

SOFTPRO SELECT

December 2023
RELEASE NOTES



Testing Release Date: N/A
Production Release Date: December 18, 2023

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ALL STATES/SITES

DOCUMENTS

Escrow

<i>Closing Disclosure Forms</i>			
New/Mod New	Requested By Reports Team	Incident No.	TFS No. 787808
Released HTML Closing Disclosure Forms.			
<u>Affected item(s):</u> Closing Disclosure Forms			

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REPORTS

1099-S Exceptions by Branch, Escrow Officer/Closer			
New/Mod Change	Requested By CA OAC Admin	Incident No.	TFS No. 791931
Updated to indicate if a seller is a foreign person.			
Affected item(s): 1099-S Exceptions by Branch, Escrow Officer/Closer			

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Orders by {Selection}			
New/Mod Change	Requested By Config Team and SLT Admin	Incident No.	TFS No. 792157
Added an Excel Export version for alternative contact info.			
Affected item(s): Orders by {Selection}			

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ARIZONA

DOCUMENTS

Escrow

<i>Account Servicing Agreement FNT</i>			
New/Mod Change	Requested By CT AZ	Incident No.	TFS No. 792416
Added label for PAYMENT BREAKDOWN.			
Affected item(s): Account Servicing Agreement FNT			

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<i>Letter (HOA Information Request)</i>			
New/Mod Change	Requested By LT AZ	Incident No.	TFS No. 792206

Added functionality to pull the person's information if entered.

Inasmuch as your organization is required by legislation to provide the Buyer with various items, the Buyer's mailing address is as follows:

Donald Tidwell
555 Buyer Current Street
Byr Current City, AZ 27609
Phone: (789)754-8709
Email: DT@email.com

Edit Corporate Officer/Signee ✕

Courtesy title:

First: Middle:

Last: Suffix:

Title:

Email:

Current address:

City/State/Zip: Foreign

Work: Home:

Fax: Cell:

Affected item(s):
Letter (HOA Information Request)

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CALIFORNIA

DOCUMENTS

Escrow

<i>593 Form (2024) - Tax Statement (4)</i>			
New/Mod Change	Requested By FTB	Incident No.	TFS No. 792179
In addition to the 2023 593 forms, the 2024 593 forms are now available as well.			
Affected item(s): 593 Form (2024) - Tax Statement 593 Form (2024) - Tax Statement 593 Form (2024) - Tax Statement (Refi) 593 Form Instructions (2024) - Tax Statement			
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<i>Corporate E&O Insurance - Chicago</i>			
New/Mod Change	Requested By Escrow Admin	Incident No.	TFS No. 792051
Updated to most recently provided version good through 11/15/2024.			
Affected item(s): Corporate E&O Insurance - Chicago			
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<i>Disbursement of Proceeds-Refunds</i>			
New/Mod Change	Requested By Escrow Admin	Incident No.	TFS No. 792043
Added new NOTE.			
Affected item(s): Disbursement of Proceeds-Refunds			
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<i>EI Sale (Public Administrator) (EIS)</i>			
New/Mod New	Requested By Ticor SoCal	Incident No.	TFS No. 791926
New document. Please render to view in full.			
Affected item(s): SCA0003016.doc - EI Sale (Public Administrator) (EIS) (New)			
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MY SCREENS

Recording Information Screen

New/Mod New	Requested By Austin Craig	Incident No.	TFS No.
-----------------------	-------------------------------------	---------------------	----------------

The **Recording Information** screen has been added to the **Title Misc** screens section.

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

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

The screenshot displays the 'Recording Information' screen. On the left, a navigation menu is shown with 'Title Misc' selected. Under 'Title Misc', 'Recording Information' is highlighted with a red circle. The main area is titled 'Recording Information' and contains the following fields:

- Residential Transactions - Insured Product Issued**
- Mortgage 1 Recordation Date: (None) [v]
- Mortgage 2 Recordation Date: (None) [v]
- Lien 1 Release Recordation Date: (None) [v]
- Lien 2 Release Recordation Date: (None) [v]
- Notes (2)

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REPORTS

<i>Billing Instruction (TT)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	SoCal TT		788136
Added Listing and Selling Agents, plus their respective main contacts for each, for SoCal TT.			
Affected item(s): Billing Instruction (TT)			

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<i>Transaction Form</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	SoCal TT SD		791911
Updated the label for buyer's receipts to "Receipt for Funds" for SoCal TT SD.			
Affected item(s): Transaction Form			

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COLORADO

DOCUMENTS

Escrow

<i>Disclosure Related to Escrowed Funds (esign)</i>			
New/Mod New	Requested By Heritage Title	Incident No. INC230406568	TFS No. 792173
New document. Please render to view in full.			
Affected item(s): COD1331.doc - Disclosure Related to Escrowed Funds (esign) (New)			

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<i>Release of DOT (9-09) - Legal</i>			
New/Mod Change	Requested By Colorado	Incident No.	TFS No. 791922
Adjusted to keep to one page in most scenarios.			
Affected item(s): Release of DOT (9-09) - Legal			

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<i>WireSafe Fraud Alert with Wire Instructions (Lender Only) (CO)</i>			
New/Mod Change	Requested By Heritage Title	Incident No.	TFS No. 792428
Updated addresses and phone numbers.			
Affected item(s): WireSafe Fraud Alert with Wire Instructions (Lender Only) (CO)			

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REPORTS

<i>FinCen</i>			
New/Mod Change	Requested By HTC Admin	Incident No.	TFS No. 792017
Updated for HTC CO to exclude certain Product Types and lenders, TBD Commitments and vacant.			
<u>Affected item(s):</u> FinCen			

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DELAWARE

DOCUMENTS

Title

<i>ALTA Commitment 2021 (DE)</i>			
New/Mod Change	Requested By FNTG Form Notification	Incident No.	TFS No. 793114
As per the Notification of 2021 ALTA Commitments for use in the State of Delaware Effective November 1, 2023, the 2021 ALTA Commitment has been updated to show the countersignature on Schedule A (no longer shown on the cover page/jacket).			
Affected item(s): ALTA Commitment 2021 (DE)			

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FLORIDA

DOCUMENTS

Escrow

<i>Affidavit (Same Name)</i>			
New/Mod New	Requested By State Counsel	Incident No.	TFS No. 792046
Updated to reflect ten (10) days.			
Affected item(s): FLD1394.doc - Affidavit (Same Name) (New)			

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HAWAII

DOCUMENTS

Escrow

<i>Cancellation Letters (3)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Title Guaranty		792216
Updated to reflect ten (10) days.			
Affected item(s):			
Letter (Cancellation Agreement 1)			
Letter (Cancellation Agreement 1a)			
Letter (Cancellation Dispute)			

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<i>Letter (Final City and County Real Property Tax Notification) nka Letter (Final City and County RP Tax Credit Repayment)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Title Guaranty		792214
Updated tree title and hard coded addressee.			
Affected item(s):			
Letter (Final City and County Real Property Tax Notification)			

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<i>Wire Information Forms (2)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Title Guaranty		792209
Removed "District 12".			
Affected item(s):			
Wire Information			
Wire Information (International)			

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IDAHO

DOCUMENTS

Escrow

<i>Affidavit (LLC - No Change) nka Affidavit (LLC-Corp - No Change)</i>			
New/Mod Change	Requested By Regional Counsel	Incident No.	TFS No. 792819
Updated document name, replaced "Limited Liability Company" with "Corporation" and replaced "Operations Agreement" with "Bylaws" when "Corporation".			
Affected item(s): Affidavit (LLC - No Change)			

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<i>Deed (Personal Representative's) (2)</i>			
New/Mod Change	Requested By ID	Incident No.	TFS No. 791681
Added the effective date.			
Affected item(s): Deed (Personal Representative's) Deed (Personal Representative's - Legal)			

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ILLINOIS

DOCUMENTS

Escrow

<i>Letter (Transaction Confirmation)</i>			
New/Mod Change	Requested By CT Downstate	Incident No.	TFS No. 792474
Updated for CT Downstate to have a custom field prompt for the seller address.			
Affected item(s): Letter (Transaction Confirmation)			

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<i>Letter (Transaction Confirmation)</i>			
New/Mod Change	Requested By CTWI	Incident No.	TFS No. 792806
Revised to pull the T contact for CT WI operations.			
Affected item(s): Letter (Transaction Confirmation)			

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<i>Strict Joint Orders (4)</i>			
New/Mod Change	Requested By CT Metro	Incident No.	TFS No. 792831
Updated to show the Proposed Date six months after the system date.			
Affected item(s): Escrow Trust Instructions (Strict Joint Order #1 - Resi EM Under \$200K) Escrow Trust Instructions (Strict Joint Order #1.1 - Resi EM Under \$200K with Consent) Escrow Trust Instructions (Strict Joint Order #2 - Resi EM Over \$200K) Escrow Trust Instructions (Strict Joint Order #5)			

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Title

<i>ALTA Short Form Commitment 2021 - to be ADDED</i>			
<i>ALTA Expanded Loan policies - to be REMOVED</i>			
<i>ALTA Short Form Expanded Loan policies - to be REMOVED</i>			
<i>ALTA Short Form Residential Loan Policy-Current Assessments 2021 - to be REMOVED</i>			
New/Mod Change	Requested By IL State Counsel	Incident No.	TFS No. 790467
At the direction of state counsel, the "ALTA Short Form Commitment 2021" is being made available and the following policies will be removed:			
- 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-Current Assessments 2021			

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INDIANA

MY SCREENS

Policy – Schedule A Screen

New/Mod Mod	Requested By Jeff Lade	Incident No. INC230401689	TFS No.
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The **Policy – Schedule A** screen has been modified to include the **Custom Fields** more/less section. This change is visible when the **My Screens > IN Commercial** is selected.

The screenshot shows the 'Policy - Schedule A' interface. At the top, there are navigation arrows and the title 'Policy - Schedule A'. Below this, there are fields for 'Effective Date' (set to '(None)'), 'Effective Time' (set to '(None)'), 'Policy' (set to 'Loan Policy'), and 'Coverage amount: \$0.00'. There are three expandable sections: 'Additional Policy Information', 'Countersignature', and 'Properties'. The 'Properties' section contains a table with two rows: one for 'Property Address' (checked) and 'Legal Description' (LOT 60 IN FAIRVIEW WEST SECTION 1 S...), and another for '5999 Seabrook Drive' (checked). At the bottom, the 'Custom Fields' section is highlighted with a red rounded rectangle.

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MICHIGAN

DOCUMENTS

Escrow

<i>Escrow Documents (11)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	FT MI		792135
Updated language per corporate counsel. Please render to view in full.			
<p>Affected item(s): Agreement (Closing in Escrow) Agreement (Closing in Escrow) Legal Agreement (Earnest Money Escrow) Agreement (Escrow) Agreement (Escrow - No Investment) Agreement (Investment Escrow - Modified - Commercial) FRS Water Bill Escrow FRS Water Bill Escrow Legal MSHDA Water Escrow Occupancy Escrow Occupancy Escrow (Legal)</p>			

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<i>EI Revisions (2)</i>			
New/Mod Change	Requested By	Incident No.	TFS No.
	CT MI		792470
Updated language, please render to view.			
<p>Affected item(s): EI - Strict Joint Order (Commercial Only) EI - Supplemental Escrow Instructions (Funds Held)</p>			

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MISSOURI

REPORTS

<i>Commercial Settlement Statements (CSS)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	SLT Admin - Training Team		791813
Updated for St. Louis Title to always print the Escrow Officer/Closer's signature.			
Affected item(s): Commercial Settlement Statements (CSS)			

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<i>HUD/CDF Settlement Statements</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	SLT Admin - Training Team		791833
Updated for St. Louis Title to always print the Escrow Officer/Closer's signature.			
Affected item(s): HUD/CDF Settlement Statements			

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<i>Transaction Form</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	Config		791911
Updated to include the date the receipt is posted for SLT.			
Affected item(s): Transaction Form			

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MONTANA

DOCUMENTS

Escrow

<i>Affidavit (LLC - No Changes Made) nka Affidavit (LLC-Corp - No Changes Made)</i>			
New/Mod Change	Requested By Regional Counsel	Incident No.	TFS No. 792817
Updated document name, replaced "Limited Liability Company" with "Corporation" and replaced "Operations Agreement" with "Bylaws" when "Corporation".			
Affected item(s): Affidavit (LLC - No Changes Made)			

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<i>Lien Waiver</i>			
New/Mod Change	Requested By CT Bozeman	Incident No.	TFS No. 792123
Bolded the payee name above the signature line.			
Affected item(s): Lien Waiver			

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NEVADA

DOCUMENTS

Escrow

<i>Buyer to Pay Commission</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	TT Las Vegas		792423
Updated language above signature section.			
Affected item(s): Buyer to Pay Commission			

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<i>General Conditions Of Escrow and Escrow Instructions</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	LT	INC230406464	792830
Updated general provisions language. Please render to view in full.			
Affected item(s): General Conditions Of Escrow and Escrow Instructions			

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<i>New Builder Docs (4)</i>			
New/Mod	Requested By	Incident No.	TFS No.
New	TT Las Vegas		792439
New documents. Please render to view in full.			
Affected item(s): NVD1405.doc - Notice of Completion (Summerlin) (New) NVD1406.doc - Deed (Summerlin) (New) NVD1407.doc - Notice of Completion (Sunstone) (New) NVD1408.doc - Deed (Sunstone) (New)			

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<i>Owner Info Request</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	LT Pavilion	INC230391778	792127
Added Solar/UCC section.			
Affected item(s): Owner Info Request			

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NEW MEXICO

DOCUMENTS

Escrow

<i>Letter (Notice Transaction Confirmation-Absentee Owner)</i>			
New/Mod Change	Requested By FT NM	Incident No. INC230384489	TFS No. 792190
Added Unique Code for NM operations.			
Affected item(s): Letter (Notice Transaction Confirmation-Absentee Owner)			

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NORTH CAROLINA

DOCUMENTS

Title

ALTA Homeowner's Policy of Title Insurance 2021 (NC)			
New/Mod New	Requested By Internal Maintenance	Incident No.	TFS No. 786716
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): 101046D0113.doc - ALTA Homeowner's Policy of Title Insurance 2021 (NC) (New)			

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OHIO

DOCUMENTS

Escrow

<i>Final Water Hold Instructions</i>			
New/Mod Change	Requested By Andrea Putrino	Incident No.	TFS No. 791686
Revised language on document, please render to view in full.			
Affected item(s): Final Water Hold Instructions			

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<i>Water-Sewer Request (Ashtabula)</i>			
New/Mod New	Requested By CT OH	Incident No.	TFS No. 792037
New document. Please render to view in full.			
Affected item(s): OHD1464.doc - Water-Sewer Request (Ashtabula) (New)			

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OKLAHOMA

DOCUMENTS

Escrow

<i>Abstract Tax Page</i>			
New/Mod Change	Requested By AllFirst Oklahoma	Incident No.	TFS No. 792945
Updated to enable the ability to type in if the taxes are delinquent.			
<p>Unpaid personal taxes or intangible personal taxes against any of the within named parties which are a lien against the real estate herein abstracted:</p> <p>Personal Taxes against Enter who Personal Taxes are against CF Prompt</p> <p>Enter the Personal property status , if applicable CF Prompt</p> <p style="text-align: center;">SPECIAL ASSESSMENTS</p> <p>The records of the office of the County Treasurer within and for said County, show the following Special Assessments:</p>			
<p>Affected item(s): Abstract Tax Page</p>			

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OREGON

DOCUMENTS

Escrow

<i>Instructions (Recording) (2)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	System Admin		792808
Updated logic to only prompt for the 'Prepared for' when the field is empty.			
Affected item(s): Instructions (Recording) Instructions (Recording) Legal			

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<i>Escrow Instructions</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change	System Admin		792823
Updated signature section to have phone/email/forwarding address lines for each contact.			
Affected item(s): EI - Buyer's (EIS) EI - Buyer's (EIS - Legal) EI - Sale (EIS) EI - Sale (EIS - Legal) EI - Seller's (EIS) EI - Seller's (EIS - Legal) EI - Sale and Purchase of Floating Home (EIS)			

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Title

<i>Preliminary Report</i>			
New/Mod Change	Requested By OR Portland	Incident No.	TFS No. 793099
Text entered in the Remarks field (i.e, rate/discount info) on the TIP screen for the policies will now appear directly beneath the policy name.			
Affected item(s): Preliminary Report			

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PHRASE(S)

<i>El Phrase change</i>							
New/Mod Change	Requested By System Administrator	Incident No.	TFS No. 791915				
Prompt added to optionally provide new text:							
<table border="1"> <thead> <tr> <th>Code</th> <th>Name</th> </tr> </thead> <tbody> <tr> <td>slrtbk01</td> <td>SELLER RENT BACK</td> </tr> </tbody> </table> <input checked="" type="checkbox"/> Additional text needed for refund of security deposit outside of escrow? <p>SELLER RENT BACK: It is understood and agreed that the undersigned seller is paying _____ Dollars (\$ _____) to the undersigned buyer for possession by the seller after the close of this escrow. Should the undersigned parties want to make any adjustments to the amounts paid through escrow after escrow is closed, it shall be handled between the parties outside of escrow with no further responsibility and/or liability to Escrow Office Name. All matters regarding the refund of the security deposits shall be handled between the parties outside of escrow with no further responsibility and/or liability to Escrow Office Name.</p>				Code	Name	slrtbk01	SELLER RENT BACK
Code	Name						
slrtbk01	SELLER RENT BACK						

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PENNSYLVANIA

DOCUMENTS

Escrow

<i>New Order Request</i>			
New/Mod Change	Requested By NCS	Incident No.	TFS No. 792851
Revised to allow multiple properties.			
Affected item(s): New Order Request			

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TEXAS

DOCUMENTS

Escrow

<i>Affidavit (Marital Status)</i>			
New/Mod Change	Requested By Elise Kitchens	Incident No.	TFS No. 792436
Updated to most recently provided version.			
Affected item(s): Affidavit (Marital Status)			

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UTAH

DOCUMENTS

Escrow

<i>Escrow Instructions</i>			
New/Mod Change	Requested By FNT Utah	Incident No.	TFS No. 791317
Updating to pull in address, email and phone for the Buyer and Seller.			
Affected item(s): Escrow Instructions			

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VERMONT

DOCUMENTS

Escrow

<i>Affidavit (Expanded Policy)</i>			
New/Mod New	Requested By State Counsel	Incident No.	TFS No. 792235
New document. Please render to view in full.			
Affected item(s): VTD0027.doc - Affidavit (Expanded Policy) (New)			

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<i>Affidavit (Residential Policy)</i>			
New/Mod New	Requested By State Counsel	Incident No.	TFS No. 792235
New document. Please render to view in full.			
Affected item(s): VTD0026.doc - Affidavit (Residential Policy) (New)			

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WASHINGTON

MY SCREENS

Real Estate Excise Tax Affidavit Screen

New/Mod New	Requested By Penny Hoskins	Incident No. SPUG NCS0035	TFS No.
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The **Real Estate Excise Tax Affidavit** screen has been added to the **Document Preparation** screens section. This change is visible when one of the following **My Screens** screen is selected:

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

The screenshot shows the 'Real Estate Excise Tax Affidavit' screen. On the left, a navigation menu under 'Document Preparation' lists various document types, with 'Real Estate Excise Tax Affidavit' circled in red. The main content area features a 'Deeds (0)' table with columns for Instrument Type, Grantor, and Grantee. Below the table are form fields for 'Exclude Escrow No. on Form', '1. Grantor/Grantee Contact Phone', 'Grantor and Grantee Phone Numbers', and 'Partial Sale of Property'.

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REPORTS

<i>Transaction Form</i>			
New/Mod Change	Requested By CT WA Admin	Incident No.	TFS No. 791911
Updated to have the date the receipt is posted, for flash code FNSE.			
Affected item(s): Transaction Form			

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WISCONSIN

DOCUMENTS

Escrow

<i>Letter (Transaction Confirmation)</i>			
New/Mod Change	Requested By CT WI and Dane County	Incident No.	TFS No. 792194
Added email and phone for CT WI and Dane County.			
Affected item(s): Letter (Transaction Confirmation)			

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NCS

MY SCREENS

Real Estate Excise Tax Affidavit Screen

New/Mod New	Requested By Michael Costello	Incident No. SPUG NCS0035	TFS No.
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The **Real Estate Excise Tax Affidavit** screen has been added to the **Document Preparation** screens section. This change is visible when the **My Screens > Washington Commercial CSS Screens** screen is selected.

The screenshot displays the 'Real Estate Excise Tax Affidavit' screen. On the left, a navigation menu includes 'Open Order/General', 'Document Preparation', 'Settlement Statement', and 'Miscellaneous'. Under 'Document Preparation', 'Real Estate Excise Tax Affidavit' is highlighted with a red circle. The main content area features a 'Deeds (0)' table with columns for 'Instrument Type', 'Grantor', and 'Grantee'. Below the table are form fields for 'Exclude Escrow No. on Form', '1. Grantor/Grantee Contact Phone', 'Grantor and Grantee Phone Numbers', and 'Partial Sale of Property'.

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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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