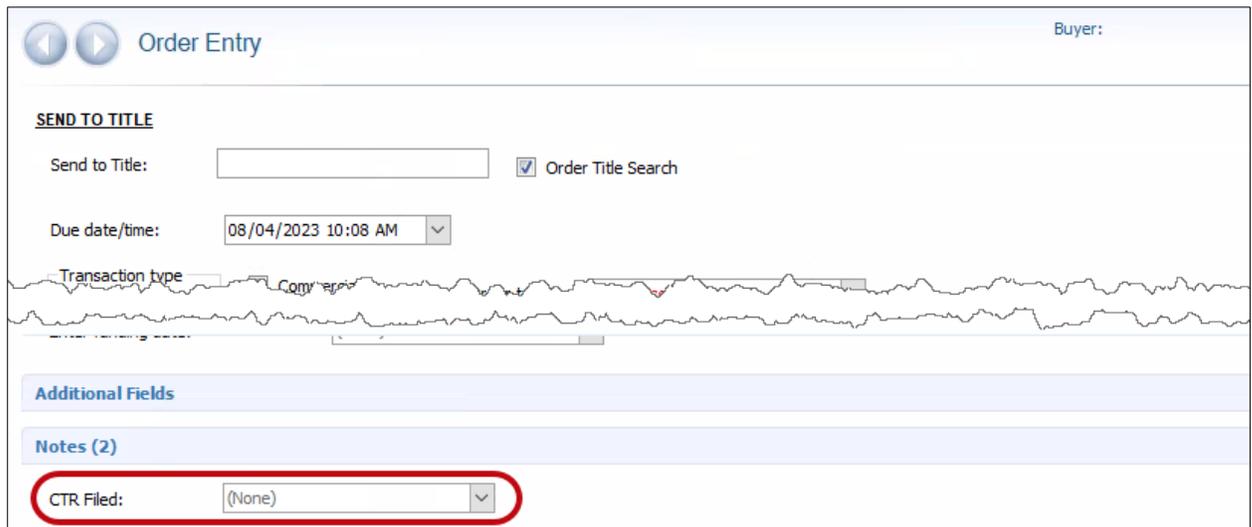
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<i>Order Entry Screen</i>			
New/Mod Mod	Requested By Karen Benelli	Incident No.	TFS No.

The **Order Entry** screen has been modified to include a new field: **CTR Filed**.

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

- > **SoCal E Screens**
- > **SoCal Escrow Screens Impact to SPS**
- > **SoCal Escrow Screens SPS TT**



The screenshot shows the 'Order Entry' interface. At the top, there are navigation arrows and the title 'Order Entry' with a 'Buyer:' label. Below this, there is a 'SEND TO TITLE' section with a 'Send to Title:' input field and a checked 'Order Title Search' checkbox. A 'Due date/time:' dropdown is set to '08/04/2023 10:08 AM'. A 'Transaction type' dropdown is set to 'Commercial'. Below these are sections for 'Additional Fields' and 'Notes (2)'. At the bottom, the 'CTR Filed:' field is highlighted with a red circle, showing a dropdown menu with '(None)' selected.

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Order Entry Screen

New/Mod Mod	Requested By Brooke Flinn	Incident No.	TFS No.
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The **Order Entry** screen has been modified to include a new field: **Office Speed Code**
 This change is visible when the **My Screens > SoCal Escrow Screens SPS TT** is selected.

The screenshot shows the 'Order Entry' interface with the following fields and options:

- SEND TO TITLE**
 - Send to Title:
 - Order Title Search
- Due date/time: 08/04/2023 10:08 AM
- Transaction type:
 - Purchase
 - Refinance
 - Equity
 - Other
- Commercial
 - Construction
 - Cash sale
 - Out of county
 - Sub-Escrow
- Order type: Title & Escrow
- Product type: Sale/ Re-Sale
- Policy type: Simultaneous
- Office Speed Codes:** (highlighted with a red oval)
- Enter the Contract Acceptance Date: (None)

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Payoff Instructions Screen

New/Mod Mod	Requested By Sammy Simpson	Incident No.	TFS No.
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The following fields on the **Payoff Instructions** screen have been changed from text fields (255 character limit) to flow text fields (unlimited character limit).

- > **Payoff Lender 1**
- > **Payoff Lender 2**
- > **Payoff Lender 3**
- > **Payoff Lender 4**

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

- > **SoCal Title Screens Impact to SPS**
- > **SoCal Title Screens Impact to SPS TT**

The screenshot displays the 'Payoff Instructions' screen. At the top, there are navigation arrows and the title 'Payoff Instructions'. Below this, several dropdown menus are visible: 'Escrow office:', 'Escrow officer/Closer:', 'Title office:', and 'Title officer/Examiner:'. A 'Recording Date:' dropdown is set to '(None)'. A 'Select the Payoff type:' dropdown is also present. The main section shows four 'Payoff Lender' fields. In the top-left view, these are small text boxes. A red box highlights this area, and a red arrow points to a larger view below. In the larger view, the 'Payoff Lender 1' through 'Payoff Lender 4' fields are significantly larger, indicating they are now flow text fields. To the right of the main form, there is a section for 'Buyer:' and 'Seller: John Jacobs', with 'Invoice Status: Pending' below it. Another red box highlights the bottom portion of the larger lender fields.

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Property Screen

New/Mod Mod	Requested By Kelly Theriault	Incident No.	TFS No.
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The **Property** screen has been modified for Manufactured Housing as follows:

- › New Manufactured Housing sections added to accommodate double, triple and quadruple-wide homes
 - » **Manufactured Housing – Section 2**
 - » **Manufactured Housing – Section 3**
 - » **Manufactured Housing – Section 4**
- › The following fields have moved to a new **Custom Fields** section for the additional **Manufactured Housing - Section 2, 3, and 4**
 - » **Width (Inches)**
 - » **Length (Inches)**

These fields pull data entered in the corresponding field in the Manufactured Housing section.

 - » **Date first sold**
 - » **Date manufactured**
 - » **Enter the year of the manufactured home**

These changes are visible when the **My Screens > SoCal E Screens** is selected.

The screenshot shows the 'Property' screen with a 'Properties (1)' table at the top. Below the table, there are sections for 'Manufactured Housing', 'Manufactured Housing - Section 2', 'Manufactured Housing - Section 3', 'Manufactured Housing - Section 4', and 'Custom Fields'. A red callout box points to the 'Custom Fields' section, stating: 'Each new section contains these fields. Custom Fields now contains the Width, Length, Date first sold, Date manufacture and Year of manufacture fields for these new sections.' The 'Manufactured Housing - Section 2' section is expanded, showing input fields for 'DOH number:', 'Width:', 'Length:', and 'Serial number:'.

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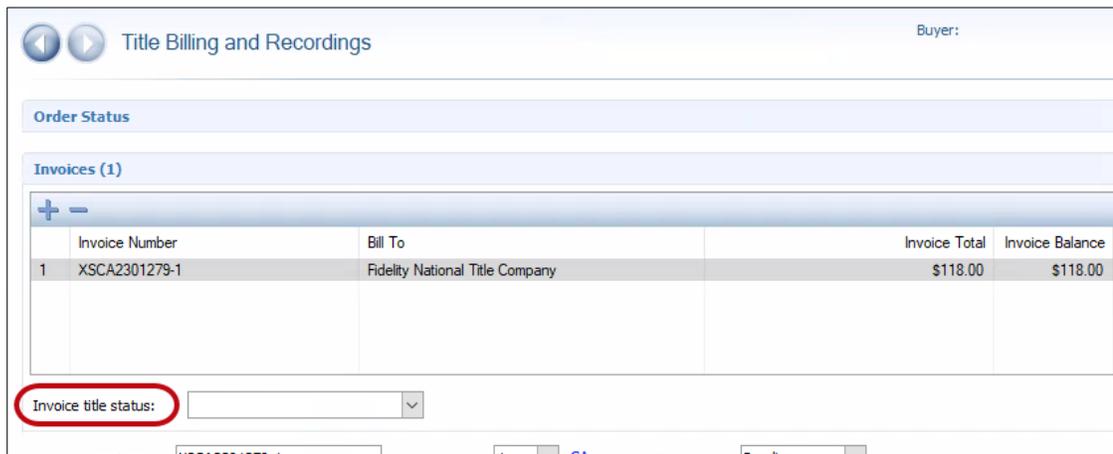
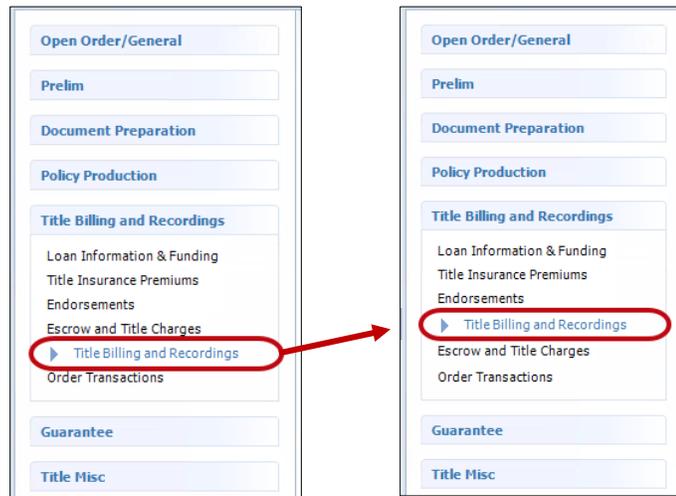
Title Billing and Recordings Screen

New/Mod Mod	Requested By Karen Benelli	Incident No.	TFS No.
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The **Title Billing and Recordings** screen has been,

- > moved to follow the Endorsement screen
- > modified to show the **Invoice title** field as **Invoice title status**.

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



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PHRASE(S)

<i>Code: hoa08 (SoCal)</i>			
New/Mod Change	Requested By FT-Sacramento	Incident No.	TFS No. 776897
Text revised:			
<p><u>Code: hoa08 / Homeowner's Association Statement/Documents</u> HOMEOWNERS ASSOCIATION STATEMENT/DOCUMENTS: Escrow Holder is instructed to obtain a statement from the Homeowner's Association or Management Company servicing the subject property and to charge the account of the Seller to bring said account current, if applicable. You are further directed to charge the account of [PROMPT (Who is to be charged for the HOA transfer fee - Buyer or Seller)] with transfer fees as required by the Association. Said Statement is to be approved in writing by Buyer and Seller prior to close of escrow.</p> <p>Escrow Holder is further instructed, pursuant to the purchase agreement and at the expense of Seller, to request a resale document package under Civil Code Section 4525, which may or may not include, (a) Copies of any documents required by Law; (b) Disclosure of any pending or anticipated claim or litigation by or against the HOA; (c) A statement containing the location and number of designated parking and storage spaces; (d) Copies of the most recent twelve (12) months of Homeowner Association minutes for regular and special meetings; (e) The names and contact information of all homeowner's associations governing the Property, (f) pet restrictions; and (g) smoking restrictions, and upon receipt of same provide a copy to the Buyer for approval.</p> <p>Buyer and Seller acknowledge that documents are being ordered as a courtesy only. Escrow Holder will forward to the Buyer the package that was provided by the homeowner's association and/or their management company. Any additional items not included that buyer would like to review/have, buyer will obtain direct and outside of escrow. Buyer further agrees to hold escrow agent harmless for any items not provided by the homeowner's association and/or their management company.</p> <p>Buyer is hereby placed on notice that Escrow Holder is only aware of one (1) Homeowners Association that property is subject to. It is the responsibility of the Buyer herein to verify there are no additional associations in connection with the subject property. In the event Buyer is aware of any other association it is the Buyers responsibility to notify Escrow Holder immediately and prior to the close of escrow. After the close of escrow should it be determined that another association exists in connection with the subject property Buyer will be responsible for any and all fees, including but not limited to: delinquent fees, transfer fees and document fees, due the additional association and hereby releases Escrow Holder from any and all liability that may arise as a result of same.</p>			

<i>Code: rent05 (NoCal)</i>			
New/Mod Change	Requested By FT-Sacramento	Incident No.	TFS No. 775678
<u>Code: rent05 / Rentback To Seller at No Cost</u>			
<p>Revised to give a new checkbox prompt if Seller is remaining on the property for specific number of days. If true will read "may remain in the property for [Prompt (Enter the specific number of days the Seller is to remain in the property)] calendar days after close of escrow at no cost." If false will prompt for the date as it did before "may remain in the property until [Prompt (Enter the date the Seller may remain in the property at no cost)] at no cost."</p>			

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REPORTS

Closings by Post Date			
New/Mod Change	Requested By SoCal FNT SD & IE Admin	Incident No.	TFS No. 771989
Miscellaneous updates to logic and formatting.			
Affected item(s): Closing by Post Date			

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Opened/Closed Orders by {Selection}			
New/Mod Change	Requested By FNT LA and Config	Incident No.	TFS No. 775294
Added Title Officer picklist.			
Affected item(s): Opened/Closed Orders by {Selection}			

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Openings by Marketing Rep w/Splits			
New/Mod Change	Requested By SoCal FNT SD & IE Admin	Incident No.	TFS No. 771985
Miscellaneous updates to logic and formatting.			
Affected item(s): Openings by Marketing Rep w/Splits			

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Wire Balancing Report			
New/Mod New	Requested By FNT LA OAC	Incident No.	TFS No. 773119
New report for FNT LA.			
Affected item(s): SSCORP5589.rpt - Wire Balancing Report (New)			

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COLORADO

DOCUMENTS

Escrow

<i>Affidavit and Indemnity Agreement</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	Colorado		777865
Revised document to render for sellers and to prompt users to choose which properties to show on one form.			
Affected item(s): Affidavit and Indemnity Agreement			

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<i>DR1083</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	Colorado		777870
Revised document to render for sellers and to prompt users to choose which properties to show on one form.			
Affected item(s): DR1083			

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<i>FIRPTA Statement by Qualified Substitute</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	Colorado		778243
Revised document to allow users to choose which properties to show on one form.			
Affected item(s): FIRPTA Statement by Qualified Substitute			

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<i>Real Property Transfer Declaration (TD-1000)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	Colorado		777894
Revised document to render for buyers and to prompt users to choose which properties to show on one form.			
Affected item(s): Real Property Transfer Declaration (TD-1000)			

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<i>Tax Water and Assessment Agreements (2)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	Colorado		777896
Revised document to allow users to choose which properties to show on one form.			
Affected item(s): Tax Water and Assessment Agreement Tax Water and Assessment Agreement (Legal)			

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REPORTS

CO SoftPro Summary			
New/Mod Change	Requested By HTC Admin / Config	Incident No.	TFS No. 773826
Added column to show escrow brief legal (Order.Properties.EscrowBriefLegal).			
Affected item(s): CO SoftPro Summary			

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FLORIDA

DOCUMENTS

Escrow

<i>Affidavit (Conveyance to Foreign Entities Act - Final)</i>			
New/Mod New	Requested By State Counsel	Incident No.	TFS No. 774836
New document. Please render to view in full.			
Affected item(s): FLD1384.doc - Affidavit (Conveyance to Foreign Entities Act - Final) (New)			

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<i>Final Notice to Buyer</i>			
New/Mod New	Requested By State Counsel	Incident No.	TFS No. 774836
New document. Please render to view in full.			
Affected item(s): FLD1383.doc - Final Notice to Buyer (New)			

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HAWAII

DOCUMENTS

Escrow

<i>Contractor Indemnity Agreement</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	FT HI		776978
Updated to allow the user to select which contact(s) will execute the document between buyer, seller, general contractor or subcontractor.			
Affected item(s): Contractor Indemnity Agreement			

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<i>General Provisions</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	FT HI		778269
For FT operations only - Updated paragraph #5 in General Provisions to: You are authorized to furnish copies of these instructions, supplements, amendments, notices of cancellations, closing statement and applicable tax documents (only when any and all Taxpayer Identification Numbers are redacted), to the Real Estate Broker(s), and Lender(s) named in this escrow. You are further authorized to furnish any and all required documents to the conveyancing attorney, for the purpose of proper drafting of any and all necessary documents required to facilitate the closing of this transaction.			

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<i>Indemnity Agreement (Mechanics' Liens)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	System Admin		776885
Signatures have been corrected to pull the seller for a purchase and buyer/borrowers for refinances.			
Affected item(s): Indemnity Agreement (Mechanics' Liens)			

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<i>Payoff Enclosure and Closing Letters (8)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	FT HI		774818
Delivery Method updated for FT HI and Recon Dept. information added to the enclosure.			
Affected item(s): Closing Letter Closing Letter (Selling Agent-Broker) Closing Letter (Buyer-Borrower) Closing Letter (Lender) Closing Letter (Listing Agent-Broker) Closing Letter (Mortgage Broker) Closing Letter (Seller) Payoff Enclosure Letter			

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<i>Wire Information (2)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	Title Guaranty		778548
Revised to read "...drawn on a District 12 U.S. Financial Institution..." vs. "Hawaii Financial Institution".			
Affected item(s): Wire Information Wire Information (International)			

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ILLINOIS

DOCUMENTS

Escrow

<i>Certification of Payoff Delivery and Forbearance</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	MidWest IT		774562
Altered language to include "One of the following statements must be initialed..."			
Affected item(s): Certification of Payoff Delivery and Forbearance			

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<i>Commercial Construction Escrow Disbursement Agreement (Cash No inspections)</i>			
New/Mod	Requested By	Incident No.	TFS No.
New	State Counsel		774962
New document. Please render to view in full.			
Affected item(s): ILD0569.doc - Commercial Construction Escrow Disbursement Agreement (Cash No inspections) (New)			

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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	INC230240132	774787
Updated to have the "proposed disbursement date" to default to 6 months after the disbursement date on the order information screen.			
Affected item(s): Escrow Trust Instructions (Strict Joint Order #3 - Mobile Earnest Money)			

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<i>Escrow Trust Instructions (Strict Joint Order #5)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	State Counsel		774954
Various changes requested by State Counsel. Please render to view in full.			
Affected item(s): Escrow Trust Instructions (Strict Joint Order #5)			

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<i>Letter (Misc Transmittal)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	CT IL		778297
Updated to prompt asking user if they'd like to use the forwarding address for the contact chosen.			
Affected item(s): Letter (Misc Transmittal)			

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<i>Residential Construction Escrow Disbursement Agreement (Cash No Inspections)</i>			
New/Mod	Requested By	Incident No.	TFS No.
New	State Counsel		774958
New document. Please render to view in full.			
Affected item(s): ILD0568.doc - Residential Construction Escrow Disbursement Agreement (Cash No Inspections) (New)			

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<i>TI Agreement</i>			
New/Mod Change	Requested By FT Metro	Incident No.	TFS No. 778316
Added date prompt for when declaring the Exceptions to Title to be null and void and of no force and effect.			
Affected item(s): TI Agreement			

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INDIANA

DOCUMENTS

Escrow

<i>Deeds (25)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Justin Cochran	INC230239755	774565
Documents have been updated for FXHR profiles to include the Escrow Office Name before the order number.			
Affected item(s):			
Deed (Guardian's - Legal)			
Deed (Guardian's)			
Deed (Habitat - Legal)			
Deed (Habitat)			
Deed (Limited Warranty)			
Deed (Limited Warranty) - Legal			
Deed (Personal Representative's - Legal)			
Deed (Personal Representative's)			
Deed (POA - Legal)			
Deed (POA)			
Deed (Quitclaim - Legal)			
Deed (Quitclaim)			
Deed (Special Warranty - HUD)			
Deed (Special Warranty - Legal)			
Deed (Special Warranty - Relo)			
Deed (Special Warranty - Relo) - Legal			
Deed (Special Warranty)			
Deed (Survivorship - Legal)			
Deed (Survivorship)			
Deed (Trustee's - Legal)			
Deed (Trustee's - MI)			
Deed (Trustee's - MI) - Legal			
Deed (Trustee's)			
Deed (Warranty - Legal)			
Deed (Warranty)			

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MICHIGAN

DOCUMENTS

Escrow

<i>Residential Construction Indemnification</i>			
New/Mod Change	Requested By CT MI	Incident No.	TFS No. 774792
Removed company signature section.			
Affected item(s): Residential Construction Indemnification			

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MONTANA

DOCUMENTS

Escrow

<i>Real Estate Tax Agreement</i>			
New/Mod New	Requested By Bozeman Agency	Incident No.	TFS No. 776976
New document. Please render to view in full.			
Affected item(s): MTD0232.doc - Real Estate Tax Agreement (New)			

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NEVADA

DOCUMENTS

Escrow

<i>Annexation - Falcon Ridge</i>			
New/Mod New	Requested By Ticor Title	Incident No.	TFS No. 778319
New document. Please render to view in full.			
Affected item(s): NVD1357.doc - Annexation - Falcon Ridge (New)			

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NEW YORK

DOCUMENTS

Escrow

<i>Survey Order Authorization</i>			
New/Mod Change	Requested By CLT Riverhead	Incident No.	TFS No. 775154
Updated per manager and state counsel's request. Please render to view all changes.			
Affected item(s): Survey Order Authorization			

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OHIO

DOCUMENTS

Escrow

<i>DTE 100 - Real Property Conveyance Fee Statement</i>			
New/Mod Change	Requested By CT OH	Incident No.	TFS No. 774794
Updated dropdown selection for item 25 from Oberlin to Columbia.			
Affected item(s): DTE 100 - Real Property Conveyance Fee Statement			

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<i>Special Assessment Record Search (Macedonia)</i>			
New/Mod Change	Requested By State Counsel	Incident No.	TFS No. 774796
Updated to reflect the most recent version.			
Affected item(s): Special Assessment Record Search (Macedonia)			

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OREGON

DOCUMENTS

Escrow

<i>Affidavit (Free and Clear - No Deed of Trust)</i>			
New/Mod Change	Requested By LT Portland	Incident No.	TFS No. 776980
Updated notary section for Oregon operations. Please render to view in full.			
Affected item(s): Affidavit (Free and Clear - No Deed of Trust)			

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<i>Deeds (4)</i>			
New/Mod Change	Requested By WT Bend	Incident No.	TFS No. 774806
Updated to consider the Consideration Amount and 'Enter consideration text' field from the Deed screen. Instead of pulling the Sales Price it now pulls the Consideration Text, if any, otherwise it pulls the Consideration Amount.			
Affected item(s): Deed (Small Estate - Affiant's and Successors') Deed (Small Estate - Affiant's and Successors') Legal Deed (Small Estate - Affiant's) Deed (Small Estate - Affiant's) Legal			

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<i>Letter (Opening - Buyer WireSafe Fraud Alert)</i>			
New/Mod New	Requested By FT Salem	Incident No.	TFS No. 774802
New document. Please render to view in full.			
Affected item(s): Letter (Opening - Buyer WireSafe Fraud Alert)			

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<i>Trust Deeds (2)</i>			
New/Mod Change	Requested By WT Bend	Incident No.	TFS No. 774799
Updated language in paragraph 5. Please render to view.			
Affected item(s): Trust Deed Trust Deed (Legal)			

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PHRASE(S)

<i>Code: crdt01</i>			
New/Mod Change	Requested By Penny Hoskins	Incident No.	TFS No. 778228
Updated for text and initials:			
<p><u>Code: crdt01 / CREDIT CARD PAYMENTS</u> CREDIT CARD PAYMENTS: As a condition of funding, the new lender requires certain credit card and installment accounts be paid through escrow. [If Purchase 'Buyer' else 'Borrower'] hereby agrees, prior to close of escrow, to provide actual statements of accounts required by lender to be paid.</p> <p>In the event accounts have been paid in full or the balances reduced outside of this escrow written evidence of payment will be provided to escrow before close. A \$[PROMPT (Enter the credit card payment fee)] fee will be charged for each disbursement of an unsecured credit payoff. [If Purchase 'Buyer' else 'Borrower'] understands the payments will be sent via regular <u>first class mail</u> and can take up to fifteen (15) business days to credit to the <u>consumer's account</u>.</p> <p>[Pulls Escrow Office Name] shall not be responsible and/or liable for any balances paid on the above accounts in excess or less than amounts currently owed, or for any late charge accruals. [If Purchase 'Buyer' else 'Borrower'] will hold [Pulls Escrow Office Name] harmless and indemnify such against any losses or damages by reason of compliance with these instructions.</p> <p><u>Initials</u> <u>Initials</u></p>			

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<i>Code: txpro08</i>			
New/Mod Change	Requested By Penny Hoskins	Incident No.	TFS No. 778228
Prompts have been removed:			
<p><u>Code: txpro08 / TAX PRORATIONS - ADJUSTMENT</u> PROPERTY TAXES: It is understood and agreed that real property taxes were prorated based upon <u>the prior year</u> real property tax amount. Should the undersigned parties want to make any adjustments in said prorated amount once <u>the real</u> property tax bills become available, said adjustments will be handled between the parties outside of this escrow with no further responsibility and/or liability to [Pulls Escrow Office Name]. Payment of <u>the real</u> property taxes will be the responsibility of the undersigned buyer.</p>			

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TEXAS

DOCUMENTS

Title

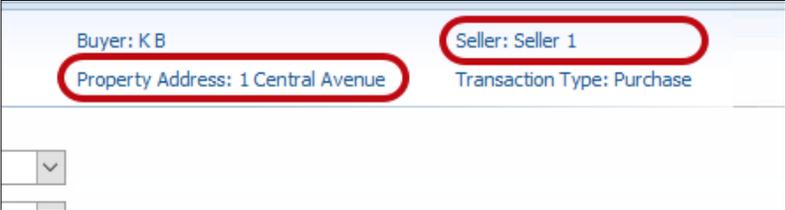
<i>Commitment Schedule D - Chicago Title of Texas and FNF Lawyers Title of Amarillo ONLY</i>			
New/Mod New	Requested By LT/CT Amarillo	Incident No.	TFS No. 776703
Item 2(c) of Schedule D has been updated to replace "Michael J. DeBault (President)" with "Brandon Kuhn (President)".			

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<i>Proforma Policies</i>			
New/Mod Change	Requested By TX Counsel/Admin	Incident No.	TFS No. 776967
Per direction of state counsel, the Date of Policy for Proforma policies will now show "Pro Forma" (no longer "As to the Date and Time of Recording").			
Note: A checkbox prompt will be provided to indicate if the proforma is for HUD or Fannie Mae. If checked it will print "As to the Date and Time of Recording of Assignment of Security Instrument" for the Date of Policy rather than Pro Forma.			

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MY SCREENS

<i>All Screens</i>			
New/Mod	Requested By	Incident No.	TFS No.
Mod	Jessica Meredith		
<p>The Expressions have been updated as follows on all screens:</p> <ul style="list-style-type: none"> > Removed: Order Status > Added: <ul style="list-style-type: none"> » Property Address » Seller <p>This change is visible when the My Screens > Texas Escrow Screens is selected.</p> <div style="border: 1px solid #ccc; padding: 10px; margin: 10px 0;">  </div>			

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REPORTS

Opened/Closed Orders by {Selection}			
New/Mod Change	Requested By FNT LA and Config	Incident No.	TFS No. 775294
Added Title Officer picklist.			
Affected item(s): Opened/Closed Orders by {Selection}			

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UTAH

DOCUMENTS

Escrow

<i>Policy Disclosure</i>			
New/Mod New	Requested By FT UT	Incident No.	TFS No. 774777
New document. Please render to view in full.			
Affected item(s): UTD1120.doc - Policy Disclosure (New)			

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MY SCREENS

Order Entry Screen

New/Mod Mod	Requested By Karen Benelli	Incident No.	TFS No.
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The **Order Entry** screen has been modified to show the **smartview Order No.** field at the top of the screen.
 This change is visible when the **My Screens > FT UTAH – ALL** screen is selected.

The screenshot shows the 'Order Entry' interface. At the top right, it displays 'Order Status: InProcess' and 'Buyer:'. Below this, a text input field labeled 'smartview Order No.:' is highlighted with a red circle. Underneath, there are several form elements: a 'Rush order' checkbox, a 'Transaction type' section with radio buttons for 'Purchase', 'Refinance' (selected), 'Equity', and 'Other'; and a grid of checkboxes for 'Commercial', 'Construction', 'Cash sale', and 'Out of county'. To the right of these are three dropdown menus for 'Order type:', 'Product type:', and 'Policy type:'. At the bottom, a 'Notes (0)' section is visible, with an 'Ownership profile:' dropdown menu set to 'Default\Support SW', which is also highlighted with a red circle.

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WASHINGTON

DOCUMENTS

Escrow

<i>EI - Sub Escrow Closing Instructions - Form B</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	CT Everett		774771
Updated the SUB ESCROW FEE SCHEDULE to allow users to be prompted to select the items/amounts from ATC.			
Affected item(s): EI - Sub Escrow Closing Instructions - Form B			

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<i>Master Real Estate Excise Tax Affidavits (4)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Penny Hoskins		774831
Updated to add "18 - Other Residential" to the dropdown selections for Land Use Code.			
Affected item(s): Master Real Estate Excise Tax Affidavit - Exempt (2023) Master Real Estate Excise Tax Affidavit (2023) Master Real Estate Excise Tax Affidavit (2023) Multiple Affidavits Master Real Estate Excise Tax Affidavit (2023) Multiple Location			

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<i>Real Estate Excise Tax Supplemental Statement (2)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	WA		778299
Updated to reflect most recent version.			
Affected item(s): Real Estate Excise Tax Supplemental Statement Real Estate Excise Tax Supplemental Statement - Blank			

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Title

<i>ALTA Homeowner's Policy of Title Insurance 2021 (WA)</i>			
New/Mod New	Requested By Internal Maintenance	Incident No.	TFS No. 778989
This form is a state and product-specific version of the 2021 ALTA Homeowner's Policy of Title Insurance to be used in lieu of Master Owner's Policy for faster document rendering.			
Affected item(s): WA00001094.doc - ALTA Homeowner's Policy of Title Insurance 2021 (WA) (New)			

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WISCONSIN

DOCUMENTS

Escrow

<i>Affidavit (Owner's) (2)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	State Counsel		778285
Documents have been updated to the most recent versions approved by state counsel. Dane County versions have been removed in favor of the approved versions.			
Affected item(s): Affidavit (Owner's - Dane County) Affidavit (Owner's - Dane County) (Legal) WID0133.doc - Affidavit (Owner's) (New) WID0133.doc - Affidavit (Owner's - Residential Refinance) (New)			

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<i>Escrow Agreement (Earnest Money)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	State Counsel		774952
Language in Paragraph 9 has been revised and a new Paragraph 14 has been added.			
Affected item(s): Escrow Agreement (Earnest Money)			

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<i>Escrow Disbursement Agreement (Loan Commercial Priority Lender with Inspections)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	State Counsel		774960
New Paragraph 8 added. Please render to view.			
Affected item(s): Escrow Disbursement Agreement (Loan Commercial Priority Lender with Inspections)			

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<i>Escrow Disbursement Agreement (Residential Construction Loan - Inspections)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	State Counsel		774956
New Paragraph 8 added. Please render to view.			
Affected item(s): Escrow Disbursement Agreement (Residential Construction Loan - Inspections)			

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REPORTS

Escrow

Letter Report (Search)			
New/Mod Change	Requested By FT WI	Incident No.	TFS No. 775157
Updated to pull the grantees from the Schedule A vesting; added logic to pull in all exceptions from Schedule B and removed the Taxes label entirely.			
Affected item(s): Letter Report (Search)			

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NOVARE NATIONAL SETTLEMENT SERVICES

REPORTS

Commercial Portfolio Statement CSS			
New/Mod Change	Requested By NCS UG	Incident No.	TFS No. 775307
Updated to include Buyer and Seller total amounts due as well as signature lines.			
Affected item(s): Commercial Portfolio Statement (CSS)			

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Search Vendor Report			
New/Mod Change	Requested By Novare Admin	Incident No.	TFS No. 775285
Several changes columns and logic.			
Affected item(s): Search Vendor Report			

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NCS

REPORTS

Commercial Portfolio Statement CSS			
New/Mod Change	Requested By NCS UG	Incident No.	TFS No. 775307
Updated to include Buyer and Seller total amounts due as well as signature lines.			
Affected item(s): Commercial Portfolio Statement (CSS)			

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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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