

SOFTPRO SELECT

June 2024

RELEASE NOTES



Testing Release Date: May 31, 2024
Production Release Date: June 10, 2024



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<i>Affiliated Business Arrangement Disclosure Statement (esign)</i>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	EPU	INC240150885	819492
New document created for esign capability. Please render to view in full.			
Affected item(s): SSCORPD5945.doc - Affiliated Business Arrangement Disclosure Statement (esign)			

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<i>Soliciting Customer Wire Instructions (3)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Settlement		819982
Rearranged how the WARNING and Account Name appear.			
Affected item(s): SCA0000096.doc - Disbursement of Proceeds-Refunds SSCORPD1895.doc - EI - Disbursement SSCORPD5366.doc - EI - Disbursement (Legal)			

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Title

PRO FORMA Updates based on Tech Memo 2024-RC-02

New/Mod Change Request	Requested By Corporate Counsel	Incident No.	TFS No. 814831
----------------------------------	--	---------------------	--------------------------

Per Tech Memo 2024-RC-02, all Loan Policies, Owner's Policies and Endorsements have been updated per the following for Pro forma transactions:

1. New language now shows in the footers
2. The Policy number is no longer to show - only the Pro forma reference in the number field.
3. The President and Secretary signatures are replaced with a Pro forma reference.
4. Proforma references to show for Coverage amount, if operation has elected to also show the amount.

Affected item(s):

- 101046D0105.doc - ALTA Loan Policy 2006 (NC)
- 101046D0106.doc - ALTA Owner's Policy 2006 (NC)
- 101046D0107.doc - ALTA Homeowner's Policy of Title Insurance 2013 (NC)
- 101046D0108.doc - ALTA Short Form Residential Loan Policy 2012 (NC)
- AKD1003.doc - ALTA Loan Policy 2006 (AK)
- AKD1004.doc - ALTA Owner's Policy 2006 (AK)
- AKD1005.doc - ALTA Homeowner's Policy of Title Insurance 2013 (AK)
- AKD1006.doc - ALTA Short Form Residential Loan Policy 2012 (AK)
- ALD1003.doc - ALTA Owner's Policy 2006 (AL)
- ALD1004.doc - ALTA Loan Policy 2006 (AL)
- ALD1021.doc - ALTA Homeowner's Policy of Title Insurance 2013 (AL)
- ALD1024.doc - ALTA Short Form Residential Loan Policy 2012 (AL)
- ARD1003.doc - ALTA Owner's Policy 2006 (AR)
- ARD1004.doc - ALTA Loan Policy 2006 (AR)
- ARD1016.doc - ALTA Homeowner's Policy of Title Insurance 2013 (AR)
- ARD1017.doc - ALTA Short Form Residential Loan Policy 2012 (AR)
- AZD1244.doc - ALTA Owner's Policy 2006 (AZ)
- AZD1245.doc - ALTA Loan Policy 2006 (AZ)
- AZD1252.doc - ALTA Homeowner's Policy of Title Insurance 2013 (AZ)
- AZD1253.doc - ALTA Short Form Residential Loan Policy 2012 (AZ)
- COD1079.doc - ALTA Owner's Policy 2006 (CO)
- COD1080.doc - ALTA Loan Policy 2006 (CO)
- COMD1104.doc - ALTA Owner's Policy 2006 (DC VA MD)
- COMD1105.doc - ALTA Loan Policy 2006 (DC VA MD)
- COMD1106.doc - ALTA Owner's Policy 2006 (GL)
- COMD1107.doc - ALTA Loan Policy 2006 (GL)
- COMD1108.doc - ALTA Owner's Policy 2006 (PA)
- COMD1109.doc - ALTA Loan Policy 2006 (PA)
- COMD1110.doc - ALTA Owner's Policy 2006 (IL)
- COMD1111.doc - ALTA Loan Policy 2006 (IL)
- COMD1112.doc - ALTA Owner's Policy 2006 (GA)
- COMD1113.doc - ALTA Loan Policy 2006 (GA)
- COMD1144.doc - ALTA Owner's Policy 2006 (MA)
- COMD1145.doc - ALTA Loan Policy 2006 (MA)
- COMD1153.doc - ALTA Homeowner's Policy of Title Insurance 2013 (DC MD VA)
- COMD1185.doc - ALTA Homeowner's Policy of Title Insurance 2021 (DC MD VA)
- CTD1002.doc - ALTA Owner's Policy 2006 (CT)
- CTD1003.doc - ALTA Loan Policy 2006 (CT)
- CTD1025.doc - ALTA Homeowner's Policy of Title Insurance 2013 (CT)
- DED1002.doc - ALTA Owner's Policy 2006 (DE)
- DED1003.doc - ALTA Loan Policy 2006 (DE)
- DED1005.doc - ALTA Homeowner's Policy of Title Insurance 2013 (DE)
- FLD1329.doc - ALTA Loan Policy 2006 (FL)
- FLD1330.doc - ALTA Owner's Policy 2006 (FL)
- HID1244.doc - ALTA Owner's Policy 2006 (HI)
- HID1245.doc - ALTA Loan Policy 2006 (HI)
- HID1266.doc - ALTA Homeowner's Policy of Title Insurance 2013 (HI)
- IAD1007.doc - ALTA Owner's Policy 2006 (IA)
- IAD1008.doc - ALTA Loan Policy 2006 (IA)
- IAD1011.doc - ALTA Homeowner's Policy of Title Insurance 2013 (IA)
- IDD1145.doc - ALTA Loan Policy 2006 (ID)
- IDD1146.doc - ALTA Owner's Policy 2006 (ID)
- IDD1148.doc - ALTA Homeowner's Policy of Title Insurance 2013 (ID)
- IDD1149.doc - ALTA Short Form Residential Loan Policy 2012 (ID)

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PRO FORMA Updates based on Tech Memo 2024-RC-02 (continued)

Affected item(s):

- IND1296.doc - ALTA Homeowner's Policy of Title Insurance 2013 (IN)
- IND1313.doc - ALTA Loan Policy 2006 (IN)
- IND1314.doc - ALTA Owner's Policy 2006 (IN)
- KYD1002.doc - ALTA Owner's Policy 2006 (KY)
- KYD1003.doc - ALTA Loan Policy 2006 (KY)
- KYD1004.doc - ALTA Homeowner's Policy of Title Insurance 2013 (KY)
- LAD1144.doc - ALTA Owner's Policy 2006 (LA)
- LAD1145.doc - ALTA Loan Policy 2006 (LA)
- LAD1160.doc - ALTA Homeowner's Policy of Title Insurance 2013 (LA)
- MAD1026.doc - ALTA Homeowner's Policy of Title Insurance 2013 (MA)
- MED1002.doc - ALTA Loan Policy 2006 (ME)
- MED1003.doc - ALTA Owner's Policy 2006 (ME)
- MED1039.doc - ALTA Homeowner's Policy of Title Insurance 2013 (ME)
- MED1040.doc - ALTA Short Form Residential Loan Policy 2012 (ME)
- MID1294.doc - ALTA Owner's Policy 2006 (MI)
- MID1295.doc - ALTA Loan Policy 2006 (MI)
- MID1303.doc - ALTA Homeowner's Policy of Title Insurance 2013 (MI)
- MND1098.doc - ALTA Homeowner's Policy of Title Insurance 2013 (MN)
- MND1119.doc - ALTA Loan Policy 2006 (MN)
- MND1120.doc - ALTA Owner's Policy 2006 (MN)
- MOD1184.doc - ALTA Owner's Policy 2006 (KS MO NE)
- MOD1185.doc - ALTA Loan Policy 2006 (KS MO NE)
- MOD1193.doc - ALTA Homeowner's Policy of Title Insurance 2013 (KS MO NE)
- MSD1002.doc - ALTA Owner's Policy 2006 (MS)
- MSD1003.doc - ALTA Loan Policy 2006 (MS)
- MSD1023.doc - ALTA Homeowner's Policy of Title Insurance 2013 (MS)
- MTD0197.doc - ALTA Owner's Policy 2006 (MT)
- MTD0198.doc - ALTA Loan Policy 2006 (MT)
- MTD0200.doc - ALTA Homeowner's Policy of Title Insurance 2013 (MT)
- MTD0202.doc - ALTA Short Form Residential Loan Policy 2012 (MT)
- NDD1002.doc - ALTA Loan Policy 2006 (ND)
- NDD1003.doc - ALTA Owner's Policy 2006 (ND)
- NDD1004.doc - ALTA Homeowner's Policy of Title Insurance 2013 (ND)
- NHD1004.doc - ALTA Owner's Policy 2006 (NH)
- NHD1005.doc - ALTA Loan Policy 2006 (NH)
- NHD1011.doc - ALTA Homeowner's Policy of Title Insurance 2013 (NH)
- NHD1012.doc - ALTA Short Form Residential Loan Policy 2012 (NH)
- NJD1111.doc - ALTA Loan Policy 2006 (NJ)
- NJD1112.doc - ALTA Owner's Policy 2006 (NJ)
- NJD1113.doc - ALTA Owner's Policy 2006 (NJ) (Schedules Only)
- NJD1114.doc - ALTA Loan Policy 2006 (NJ) (Schedules Only)
- NJD1120.doc - ALTA Homeowner's Policy of Title Insurance 2013 (NJ) DO NOT USE
- NMD1172.doc - Loan Policy 2006 (NM 2)
- NMD1173.doc - Owner's Policy 2006 (NM 1)
- NVD1023.doc - ALTA Homeowner's Policy of Title Insurance 2013 (NV)
- NVD1026.doc - ALTA Owner's Policy 2006 (NV)
- NVD1027.doc - ALTA Loan Policy 2006 (NV)
- NVD1131.doc - ALTA Short Form Residential Loan Policy 2012 (NV)
- OHD1387.doc - ALTA Homeowner's Policy of Title Insurance 2013 (OH)
- OHD1418.doc - ALTA Owner's Policy 2006 (OH)
- OHD1419.doc - ALTA Loan Policy 2006 (OH)
- OHD1434.doc - ALTA Short Form Residential Loan Policy 2012 (OH)
- OKD1195.doc - ALTA Loan Policy 2006 (OK)
- OKD1196.doc - ALTA Owner's Policy 2006 (OK)
- OKD1198.doc - ALTA Homeowner's Policy of Title Insurance 2013 (OK)
- ORD1296.doc - Master Guarantee (OR)
- PAD1075.doc - ALTA Homeowner's Policy of Title Insurance 2013 (PA)
- RID1002.doc - ALTA Loan Policy 2006 (RI)
- RID1003.doc - ALTA Owner's Policy 2006 (RI)
- RID1016.doc - ALTA Homeowner's Policy of Title Insurance 2013 (RI)
- RID1017.doc - ALTA Short Form Residential Loan Policy 2012 (RI)
- SCA0002866.doc - ALTA Owner's Policy 2006 (CA)
- SCA0002867.doc - ALTA Loan Policy 2006 (CA)
- SCA0002907.doc - ALTA Homeowner's Policy of Title Insurance 2013 (CA)
- SCA0002911.doc - ALTA Short Form Residential Loan Policy 2012 (CA)
- SCD1063.doc - ALTA Loan Policy 2006 (SC)
- SCD1064.doc - ALTA Owner's Policy 2006 (SC)
- SCD1066.doc - ALTA Homeowner's Policy of Title Insurance 2013 (SC)
- SCD1067.doc - ALTA Short Form Residential Loan Policy 2012 (SC)

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PRO FORMA Updates based on Tech Memo 2024-RC-02 (continued)**Affected item(s):**

SDD1002.doc - ALTA Owner's Policy 2006 (SD)
SDD1003.doc - ALTA Loan Policy 2006 (SD)
SDD1004.doc - ALTA Homeowner's Policy of Title Insurance 2013 (SD)
TND1003.doc - ALTA Owner's Policy 2006 (TN)
TND1004.doc - ALTA Loan Policy 2006 (TN)
TND1006.doc - ALTA Homeowner's Policy of Title Insurance 2013 (TN)
UTD1003.doc - ALTA Owner's Policy 2006 (UT)
UTD1004.doc - ALTA Loan Policy 2006 (UT)
UTD1006.doc - ALTA Homeowner's Policy of Title Insurance 2013 (UT)
UTD1007.doc - ALTA Short Form Residential Loan Policy 2012 (UT)
VTD0001.doc - ALTA Owner's Policy 2006 (VT)
VTD0002.doc - ALTA Loan Policy 2006 (VT)
VTD0003.doc - ALTA Homeowner's Policy of Title Insurance 2013 (VT)
VTD0004.doc - ALTA Short Form Residential Loan Policy 2012 (VT)
WA00001061.doc - ALTA Owner's Policy 2006 (WA)
WA00001062.doc - ALTA Loan Policy 2006 (WA)
WA00001076.doc - ALTA Homeowner's Policy of Title Insurance 2013 (WA)
WID0281.doc - ALTA Loan Policy 2006 (WI)
WID0282.doc - ALTA Owner's Policy 2006 (WI)
WVD1005.doc - ALTA Owner's Policy 2006 (WV)
WVD1006.doc - ALTA Loan Policy 2006 (WV)
WVD1007.doc - ALTA Homeowner's Policy of Title Insurance 2013 (WV)
WYD1003.doc - ALTA Owner's Policy 2006 (WY)
WYD1004.doc - ALTA Loan Policy 2006 (WY)
WYD1005.doc - ALTA Homeowner's Policy of Title Insurance 2013 (WY)
WYD1006.doc - ALTA Short Form Residential Loan Policy 2012 (WY)

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Batch Privacy Notice Letter

New/Mod	Requested By	Incident No.	TFS No.
Fix	TG HW		817920
Removed duplicated signature when Buyer and Seller are the same person.			
Affected item(s): SSCORP5406.rpt - Batch Privacy Notice Letter			

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Invoice Aging

New/Mod	Requested By	Incident No.	TFS No.
Change Request	MidSouth Agency Admin		818104
Added Free text field parameter for Bill Codes, separated by a comma.			
Affected item(s): SSCORP5036.rpt - Invoice Aging			

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Orders by {Selection}

New/Mod	Requested By	Incident No.	TFS No.
Change Request	LT SoCal Admin		818262
The FinCen Excel version was updated to show the Branch, not the Brand.			
Affected item(s): SSCORP5082.rpt - Orders by {Selection}			

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Single Ledger Balance by Order Transfer

New/Mod	Requested By	Incident No.	TFS No.
Change Request	Reports Team		815261
Updated to show the new Transaction Note added in the register, per transaction and added Programming Notes.			
Affected item(s): SSCORP0016.rpt - Single Ledger Balance by Order Transfer			

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ARIZONA

DOCUMENTS

Escrow

<i>Letter (Statement of Identity)</i>			
New/Mod Change Request	Requested By Grand Canyon and LT	Incident No. INC240169570	TFS No. 819421
Corrected the last sentence in the first paragraph to end with "...do our job more efficiently."			
Affected item(s): AZD1061.doc - Letter (Statement of Identity)			

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PHRASES

EI Phrases (2)			
New/Mod New Request	Requested By CT/FT Mohave\La Paz	Incident No. INC240173038 and INC240182621	TFS No. 819388
New Phrases added: <u>MH Certificate of Occupancy / Code: mh17</u> CERTIFICATE OF OCCUPANCY: Certificate of Occupancy issued upon the completion of new Manufactured Home being placed on subject property. General Manager of [Pulls Seller Name] may provide written request for proceeds <i>in lieu of</i> Certificate of Occupancy if new Manufactured Home has been delivered to subject property. <u>Trust Certification / Code: trust01</u> TRUST CERTIFICATION: Seller shall deposit with Escrow Agent a currently dated Trust Certification stating the Trust has not been revoked and disclosing any amendments thereto. Seller to also comply with Arizona Revised Statute Section 33-404 relating to naming of record the Beneficiaries of said Trust, with their addresses and identification of such Trust Agreement.			

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CALIFORNIA

DOCUMENTS

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<i>Disbursement of Proceeds-Refunds</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	CT Santa Clara		819401
If the 'Credit account name' field on the seller screen is empty the document will pull a blank line to the 'Account Name' on the document.			
Affected item(s): SCA0000096.doc - Disbursement of Proceeds-Refunds			

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<i>EI Authorization to Pay Bills</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	CA		818909
Corrected formatting for Acct. No. line.			
Affected item(s): SCA0000039.doc - EI Authorization to Pay Bills			

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<i>Indemnity Agreement - Gap Undertaking</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	SoCal	INC240175850	818872
Corrected determine to terminate in the first paragraph after item 3.			
Affected item(s): SCA0002002.doc - Indemnity Agreement - Gap Undertaking			

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<i>Letter (Transaction Confirmation)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	FT Santa Clara		820013
Added escrow officer's phone number to the bolded paragraph.			
Affected item(s): SSCORPD5832.doc - Letter (Transaction Confirmation)			

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<i>MH Tax Clearance Request Form (San Diego County)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	CT CA		819488
NEW OWNER, EXEMPTIONS and REQUESTOR CONTACT INFORMATION have been updated. Please render to view in full.			
Affected item(s): SCA0002406.doc - MH Tax Clearance Request Form (San Diego County)			

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<i>Recording and Policy Instructions (w/ Notes)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	CT Alameda		819448
Updated document to favor sending policies via email.			
Affected item(s): SCA0001021.doc - Recording and Policy Instructions (w/ Notes)			

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<i>Separate Memorandum of Inst to Pay Commission – Listing-Selling</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	CT SoCal		820009
Corrected how the information pulls to the document. Please render to view.			
Affected item(s): SCA0002557.doc - Separate Memorandum of Inst to Pay Commission – Listing-Selling			

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REPORTS

<i>Openings by Marketing Rep w/Splits</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Sho Niizuma		816224
Added "Pre-Listing Converted" to Report Type drop-down.			
NOTE: This new parameter works in conjunction with the completion of the "Pre-Listing Converted" checklist task			
Affected item(s): SSCORP5575.rpt - Openings by Marketing Rep w/Splits			

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<i>Order Count/Revenue Summary</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	LT SoCal Admin		818457
Updated for LT SoCal to look at Custom Field "Order.AdditionalDescription_FNF#" for "Title & Escrow" when the Order Type is "Title Only" IF Additional Description shows "Title & Escrow" and the Order Type is "Title Only" then the file will be counted as "Title & Escrow".			
Affected item(s): SSCORP5092.rpt - Order Count/Revenue Summary			

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<i>Weekly Summary of Business Worksheet</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Config Team		817508
Updated for LT SoCal to look at Custom Field "Order.AdditionalDescription_FNF#" for "Title & Escrow" when the Order Type is "Title Only" IF Additional Description shows "Title & Escrow" and the Order Type is "Title Only" then the file will be counted as "Title & Escrow".			
Affected item(s): SSCORP5247.rpt - Weekly Summary of Business Worksheet			

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COLORADO

DOCUMENTS

Escrow

<i>Cashier's Check Request</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	FNT CO	INC240169387	819406
Added 127-Delta for "FSTG" profiles.			
Affected item(s): COD1125.doc - Cashier's Check Request			

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<i>Lien of Claim Waivers (2)</i>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	Colorado		819755
'Contractor's Unconditional Lien or Claim Waiver' is now known as 'Contractor's Unconditional Partial Lien or Claim Waiver' and 'Contractor's Unconditional Full Lien Waiver' is a new form, please render to view in full.			
Affected item(s): COD1093.doc - Contractor's Unconditional Partial Lien or Claim Waiver COD1363.doc - Contractor's Unconditional Full Lien Waiver			

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<i>Owners Association Status Request</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Colorado		819446
Updated "Legal Desc" to pull in the Property Address, Lot, Block and Subdivision name.			
Affected item(s): COD1048.doc - Owners Association Status Request			

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<i>Release of DOT No Evidence (2024) (2)</i>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	Colorado		820028
New documents. Please render to view in full.			
Affected item(s): COD1364.doc - Release of DOT No Evidence (2024) COD1365.doc - Release of DOT No Evidence (2024) - Legal			

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TC Release			
New/Mod Change Request	Requested By Heritage Title	Incident No. INC240189007	TFS No. 819758
Delete the Connie Malonson, Jennifer Williams and Jill Thatcher from Authorized Signatory drop down.			
<u>Affected item(s):</u> COD1130.doc - TC Release			

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REPORTS

<i>Statistical Closing Turn-Time</i>			
New/Mod Change Request	Requested By Co HE Admin	Incident No.	TFS No. 817612
Replaced Excel checkbox to dropdown with None (Default PDF), "Excel Standard" (Existing Excel export) and "Excel- CO-HE" (New Excel export which has specific columns and logic).			
Affected item(s): SSCORP5415.rpt - Statistical Closing Turn-Time			

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FLORIDA

DOCUMENTS

Escrow

<i>Date Revisions (4)</i>			
New/Mod Change Request	Requested By Bayshore Title	Incident No. INC0240158370	TFS No. 819439
Revised to look to the settlement date instead of the system date for Bayshore Title.			
Affected item(s): FLD1216.doc - Affidavit (Borrower's Title - All Borrowers) FLD1267.doc - Agreement (Compliance and Tax Proration) FLD1312.doc - Hold Harmless (Homestead Exemption) FLD1311.doc - Post Closing Information (Buyer Vesting)			

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HAWAII

DOCUMENTS

Escrow

<i>Form Information Request - 8300</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	TG HI		819436
Various changes. Please render to view in full.			
Affected item(s): HID1429.doc - Form Information Request - 8300			

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<i>IBA Account Request nka Form IBA Account Request</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	TG HI		819434
Various changes. Please render to view in full.			
Affected item(s): HID1268.doc - Form IBA Account Request			

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<i>Signature Updates (2)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	FNT Hawaii		818563
Updated to allow the user to select any buyer and/or seller contact(s) for their signature(s).			
Affected item(s): HID1102.doc - Affidavit (Owner's - Commercial) HID1039.doc - Indemnity Agreement (Mechanics' Liens)			

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ILLINOIS

DOCUMENTS

Escrow

<i>Addition of CIBC Bank USA (2)</i>			
New/Mod Change Request	Requested By CT Metro and NCS IL	Incident No. INC240190357	TFS No. 819886
Added CIBC Bank USA.			
Affected item(s): ILD0181.doc - Investment Options ILD0502.doc - Money Market Account			

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<i>Affidavit (Closing Compliance) (IL)</i>			
New/Mod Change Request	Requested By St. Louis Title	Incident No. INC240181956	TFS No. 819591
Removed language regarding property fraud alert notice.			
Affected item(s): ILD0576.doc - Affidavit (Closing Compliance) (IL)			

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<i>Bank of America Address Change (9)</i>			
New/Mod Change Request	Requested By CT IL	Incident No. INC240186382	TFS No. 819739
Updated Bank of America to the New York address.			
Affected item(s): SSCORPD1807.doc - Wire Information SSCORPD5330.doc - Wire Information (International) SSCORPD5541.doc - WireSafe Fraud Alert SSCORPD5616.doc - WireSafe Fraud Alert (International) SSCORPD5627.doc - WireSafe Fraud Alert (eSign) SSCORPD5680.doc - WireSafe Fraud Alert (Seller Only) SSCORPD5681.doc - WireSafe Fraud Alert (Lender Only) SSCORPD5702.doc - WireSafe Fraud Alert (Refi-Borrower) SSCORPD5808.doc - WireSafe Fraud Alert (International - esign)			

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INDIANA

DOCUMENTS

Escrow

<i>Payoff HOA-HELOC Authorization (Last 5 Digits)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	FT IN		819403
Added date lines under the signature lines.			
Affected item(s): IND1359.doc - Payoff HOA-HELOC Authorization (Last 5 Digits)			

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<i>Sales Disclosures (3)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	FT IN	INC240182499	819528
Added prompts for D.3, E.4. and E.5.			
Affected item(s): IND1336.doc - Sales Disclosure (2023) IND1363.doc - Sales Disclosure (Commercial - 2023) IND1369.doc - Sales Disclosure (Mult. Properties - 2023)			

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MARYLAND

DOCUMENTS

Escrow

<i>Affidavit (Refinance - Frederick Co)</i>			
New/Mod Change Request	Requested By Liberty Title	Incident No.	TFS No. 819104
Updating to form to match updated form from the county.			
Affected item(s): MDD1008.doc - Affidavit (Refinance - Frederick Co)			

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<i>Deed (Amtrak - Mayor)</i>			
New/Mod New Request	Requested By Property Title & Escrow	Incident No.	TFS No. 818865
New document. Please render to view.			
Affected item(s): MDD1149.doc - Deed (Amtrak - Mayor)			

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MICHIGAN

DOCUMENTS

[Escrow](#)

New ABA			
New/Mod New Request	Requested By CT MI	Incident No.	TFS No. 818595
New ABA for JAQD202.			
Affected item(s): MID1231.doc - Master ABA Disclosure			

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MINNESOTA

DOCUMENTS

Escrow

<i>Disbursing Set-Up Sheet</i>			
New/Mod Change Request	Requested By Commercial Partners Title	Incident No. INC240169696	TFS No. 819418
Various updates. Please render to view in full.			
<u>Affected item(s):</u> MND1128.doc - Disbursing Set-Up Sheet			

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MISSOURI

DOCUMENTS

Escrow

<i>Affidavit (Closing Compliance) (MO)</i>			
New/Mod Change Request	Requested By St. Louis Title	Incident No. INC240181956	TFS No. 819589
Removed language regarding property fraud alert notice.			
Affected item(s): MOD1203.doc - Affidavit (Closing Compliance) (MO)			

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<i>Affidavit (Evidencing Certificate of Affixation of MH)</i>			
New/Mod Change Request	Requested By St. Louis Title	Incident No.	TFS No. 819996
Added date to first page.			
Affected item(s): MOD1062.doc - Affidavit (Evidencing Certificate of Affixation of MH)			

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Indemnity Language Added to Forms (30)			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	State Counsel		818875
<p>Added indemnity language.</p> <p>Mortgage Registration Fee Affidavit is no longer necessary because Kansas no longer has a mortgage registration tax. This document has been disabled.</p> <p>Affected item(s): MOD1023.doc - Affidavit (No New Improvements) MOD1024.doc - Affidavit (Adverse Possession) MOD1026.doc - Affidavit (Owner) MOD1027.doc - Affidavit (Builder) MOD1028.doc - Affidavit (Builder's Final) MOD1032.doc - Affidavit (Broker - KS) MOD1033.doc - Affidavit (Broker - MO) MOD1034.doc - Affidavit (Amoco Zone C) MOD1035.doc - Affidavit (Child Support) MOD1036.doc - Affidavit (Maintenance) MOD1038.doc - Affidavit (Signature Name) MOD1063.doc - Affidavit (Prior Tenants) MOD1065.doc - Affidavit (Arm's Length Transaction) MOD1071.doc - Affidavit (Decedent's) MOD1072.doc - Affidavit (Marital Status) MOD1083.doc - Affidavit (Heirship) MOD1084.doc - Affidavit (Scrivener's) MOD1086.doc - Affidavit (Peaceful Possession) MOD1088.doc - Affidavit (Mortgage Registration Fee) MOD1105.doc - Affidavit (POA Still in Effect) MOD1144.doc - Affidavit (No Start) MOD1156.doc - Affidavit (Translation) MOD1169.doc - Affidavit (Broker - Buyer) - MO MOD1170.doc - Affidavit (Broker - Seller) - MO MOD1171.doc - Affidavit (Broker - Buyer) - KS MOD1172.doc - Affidavit (Broker - Seller) - KS MOD1174.doc - Affidavit (Non-Production) MOD1192.doc - Affidavit (Commercial Owners) MOD1240.doc - Affidavit (Tenancy By Entireties) MOD1256.doc - Affidavit (Executive Order 24-01)</p>			

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Marital Rights Waiver			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	St. Louis Title		815221
<p>Updated to match the most recently provided version.</p> <p>Affected item(s): MOD1123.doc - Marital Rights Waiver</p>			

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New Construction Indemnity			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	St. Louis Title		820005
<p>Added functionality for St. Louis Title to pull the acknowledgment information to the document from the file.</p> <p>Affected item(s): MOD1139.doc - New Construction Indemnity</p>			

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RELEASE NOTES

JUNE 2024

<i>Policy-Guarantee Product Enclosure Letter (Title)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	St. Louis Title		819471
Updated to always pull the current user as the signor for St. Louis Title.			
Affected item(s): SSCORPD0272.doc - Policy-Guarantee Product Enclosure Letter (Title)			

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<i>Property Fraud Alerts (2)</i>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	St. Louis Title		819484
New documents. Please render to view in full.			
Affected item(s): MOD1262.doc - Property Fraud Alert (Benchmark) MOD1263.doc - Property Fraud Alert (Security-Arch)			

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MONTANA

DOCUMENTS

Escrow

<i>Letter (Commission Demand) nka Letter (Compensation Demand)</i>			
New/Mod Change Request	Requested By System Admin	Incident No.	TFS No. 818560
Updated title to "Letter (Compensation Demand)".			
Affected item(s): MTD0042.doc - Letter (Compensation Demand)			

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NEVADA

DOCUMENTS

Escrow

<i>Demand - Lien for Spousal or Child Support</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	NV EPUI		819399
Updated signature section to allow "Escrow Assistant" and "Alternate" as options for who is signing the letter.			
Affected item(s): SSCORPD5538.doc - Demand - Lien for Spousal or Child Support			

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<i>Demand - Private</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	NV		818611
Updated language regarding the Beneficiary's Statement and add FedEx language. Please render to view changes.			
Affected item(s): SSCORPD0360.doc - Demand - Private			

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<i>Demand Private with Request for Full Reconveyance</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	NV		818622
Removed DOT section and revised language to item 1. Please render to view all changes.			
Affected item(s): SCA0002726.doc - Demand Private with Request for Full Reconveyance			

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<i>Substitution of Trustee and Full Reconveyance</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Nevada		818627
Various changes. Please render to view in full.			
Affected item(s): NVD1014.doc - Substitution of Trustee and Full Reconveyance			

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NEW MEXICO

MY SCREENS

All Screens

New/Mod Mod	Requested By Debi Crosby	Incident No.	TFS No.
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The Expressions have been modified to display the,

- > **Buyers**
- > **Sellers**
- > **Property**
- > **Settlement Date**

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

- > NM All Screens
- > NM Commercial
- > NM Commercial CSS
- > NM Escrow Screens
- > NM Title Screens

Buyers: K B	Property: 12 Trinity Ave
Sellers: G W	Settlement Date: 10/19/2023

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OHIO

DOCUMENTS

Escrow

<i>ABAs (11)</i>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	CT OH		818640
Updated and new ABAs. Please render to view.			
<p>Affected item(s): OHD1460.doc - ACT ABA Cleveland nka ACT ABA OH CT Cleveland OHD1461.doc - ACT ABA Toledo nka ACT ABA OH CT Toledo OHD1462.doc - ACT ABA GMT nka ACT ABA OH GMT OHD1463.doc - ACT ABA Fidelity nka ACT ABA OH Fidelity OHD1466.doc - ACT ABA CT Columbus nka ACT ABA OH CT Columbus OHD1467.doc - ACT ABA CT Cincinnati nka ACT ABA OH CT Southern OHD1469.doc - ACT ABA CT AmeriTitle nka ACT ABA OH AmeriTitle OHD1478.doc - ACT ABA MI GMT OHD1479.doc - ACT ABA MI CT Toledo OHD1480.doc - ACT ABA PA CT Cleveland OHD1481.doc - ACT ABA KY CT Southern</p>			

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<i>DTE 100 - Real Property Conveyance Fee Statements (3)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	OH		818859
Adjusted vertical spacing of document.			
<p>Affected item(s): OHD1441.doc - DTE 100 - Real Property Conveyance Fee Statement OHD1367.doc - DTE 100EX - Statement of Reason for Exemption OHD1459.doc - DTE 100EX - Statement of Reason for Exemption (Cuyahoga County)</p>			

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<i>Outside Document Signing Order Form</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	FT OH		818543
Added prompts for appointment date, name of customers and signing address.			
<p>Affected item(s): OHD1477.doc - Outside Document Signing Order Form</p>			

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OKLAHOMA

DOCUMENTS

Escrow

<i>Affidavit (No HOA)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	CT OK		819431
Added reference to Property Owner's.			
Affected item(s): OKD1017.doc - Affidavit (No HOA)			

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<i>Affidavit (Utility)</i>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	CT OK		818547
New document, please render to view.			
Affected item(s): OKD1329.doc - Affidavit (Utility)			

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<i>Affidavit (Closing - Purchase)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Smith Brothers Abstract & Title Co.	INC240174463	819452
Added the following language to item 7:			
Buyer acknowledges the original Deed will be delivered to the physical address listed above. The Owner's Policy will be sent electronically to the email address listed above.			
Affected item(s): OKD1232.doc - Affidavit (Closing - Purchase)			

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REPORTS

<i>Invoice and Consolidated Invoice</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	AllFirst Admin		818538
Updated for Smith Brothers Abstract to show "Deliver To" from the T3 contact.			
NOTE: If no contact in the T3, still show "Deliver To." If no T3 present in the file, then no "Deliver To" will show.			
Affected item(s): SSCORPD3003.spdoc - Consolidated Invoice SSCORPD5021.spdoc - Invoice SSCORP5385.rpt - HTML Invoices Programming Notes			

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OREGON

DOCUMENTS

Escrow

<u>Declaration (Transfer on Death Deed)</u>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	State Counsel		818558
Various updates made according to counsel's request. Please render to view changes.			
Affected item(s): ORD1494.doc - Declaration (Transfer on Death Deed)			

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<u>Recording Instructions (2)</u>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	System Admin		818554
Updated document for the Owner's Policy 'Delivery Policy To' section to pull information for all of the codes selected.			
Affected item(s): ORD1470.doc - Instructions (Recording) ORD1037.doc - Instructions (Recording) Legal			

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TEXAS

DOCUMENTS

[Escrow](#)

<i>Third Party Deposit Escrow Instructions</i>			
New/Mod Change Request	Requested By Settlement	Incident No.	TFS No. 818602
Updated language for buyer/seller in the signature section.			
Affected item(s): TXFNFESC_ThirdPartyDepositEscrowInstructions.doc - Third Party Deposit Escrow Instructions			

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RELEASE NOTES

JUNE 2024

Title

PRO FORMA Updates based on Tech Memo 2024-RC-02

New/Mod	Requested By	Incident No.	TFS No.
Change Request	Corporate Counsel		819137

Per Tech Memo 2024-RC-02, all Loan Policies, Owner's Policies and Endorsements have been updated per the following for Pro forma transactions:

1. The Policy number is no longer to show - only the Pro forma reference in the number field.
2. The President and Secretary signatures are replaced with a Pro forma reference.
3. Proforma references to show for Coverage amount, if operation has elected to also show the amount.

NOTE: Pro forma language in the footer did not change for Texas products.

Affected item(s):

SSTXD00122.doc - All Texas Endorsements
SSTXD00122.doc - All Texas Loan Policy Endorsements
SSTXD00123.doc - Loan Policy Conds and Stips
SSTXD00123.doc - Owner's Policy Conds and Stips
SSTXD00128.doc - Loan Policy Jacket
SSTXD00128.doc - Owner's Policy Jacket
SSTXD00133.doc - Loan Policy Sched A
SSTXD00133.doc - Owner's Policy Sched A
SSTXD00138.doc - Loan Policy Sched B
SSTXD00138.doc - Owner's Policy Sched B
SSTXD00143.doc - Loan Policy Sched B2
SSTXD00143.doc - Owner's Policy Sched B2
SSTXD00148.doc - Loan Policy Sched C
SSTXD00148.doc - Owner's Policy Sched C
SSTXD00153.doc - Loan Policy Sched D
SSTXD00153.doc - Owner's Policy Sched D
SSTXD00182.doc - Master Owner's Policy
SSTXD00183.doc - Master Loan Policy
SSTXD00185.doc - Master Short Form
SSTXD00215.doc - Loan Policy Sched A (T-2R) - 2014 - Escrow
SSTXD00216.doc - Loan Policy Sched B (T-2R) - 2014 - Escrow
SSTXD00217.doc - Loan Policy Addendum (T-2R) - 2014 - Escrow
SSTXD00287.doc - Loan Policy of Title Insurance (T-2) - 2014
SSTXD00288.doc - Owner's Policy of Title Insurance (T-1) - 2014
TXFNFESC_ShortFormResidentialLoanPolicyT-2R (Addendum) Escrow.doc - Short Form Residential Loan Policy T-2R (Addendum) - Escrow
TXFNFESC_ShortFormResidentialLoanPolicyT-2R (ScheduleA) Escrow.doc - Short Form Residential Loan Policy T-2R (Schedule A) - Escrow
TXFNFESC_ShortFormResidentialLoanPolicyT-2R (ScheduleB) Escrow.doc - Short Form Residential Loan Policy T-2R (Schedule B) - Escrow
TXFNFTIFT_LoanPolicyT-2 (LegalDescription).doc - Loan Policy T-2 (Legal Description)
TXFNFTIFT_LoanPolicyT-2 (ScheduleA).doc - Loan Policy T-2 (Schedule A)
TXFNFTIFT_OwnersPolicyT-1 (LegalDescription).doc - Owner's Policy T-1 (Legal Description)
TXFNFTIFT_OwnersPolicyT-1 (ScheduleA).doc - Owner's Policy T-1 (Schedule A)
TXFNFTIFT_ResidentialOwnersPolicyT-1R (LegalDescription).doc - Residential Owner's Policy T-1R (Legal Description)
TXFNFTIFT_ResidentialOwnersPolicyT-1R (ScheduleA).doc - Residential Owner's Policy T-1R (Schedule A)
TXFNFTIFT_ShortFormResidentialLoanPolicyT-2R (Addendum).doc - Short Form Residential Loan Policy T-2R (Addendum)
TXFNFTIFT_ShortFormResidentialLoanPolicyT-2R (ScheduleA).doc - Short Form Residential Loan Policy T-2R (Schedule A)
TXFNFTIFT_ShortFormResidentialLoanPolicyT-2R (ScheduleB).doc - Short Form Residential Loan Policy T-2R (Schedule B)

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UTAH

INTEGRATIONS

ValueCheck LinkIt

New/Mod New Request	Requested By	Incident No.	TFS No.
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Installation of ValueCheck LinkIt v1.18.0.0.

Provides users the ability to link requirements, exceptions, and legal descriptions through a single step to documents stored in their corresponding smartview orders.

NOTE: This integration is permission based and may not be enabled for all users.

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WASHINGTON

DOCUMENTS

Escrow

<i>Master Real Estate Excise Tax Affidavit (2024) Multi Deed</i>			
New/Mod New Request	Requested By System Admin	Incident No.	TFS No. 818549
New document. Please render to view in full.			
Affected item(s): WA00001036.doc - Master Real Estate Excise Tax Affidavit (2024) Multi Deed			

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FNF COMMERCIAL

DOCUMENTS

Escrow

<i>Title Report - Limited Lien</i>			
New/Mod Change Request	Requested By FNT Strategic Market Svcs	Incident No. INC240158902	TFS No. 819425
Added language referencing files mechanics' liens and tax liens.			
Affected item(s): COMD1079.doc - Title Report - Limited Lien			

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NCS

DOCUMENTS

Escrow

Bank of America Address Change (9)

New/Mod	Requested By	Incident No.	TFS No.
Change Request	CT IL	INC240186382	819739
Updated Bank of America to the New York address.			
Affected item(s):			
SSCORPD1807.doc - Wire Information			
SSCORPD5330.doc - Wire Information (International)			
SSCORPD5541.doc - WireSafe Fraud Alert			
SSCORPD5616.doc - WireSafe Fraud Alert (International)			
SSCORPD5627.doc - WireSafe Fraud Alert (eSign)			
SSCORPD5680.doc - WireSafe Fraud Alert (Seller Only)			
SSCORPD5681.doc - WireSafe Fraud Alert (Lender Only)			
SSCORPD5702.doc - WireSafe Fraud Alert (Refi-Borrower)			
SSCORPD5808.doc - WireSafe Fraud Alert (International - esign)			

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NBU kna NCS (4)

New/Mod	Requested By	Incident No.	TFS No.
Change Request	CT IL NCS		818632
Replaced NBU with NCS.			
Affected item(s):			
COMD1019.doc - Payment Transmittal Form (Branch) - Prompts (Split Sheet)			
COMD1021.doc - Payment Transmittal Form (Agency) - Prompts (Split Sheet)			
COMD1024.doc - Payment Transmittal Form (Branch) (Split Sheet)			
COMD1025.doc - Payment Transmittal Form (Agency) (Split Sheet)			
COMD1156.doc - Product Cover Page			

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INTEGRATIONS

ValueCheck LinkIt			
New/Mod	Requested By	Incident No.	TFS No.
New Request			
<p>Installation of ValueCheck LinkIt v1.18.0.0.</p> <p>Provides users the ability to link requirements, exceptions, and legal descriptions through a single step to documents stored in their corresponding smartview orders.</p> <p>NOTE: This integration is permission based and may not be enabled for all users.</p>			

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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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