

SOFTPRO SELECT

January 2024

RELEASE NOTES



Testing Release Date: January 5, 2024
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ALL STATES/SITES

DOCUMENTS

Escrow

<i>Affiliated Business Arrangement Disclosure Statement</i>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	Compliance and Regulatory Counsel		792481
New document. Please render to view in full.			
Affected item(s): SSCORPD5927.doc - Affiliated Business Arrangement Disclosure Statement (New)			

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<i>Disclosure Related to Escrowed Funds</i>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	FNF Corporate		796988
New document. Please render to view in full.			
Affected item(s): SSCORPD5928.doc - Disclosure Related to Escrowed Funds (New)			

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<i>Opening Letter - Buyer and Seller</i>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	User Group #20		796431
New document. Please render to view in full.			
Affected item(s): SCA0003028.doc - Opening Letter - Buyer and Seller (New)			

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<i>WireSafe Fraud Alert Forms (4)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Colorado		796146
Updated label for 'Address' to be 'Current Address'. Added email line to signature section. Revised label of 'Phone' to 'Cell Phone'.			
Affected item(s): SSCORPD5616.doc - WireSafe Fraud Alert (International) SSCORPD5541.doc - WireSafe Fraud Alert SSCORPD5702.doc - WireSafe Fraud Alert (Refi-Borrower) SSCORPD5680.doc - WireSafe Fraud Alert (Seller Only)			

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Title

<i>Endorsements with Site plan references</i>			
New/Mod Change Request	Requested By Softpro User Group request #172	Incident No.	TFS No. 797800
Updated Endorsements with site plan reference to read "sheet(s)" instead of "sheet".			

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INTEGRATIONS

Rate Validation Tool

New/Mod Change Request	Requested By	Incident No.	TFS No.
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Resolved: Redundant data being written back to Notes (SPS RS screen data from all sections was being added to MISC #20 field and the same data was then written to the Notes screen along with the information from MISC #20 field.)

Sending Sales Price and Owner's Policy Coverage Amount in Request: When making two requests to Rate Services API, Sales Price and Owners Policy cover amount will be sent for Escrow Only and Title Only orders respectively.

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REPORTS

HUD/CDF Settlement Statements

New/Mod Change Request	Requested By NM Escrow Admin	Incident No.	TFS No. 796466
Added triple asterisk logic to show back charges breakdowns to show after the totals for Master Statements, to work like the doubled asterisk logic for the Buyer and Seller Statements.			

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HUD/CDF Settlement Statements - Final

New/Mod New Request	Requested By Reports Team	Incident No.	TFS No. 792790
Added new "Final" versions of HUD/CDF Settlement Statements.			

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Opened/Closed Orders with Contact Search

New/Mod Change Request	Requested By TT Reno - Implementation Team	Incident No.	TFS No. 793343
Updated to show current ledger balance. Also added the current ledger balance column to the Excel expanded option.			
Affected item(s): SSCORP5297.rpt - Opened/Closed Orders with Contact Search			

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Order Count/Revenue Summary

New/Mod Change Request	Requested By LT AZ Mngmt.	Incident No.	TFS No. 792238
Added an additional totals section to show Loan type breakdown.			
Affected item(s): SSCORP5092.rpt - Order Count/Revenue Summary			

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Order Log

New/Mod Change Request	Requested By PacNW IT	Incident No.	TFS No. 792221
Updated to include Canceled totals when grouping(s) is/are used. Also, converting checkbox 'Include order breakdowns' to a dropdown to accommodate breakdowns by group.			
Affected item(s): SSCORP5091.rpt - Order Log			

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<i>Orders by {Selection}</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	SLT Admin		796881
Updated Excel-Contact Information-Alt version to remove Order and Transaction Type Columns.			
Affected item(s): SSCORP5082.rpt - Orders by {Selection}			

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<i>Orders by {Selection}</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Implementation		792887
New "Construction orders only" parameter to limit results to construction only orders.			
Affected item(s): SSCORP5082.rpt - Orders by {Selection}			

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<i>Single Ledger Balance (By Order Transfer)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Implementation/ Support		792889
Formatting changes.			
Affected item(s): SSCORP0016.rpt - Single Ledger Balance by Order Transfer			

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<i>Stale Dated Check Letter</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	DSG Admin		798557
Added new address to the dropdown for DSG.			
Affected item(s): SSCORP5237.rpt - Stale Dated Check Letter			

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<i>Title Product Exceptions</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	SoftPro Admin		793362
Updated to include additional columns to the Excel export.			
Affected item(s): SSCORP5296.rpt - Title Product Exceptions			

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Top Customer List

New/Mod	Requested By	Incident No.	TFS No.
Change Request	PacNW IT		791980

Added an indicator to flag files that posted rev outside the date range. Also added parameter checkbox to 'Include Contact Type,' when checked, it will include the abbreviation for the contact type.

***NOTE:** With the new parameter, if the same Marketing Source contact is entered as more than one contact type across files, the contact will show separately and more than once. For example, if the contact is the Listing Broker in one file and the Selling Broker in another, it will show separately, once as SB and once as LB.

Affected item(s):

SSCORP5397.rpt - Top Customer List

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ALABAMA

DOCUMENTS

Title

<i>ALTA Homeowner's Policy of Title Insurance 2021 (AL)</i>			
New/Mod New Request	Requested By Internal Maintenance	Incident No.	TFS No. 791527
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): ALD1031.doc - ALTA Homeowner's Policy of Title Insurance 2021 (AL) (New)			

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ARKANSAS

DOCUMENTS

Title

<i>ALTA Homeowner's Policy of Title Insurance 2021 (AR)</i>			
New/Mod New Request	Requested By Internal Maintenance	Incident No.	TFS No. 791530
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): ARD1022.doc - ALTA Homeowner's Policy of Title Insurance 2021 (AR) (New)			

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ARIZONA

DOCUMENTS

Escrow

<i>Account Servicing Agreement FNT</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	FT AZ	INC230447741	796971
Updated website on last page for payments being sent.			
Affected item(s): AZD1438.doc - Account Servicing Agreement FNT			

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<i>Assignment of Promissory Note</i>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	FNT AZ		796142
New document. Please render to view in full.			
Affected item(s): AZD1464.doc - Assignment of Promissory Note (New)			

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<i>Letter (Transaction Confirmation)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	CT AZ		797022
Added addressee prompt for AZ operations.			
Affected item(s): SSCORPD5832.doc - Letter (Transaction Confirmation)			

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<i>Special Rate Disclosure</i>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	Lawyer Title of Arizona		796283
New document. Please render to view in full.			
Affected item(s): AZD1465.doc - Special Rate Disclosure (New)			

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REPORTS

Disbursements Summary

New/Mod Change Request	Requested By AZ FNTA Escrow Admin	Incident No.	TFS No. 796412
Updated to add a red asterisk next to the payee when the payee's address is missing.			
Affected item(s): SSCORP5102_Letter.rpt - Disbursements Summary (Letter) SSCORP5102.rpt - Disbursements Summary (Legal)			

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CALIFORNIA

DOCUMENTS

Escrow

<i>593-V Form (2024) - Payment Voucher</i>			
New/Mod New Request	Requested By FNF Compliance	Incident No.	TFS No. 796280
Updated to reflect most recent version.			
Affected item(s): SCA0002676.doc - 593-V Form (2024) - Payment Voucher			

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<i>Escrow Status Sheet</i>			
New/Mod New Request	Requested By FL Timeshare	Incident No.	TFS No. 791684
New document. Please render to view in full.			
Affected item(s): SCA0003031.doc - Escrow Status Sheet (New)			

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<i>MH Application for Duplicate Cert of Title (HCD 480.4)</i>			
New/Mod Change Request	Requested By FT Alameda Contra Costa	Incident No.	TFS No. 796144
Updated to pull inches instead of feet.			
Affected item(s): SCA0000160.doc - MH Application for Duplicate Cert of Title (HCD 480.4)			

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PCOR Updates (31)

New/Mod Change Request	Requested By CA	Incident No.	TFS No. 787903
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Updated to reflect the most recent version.

Affected item(s):

- SCA0002624.doc - Grant Deed with PCOR - SAC
- SCA0002622.doc - Preliminary Change of Ownership (PCOR) - SAC
- SCA0002650.doc - Affidavit (Surviving Domestic Partnership) with PCOR
- SCA0002834.doc - Preliminary Change of Ownership (PCOR - Addtl Info - Pg 3-4)
- SCA0002657.doc - Interspousal Transfer Deed SC with PCOR - SAC
- SCA0002540.doc - Grant Deed with PCOR
- SCA0002642.doc - Affidavit (Death of Joint Tenant - Prompt) with PCOR
- SCA0002649.doc - Affidavit (Successor Trustee) Other with PCOR
- SCA0002912.doc - Affidavit (Change of Trustee) with PCOR
- SCA0002639.doc - Interspousal Transfer Deed with PCOR
- SCA0002830.doc - Affidavit (Successor Trustee) Generic with PCOR
- SCA0002653.doc - Affidavit (Surviving Spouse CPWROS) with PCOR
- SCA0002623.doc - Grant Deed In and Out of Trust with PCOR - SAC
- SCA0002656.doc - Interspousal Transfer Deed with PCOR - SAC
- SCA0002648.doc - Affidavit (Successor Trustee) with PCOR
- SCA0002652.doc - Affidavit (Surviving Spouse CP) with PCOR
- SCA0002645.doc - Affidavit (Death of Spouse - Prompt) with PCOR
- SCA0002640.doc - Interspousal Transfer Deed SC with PCOR
- SCA0002684_CTSC.doc - Preliminary Change of Ownership (PCOR - Form Only - Pg 1-2)
- SCA0002646.doc - Affidavit (Death of Spouse) with PCOR
- SCA0000251.doc - Preliminary Change of Ownership (PCOR - Form Only - Pg 1-2)
- SCA0002828.doc - Affidavit (Death of Trustee) Generic with PCOR
- SCA0002835.doc - Preliminary Change of Ownership (PCOR - All Pages)
- SCA0002725.doc - Quitclaim Deed with PCOR
- SCA0002651.doc - Affidavit (Surviving Domestic Partnership WROS) with PCOR
- SCA0002647.doc - Affidavit (Death of Trustee) with PCOR
- SCA0002641.doc - Interspousal Transfer Deed CP with PCOR
- SCA0002643.doc - Affidavit (Death of Joint Tenant) with PCOR
- SCA0002378.doc - Grant Deed In and Out of Trust with PCOR
- SCA0002658.doc - Interspousal Transfer Deed CP with PCOR - SAC
- SCA0002644.doc - Affidavit (Death of Life Tenant) with PCOR

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REPORTS

<i>Closed Orders (Detail by Branch and EO)</i>			
New/Mod Change Request	Requested By SoCal TT Admin	Incident No.	TFS No. 798198
Included 5523 (LTI) in with ESC/CAN and Total EAC Income columns.			
Affected item(s): SSCORP5598.rpt - Closed Orders (Detail by Branch and EO)			

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<i>Closed Orders (Detail by Branch and MR)</i>			
New/Mod New Request	Requested By SoCal TT Admin	Incident No.	TFS No. 788486
New Report for SoCal TT.			
Affected item(s): SSCORP5597.rpt - Closed Orders (Detail by Branch and MR) (New)			

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COLORADO

DOCUMENTS

Escrow

<i>Disclosure Related to Escrowed Funds (esign)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Heritage Title Company		796285
Added one generic signature line.			
Affected item(s): COD1331.doc - Disclosure Related to Escrowed Funds (esign)			

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<i>Earnest Money Receipt</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	FNT CO		799101
Updated to reflect most recent version.			
Affected item(s): COD1072.doc - Earnest Money Receipt			

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<i>WireSafe Fraud Alert with Wire Instructions (Lender Only) (CO)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Heritage Title		798453
Updated the address for the Greeley office.			
Affected item(s): COD1278.doc - WireSafe Fraud Alert with Wire Instructions (Lender Only) (CO)			

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<i>WireSafe Fraud Alert with Wire Instructions (Lender Only) (CO)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	CT CO		796209
Corrected Lodo office suite number.			
Affected item(s): COD1278.doc - WireSafe Fraud Alert with Wire Instructions (Lender Only) (CO)			

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HAWAII

DOCUMENTS

Escrow

<i>Form N-288s (2)</i>			
New/Mod Change Request	Requested By Hawaii	Incident No.	TFS No. 798346
Updated to reflect most recent version.			
Affected item(s): HID1418.doc - Form N-288A (2024) HID1417.doc - Form N-288 (2024)			

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<i>Letter (Generic VO Buyer Follow Up)</i>			
New/Mod New Request	Requested By Title Guaranty	Incident No.	TFS No. 792223
New document. Please render to view in full.			
Affected item(s): HID1443.doc - Letter (Generic VO Buyer Follow Up) (New)			

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<i>Letter (Hilton VO Buyer Follow Up)</i>			
New/Mod New Request	Requested By Title Guaranty	Incident No.	TFS No. 792223
New document. Please render to view in full.			
Affected item(s): HID1442.doc - Letter (Hilton VO Buyer Follow Up) (New)			

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<i>Letter (Historic Title Quote)</i>			
New/Mod New Request	Requested By Title Guaranty	Incident No.	TFS No. 792837
New document. Please render to view in full.			
Affected item(s): HID1444.doc - Letter (Historic Title Quote) (New)			

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IDAHO

INTEGRATIONS

<i>Rate Validation Tool</i>			
New/Mod Change Request	Requested By	Incident No.	TFS No.
Configuration changes have been made to push Equity/New Loan Transaction Type for the following policy codes for all Underwriters: <ul style="list-style-type: none">> IDxx-01-Standard Loan> IDxx-02-Extended Loan> IDxx-03-Expanded Loan> IDxx-04-ShortForm Loan			

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ILLINOIS

DOCUMENTS

Escrow

<i>Agent in Good Standing</i>			
New/Mod New Request	Requested By MidWest IT	Incident No.	TFS No. 797018
New document. Please render to view in full.			
Affected item(s): ILD0613.doc - Agent in Good Standing (New)			

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REPORTS

<i>Closing Calendar</i>			
New/Mod Change Request	Requested By FT Sales Admin	Incident No.	TFS No. 791937
Added a checkbox parameter for "Alternate." When checked, it will include Transaction and Property type columns in addition to the defaults.			
Affected item(s): SSCORP5271.rpt - Closing Calendar			

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INDIANA

DOCUMENTS

Escrow

<i>Order Confirmation</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	FT IN		796292
Updated to pull the marketing rep rather than the A contact.			
Affected item(s): IND1218.doc - Order Confirmation			

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<i>SEARCH (Report of Search - Including Encumbrances)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	CT IN		796288
Added hyperlinking capability.			
Affected item(s): IND1293.doc - SEARCH (Report of Search - Including Encumbrances)			

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MARYLAND

DOCUMENTS

Escrow

<i>2024 Forms (2)</i>			
New/Mod Change Request	Requested By NCS DC/MD	Incident No. INC240006668 and INC240006673	TFS No. 798914
Updated to most recent versions. Please render to view in full.			
<u>Affected item(s):</u> MDD1013.doc - Affidavit (Residence) MDD1018.doc - MD Nonresident Income Tax Withholding			

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MICHIGAN

DOCUMENTS

Escrow

<i>Closer Notes</i>			
New/Mod New Request	Requested By FT MI	Incident No.	TFS No. 796290
New document. Please render to view in full.			
Affected item(s): MID1366.doc - Closer Notes (New)			

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MISSOURI

DOCUMENTS

Escrow

<i>Affidavit (Executive Order 24-01)</i>			
New/Mod New Request	Requested By St Louis Title	Incident No.	TFS No. 798448
New document. Please render to view in full.			
Affected item(s): MOD1256.doc - Affidavit (Executive Order 24-01) (New)			

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<i>Stop Payment Request</i>			
New/Mod Change Request	Requested By FT St. Louis	Incident No.	TFS No. 797139
Corrected the custom fields for "Reason for Request" and "Comment".			
Affected item(s): MOD1142.doc - Stop Payment Request			

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REPORTS

<i>Order Tasks by Task Dates</i>			
New/Mod Change Request	Requested By SLT	Incident No.	TFS No. 793691
Updated the Excel parameter to a drop-down to add a version for data and columns specific to SLT.			
Affected item(s): SSCORP5475.rpt - Order Tasks by Order Date SSCORP5474.rpt - Order Tasks by Task Dates			

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MONTANA

DOCUMENTS

Escrow

<i>Lien Waiver and Receipt (2)</i>			
New/Mod Change Request	Requested By State Counsel	Incident No.	TFS No. 796302
Various changes. Please render to view in full.			
Affected item(s): MTD0226.doc - Lien Waiver and Receipt (Blank) MTD0036.doc - Lien Waiver and Receipt			

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NEW MEXICO

DOCUMENTS

Title

<i>Policy-Guarantee Product Enclosure Letter (Title)</i>			
New/Mod Change Request	Requested By Guaranty Title New Mexico	Incident No.	TFS No. 796515
For Guaranty Title New Mexico, revising the addressee of the letter to pull from the "FTP mailed to" custom Field for the lender.			
FTP Mailed To:		1100 FTP Mailed Street Unit 203 City, NM 20202	
Larry Lender 1100 FTP Mailed Street Unit 203 City, NM 20202		Date: January 3, 2024 Order No.: CD Order Test-SLM Borrower(s): Jeff Lee and Pamela Lee David Buyman Property: 1030 First Street City1, NM 24124	
Affected item(s): SSCORPD0272.doc - Policy-Guarantee Product Enclosure Letter (Title)			

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INTEGRATIONS

Rate Validation Tool

New/Mod Change Request	Requested By	Incident No.	TFS No.
<p>The following changes have been made for the *600 Endorsement:</p> <ul style="list-style-type: none">› This endorsement appears under the Owners Policy if one is present in the order, otherwise it appears under the Loan Policy in the Comparison View grid.› The Commitment Charges would be shown against this endorsement.› Once Pull Rates from RS into Select button is clicked, the charge is written back to the Endorsement Charge field. <p>NOTE: No changes related to writing back the commitment charge to SPS RS screen, reading the value from the SPS RS screen or writing back the value to SPS RS screen for CommitmentEligible data point.</p>			

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MY SCREENS

Lender Contact Screen

New/Mod Mod	Requested By GTC New Mexico	Incident No.	TFS No.
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The **Lender Contact** screen has been updated to include the **FTP Mailed To** field.
 This change is visible when the **My Screens > AllFirst – Guaranty Title of NM** screen is selected.

The screenshot shows the 'Lender' screen interface. At the top right, it displays 'Order Status: InProcess', 'Buyer:', and 'Transaction Type: Refinance'. The main form area includes fields for 'Lookup code', 'Name', 'Short name', 'Payee name', 'Address', 'City/State/Zip', 'Phone', 'Fax', 'Legal name', 'Proposed insured clause', 'Vesting/Loss payable', 'Fee transfer ledger', 'Anticipate funds as', 'Anticipate disbursement as', and 'State of incorporation'. A 'Save And Add New' button is present, along with checkboxes for 'Include on revenue reports', 'Marketing source', and 'Commitment recipient'. Two 'Marketing rep.' dropdown menus are also visible. The 'FTP Mailed To' field at the bottom is highlighted with a red border.

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NEVADA

DOCUMENTS

Escrow

<i>Annexation - Falcon Ridge</i>			
New/Mod Change Request	Requested By TT Las Vegas	Incident No.	TFS No. 797020
Added page break above numbered items so that the 2nd page always starts with the numbered items.			
Affected item(s): NVD1357.doc - Annexation - Falcon Ridge			

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OHIO

DOCUMENTS

Escrow

<i>New Order Request - GL</i>			
New/Mod Change Request	Requested By GL Columbus	Incident No.	TFS No. 796297
Updated contacts on form.			
Affected item(s): COMD1044.doc - New Order Request - GL			

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<i>Subject to Disclosure</i>			
New/Mod New Request	Requested By FNOX OH	Incident No.	TFS No. 792827
New document. Please render to view in full.			
Affected item(s): OHD1465.doc - Subject to Disclosure (New)			

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OKLAHOMA

DOCUMENTS

Escrow

<i>Abstractor's Federal Court Cert</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	AllFirst Oklahoma		797284
Updated the signature for AllFirst Oklahoma operations only.			
Affected item(s): OKD1006.doc - Abstractor's Federal Court Cert			

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<i>Court Check and Interim Title Report</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	AllFirst Oklahoma		797284
Updated the signature for AllFirst Oklahoma operations only.			
Affected item(s): OKD1154.doc - Court Check and Interim Title Report			

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<i>Ownership Affidavits (3)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	AllFirst OK		797741
Updated to match clerk's requirements.			
Affected item(s): OKD1326.doc - Affidavit (for Title or Ownership of Land - Exempt Business or Trust) OKD1327.doc - Affidavit (for Title or Ownership of Land - Individual) OKD1325.doc - Affidavit (for Title or Ownership of Land - Non-exempt Business or Trust)			

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REPORTS

<i>Inventory Report</i>			
New/Mod Change Request	Requested By All First OK Admin	Incident No.	TFS No. 796081
Updated logic to use the A1, 2 and 3 contacts to replace custom fields.			
Affected item(s): SSCORP5596.rpt - Inventory Report			

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<i>Smith Brothers Monthly Bonus Report</i>			
New/Mod Change Request	Requested By All First OK Admin	Incident No.	TFS No. 796254
Updated to only include specific products found in the Additional Description Lookup Table.			
Affected item(s): SSCORP5587.rpt - Smith Brothers Monthly Bonus Report			

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OREGON

DOCUMENTS

Escrow

<i>Form WC (Affirmation for Withholding on OR Real Property) (2024)</i>			
New/Mod Change Request	Requested By OR DOR	Incident No.	TFS No. 798344
Updated to reflect most recent version.			
Affected item(s): ORD1088.doc - Form WC (Affirmation for Withholding on OR Real Property) (2024)			

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Recordable Documents - update font size (72)

New/Mod Change Request	Requested By OR	Incident No.	TFS No. 798366
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Updated all font on recordable documents to 12pts.

Affected item(s):

- ORD1361.doc - Deed (Seller's Assignment of Real Estate Contract) Legal
- ORD1287.doc - Deed (Small Estate - Affiant's)
- ORD1281.doc - Deed (Bargain and Sale - Statutory Form)
- ORD1244.doc - Waiver (Construction Lien)
- ORD1496.doc - Deed (Statutory Bargain and Sale - Decl of Heirship) Legal
- ORD1292.doc - Deed (Statutory Special Warranty In Fulfillment of Contract)
- ORD1280.doc - Deed (Conservator's)
- ORD1289.doc - Deed (Statutory Quitclaim)
- ORD1359.doc - Deed (Reconveyance without Extinguishment of Debt) Legal
- ORD1284.doc - Deed (Statutory Special Warranty - Modified)
- ORD1251.doc - Full Reconveyance
- ORD1277.doc - Deed (Fiduciary's)
- ORD1358.doc - Deed (Purchaser's Assignment of Real Estate Contract) Legal
- ORD1349.doc - Deed (Reconveyance without Extinguishment of Debt)
- ORD1252.doc - Partial Reconveyance
- ORD1355.doc - Deed (Creating Estate by the Entirety) Legal
- ORD1267.doc - Affidavit (Lost Instrument - Indemnity Agreement - Appt Of Successor Trustee)
- ORD1283.doc - Deed (Seller's Assignment of Real Estate Contract)
- ORD1259.doc - Release (Construction Lien)
- ORD1363.doc - Deed (Small Estate - Affiant's) Legal
- ORD1290.doc - Deed (Personal Representative's)
- ORD1285.doc - Deed (Timber)
- ORD1360.doc - Deed (Reconveyance) Legal
- ORD1370.doc - Deed of Trust (All-Inclusive) Legal
- ORD1275.doc - Special Power of Attorney (Buyer-Borrower)
- ORD1367.doc - Deed (Statutory Special Warranty) Legal
- ORD1364.doc - Deed (Statutory Quitclaim) Legal
- ORD1392.doc - Special Power of Attorney (Sale)
- ORD1354.doc - Deed (Conservator's) Legal
- ORD1263.doc - Satisfaction (Mortgage)
- ORD1372.doc - Deed of Trust (Short Form) Legal
- ORD1344.doc - Deed (Statutory Special Warranty - REO)
- ORD1510.doc - Trust Deed
- ORD1247.doc - Notice (Completion)
- ORD1324.doc - Deed (Purchaser's Assignment of Real Estate Contract)
- ORD1258.doc - Release (Certain Property from Judgment)
- ORD1369.doc - Deed (Timber) Legal
- ORD1393.doc - Special Power of Attorney (Purchase)
- ORD1366.doc - Deed (Statutory Special Warranty In Fulfillment of Contract) Legal
- ORD1261.doc - Satisfaction (Construction Lien)
- ORD1365.doc - Deed (Statutory Special Warranty - REO) Legal
- ORD1352.doc - Deed (Bargain and Sale - Statutory Form) Legal
- ORD1368.doc - Deed (Statutory Warranty) Legal
- ORD1293.doc - Deed (Statutory Warranty)
- ORD1286.doc - Deed (Statutory Special Warranty)
- ORD1378.doc - Affidavit (Compliance Relating to Manufactured Dwelling Parks)

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Recordable Documents - update font size (72) (continued)

Updated all font on recordable documents to 12pts.

Affected item(s):

ORD1216.doc - Power of Attorney (Seller)
ORD1394.doc - Special Power of Attorney (Refinance)
ORD1495.doc - Deed (Statutory Bargain and Sale - Decl of Heirship)
ORD1257.doc - Release (Abstract of Judgment)
ORD1356.doc - Deed (Fiduciary's) Legal
ORD1274.doc - Probate Inventory Abstract
ORD1250.doc - Memorandum of Land Sale Contract
ORD1373.doc - Deed (Statutory Special Warranty - Modified) Legal
ORD1291.doc - Deed (Reconveyance)
ORD1270.doc - Reconveyance (Appointment of Substitute Trustee)
ORD1218.doc - Substitution of Trustee
ORD1211.doc - Appointment of Successor Trustee and Request for Full Reconveyance
ORD1243.doc - Waiver (Attorney's Lien)
ORD1161.doc - Deed of Trust (All-Inclusive)
ORD1239.doc - Deed of Trust (Short Form)
ORD1279.doc - Deed (Creating Estate by the Entirety)
ORD1241.doc - Trust Deed (Legal)
ORD1273.doc - Subordination Agreement
ORD1357.doc - Deed (Personal Representative's) Legal
ORD1308.doc - Affidavit (Death of Trustee)
ORD1350.doc - Release of Trust Deed
ORD1262.doc - Satisfaction (Lien)
ORD1362.doc - Deed (Small Estate - Affiant's and Successors') Legal
ORD1405.doc - Affidavit (Compliance Relating to Marina)
ORD1288.doc - Deed (Small Estate - Affiant's and Successors')
ORD1268.doc - Assignment (Trust Deed by Beneficiary)

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RHODE ISLAND

DOCUMENTS

Escrow

<i>Owner's Affidavit and Agreement</i>			
New/Mod New Request	Requested By Commercial Underwriting	Incident No. INC230444310	TFS No. 796414
Created a letter sized version of this form.			
Affected item(s): COMD1186.doc - Owner's Affidavit and Agreement (New)			

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TEXAS

DOCUMENTS

Escrow

<i>Form T-00 (Verification of Services Rendered) (2)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Allegiance Title		796314
Updated to pull correct GF number for Allegiance Title.			
Affected item(s): Form T-00 (Verification of Services Rendered) (Legal) Form T-00 (Verification of Services Rendered)			

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<i>Information Sheets (2)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Baker Title	INC240008959	798937
Removed checkbox for emailing closing documents for Baker Title operations.			
Affected item(s): SSTXD00267.doc - Buyer Information Sheet SSTXD00268.doc - Seller Information Sheet			

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INTEGRATIONS

Rate Validation Tool

New/Mod Mod	Requested By	FootPrints No.	DEVOPS No.
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The following changes have been made for the Construction Loan Refinance product:

- › Added to the **Rate Summary View**:

- **ConstructionLoanRefiLiabilityAmount**

Values for this data point are read from the Loan1 Policy Prior Policy screen > Coverage Amount field.

The charges/values entered on the Rate Summary View are written back to the same Prior Policy screen field.

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MY SCREENS

Express Order Entry Screen

New/Mod	Requested By	Incident No.	TFS No.
Mod	Gina Lesch Natalie Warren Jessica Meredith	SPUG #366-INC23-427275	

The **Express Order Entry** screen has been updated to include the **Loan Type** snap section.

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

- > Commercial Screens
- > Texas Escrow Screens-Amarillo
- > SWACS CoIns
- > Texas Escrow Screens-StarTex
- > Texas Commercial Screens
- > Texas Title Only – Escrow Screens
- > Texas Commitment Revisions - Escrow
- > Texas Title Screens
- > Texas Escrow Screens
- > TX Commercial CSS

The screenshot shows the 'Express Order Entry' interface. At the top, there are navigation icons and the title 'Express Order Entry'. On the right, there are fields for 'Buyer:' and 'Property:'. Below this, there are several sections:

- Transaction type:** Includes radio buttons for Purchase, Refinance (selected), and Equity. To the right are checkboxes for Commercial (checked), Construction, Cash sale, and Out of county.
- Order type:** A dropdown menu.
- Product type:** A dropdown menu.
- Policy type:** A dropdown menu.
- Principal Amount of Loan, NOT Seller Financing:** A section with input fields for 'Principal amount of loan:', 'Line:', and 'Lender:'.
- Loan Type Section (highlighted with a red box):** Contains a 'Loan type:' dropdown menu set to 'Conventional Uninsured', an 'Other description:' input field, 'Loan number:', 'Mtg. Ins. case #:', 'FHA old case #:', 'Loan approval date:' (dropdown set to '(None)'), and 'Loan commitment expiration:' (dropdown set to '(None)').
- Enter funding date:** A dropdown menu set to '(None)'.

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REPORTS

Dallas CPF Daily Summary

New/Mod Change Request	Requested By Jason Collard	Incident No.	TFS No. 792886
Add "Allegiance" to brand drop down.			
Affected item(s): SSCORP5239.rpt - Dallas CPF Daily Summary			

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UTAH

DOCUMENTS

Escrow

<u>Acknowledgment and Indemnity (Seller Financing)</u>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	FNT UT	INC230431198	796295
New document. Please render to view in full.			
Affected item(s): UTD1123.doc - Acknowledgment and Indemnity (Seller Financing) (New)			

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<u>Escrow Instructions</u>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	FNT UT		796633
Added FIRPTA language as #13. Render document to view.			
Affected item(s): UTD1049.doc - Escrow Instructions			

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WASHINGTON

DOCUMENTS

Escrow

<i>Business Opportunity Sales - Escrow Fees</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	NCS WA		798450
Updated to reflect the most recently provided version.			
Affected item(s): WA00001054.doc - Business Opportunity Sales - Escrow Fees			

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<i>MH Real Estate Excise Tax Affidavit</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Escrow Admin		796307
Added consideration for the Statutory Warranty Deed for the timber boxes.			
Affected item(s): WA00000306.doc - MH Real Estate Excise Tax Affidavit			

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WISCONSIN

DOCUMENTS

Escrow

New Docs (7)			
New/Mod	Requested By	Incident No.	TFS No.
New Request	CT Metro		792862
New documents. Please render to view in full.			
<p>Affected item(s): WID0317.doc - Commercial Disbursing Agreement - Non Priority Lender and Owner Funds WID0318.doc - Completing Escrow WID0316.doc - Disbursing Agreement - Priority Lender and Owner Funds - Leasehold WID0320.doc - Master Disbursing Agreement (FDLC) WID0319.doc - National Construction Loan Escrow and Disbursement Agreement WID0315.doc - Residential Construction Disbursing Agreement - Ltd. Owner's Lender WID0314.doc - Residential Construction Disbursing Agreement - Owner's</p>			

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Updated Language (8)			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	CT WI		792853
Various updates. Please render to view in full.			
<p>Affected item(s): WID0112.doc - Agreement (Residential Construction Loan) WID0258.doc - Escrow Agreement (Earnest Money) WID0275.doc - Escrow Disbursement Agreement (Loan Commercial Non-Priority Lender) WID0280.doc - Escrow Disbursement Agreement (Loan Commercial Priority Lender with Inspections) WID0279.doc - Escrow Disbursement Agreement (Loan Commercial Priority Lender) WID0283.doc - Escrow Disbursement Agreement (Residential Construction Loan - Inspections) WID0284.doc - Escrow Disbursement Agreement (Residential Construction Loan - Inspections by Lender) WID0263.doc - Escrow Instructions (Strict Joint Order #5)</p>			

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REPORTS

<i>Construction Draws NCS</i>			
New/Mod Change Request	Requested By CT WI Admin	Incident No.	TFS No. 791975
Added a group sorting "Created By" to show a row per draw, for the total draw amount in the date range, only.			
Affected item(s): SSCORP5595.rpt - Construction Draws NCS			

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WYOMING

INTEGRATIONS

Rate Validation Tool

New/Mod Change Request	Requested By	Incident No.	TFS No.
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The following changes have been made for the Binder product:

- › Removed from the **Rate Summary View**:
 - **RecordedWithinTimePeriod**
 - **PriorBinderLiabilityAmount**
- › Added to the **Rate Summary View** when the Hold Open related Endorsement is selected and the Transaction type = Purchase:
 - **InitialConveyance**
 - **ResaleEligible**

Changing the responses on the Rate Summary View does not auto-populate the Rate Service screen.
- › Support added for the *Binder Fee-Owner's Endorsement to capture the Hold Open Charge.

The Endorsement is shown for both Owner's Policy and Simultaneous Policy when Pull Rates from RS into Select button is clicked on the Comparison View tab. The charge is written back to the Endorsement Charge field.

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NCS

DOCUMENTS

Escrow

<i>Work Share Agreement</i>			
New/Mod Change Request	Requested By NCS Atlanta	Incident No.	TFS No. 792478
Various changes applied, please render to view.			
Affected item(s): FGD1218.doc - Work Share Agreement			

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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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