

SOFTPRO SELECT

October 2024

RELEASE NOTES



Testing Release Date: October 4, 2024

Production Release Date: October 13, 2024



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ALL STATES/SITES

DOCUMENTS

Escrow

<i>Broker Commission Acknowledgment</i>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	FNF Corporate		834571
New document. Please render to view in full.			
Affected item(s): SSCORPD5963.doc - Broker Commission Acknowledgment			

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<i>Closing Letters (all versions)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	WT Bend		835710
Functionality updated to account for Trusts to pull correctly.			
Affected item(s): SSCORPD1343.doc - Closing Letter SSCORPD1343.doc - Closing Letter (Buyer-Borrower) SSCORPD1343.doc - Closing Letter (Lender) SSCORPD1343.doc - Closing Letter (Listing Agent-Broker) SSCORPD1343.doc - Closing Letter (Mortgage Broker) SSCORPD1343.doc - Closing Letter (Seller) SSCORPD1343.doc - Closing Letter (Selling Agent-Broker)			

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INTEGRATIONS

ValueCheck Property Search

New/Mod	Requested By	Incident No.	TFS No.
Mod			

****Applicable to ALL STATES/SITES (except Service Link).**

This release includes the following:

RESOLVED: The **State** field not populating **'WY'** for the state of Wyoming upon import.

RESOLVED: The **County GLC** code not pulling in from the **Zip Code Lookup Table** when importing a property with a 9-digit zip code.

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REPORTS

<i>Corporate Single Ledger Balance</i>			
New/Mod	Requested By	Incident No.	TFS No.
Troubleshooting	Recon Admin		831889
Updated to have Ledger Notes wrap so they don't cut off.			
Affected item(s): SSCORP5020.rpt - Corporate Single Ledger Balance SSCORP5119.rpt - Single Ledger Balance Report SSCORP0016.rpt - Single Ledger Balance by Order Transfer SSCORP5601.rpt - Single Ledger Balance with IBA (Reconciliation)			

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<i>Opened/Closed Orders by {Selection}</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	SLT Admin		832430
Added option for "Addition Description" to the Group by Dropdown.			
Affected item(s): SSCORP5154.rpt - Opened/Closed Orders by {Selection}			

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<i>Order Summary w/ Full Notes/Tasks</i>			
New/Mod	Requested By	Incident No.	TFS No.
Fix	Reports		835548
Report will not cause an error when history text contains special characters or no ledger exists.			
Affected item(s): SSCORPD3026.spdoc - Order Summary w/ Full Notes/Tasks			

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<i>Orders by {Selection}</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	PacNW IT / CT WA Sales Admin		832122
Added Excel export "Excel-Edge" for operations that work with Edge Market Share.			
Affected item(s): SSCORP5082.rpt - Orders by {Selection}			

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<i>Orders by Settlement Date</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	CT OH Admin		832442
Added Escrow Assistant to show below the Escrow Officer.			
Affected item(s): SSCORP5288.rpt - Orders by Settlement Date			

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<i>SPAdmin-Custom Source of Business Export & Missing Fields</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	FNF i Reporting Admin		832425
Update the County Manager names for the following flash codes: FANV = Charlie Carr-Laliberte and FNCR = Darcy Comstock			
Affected item(s): SSCORP5255.rpt - SPAdmin-Custom Source of Business Export SSCORP5268.rpt - SPAdmin-Custom Source of Business Export-Missing Fields			

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<i>Transaction Activity</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	PacNW IT		835490
Moved Payor Code & Payee Name field.			
Affected item(s): SSCORP0018.rpt - Transaction Activity			

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<i>Transaction Activity</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	PacNW IT		833477
Added Buyer/Borrower name to the Excel export for Activity Report Receipt.			
Affected item(s): SSCORP0018.rpt - Transaction Activity			

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ARKANSAS

REPORTS

<i>Real Property Tax Affidavit Compliance Form</i>			
New/Mod New Request	Requested By AK Agency Ops	Incident No.	TFS No. 835518
New AR document - Real Property Tax Affidavit Compliance Form.			
Affected item(s): ARD1023.spdoc - Real Property Tax Affidavit Compliance Form			

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ARIZONA

DOCUMENTS

[Escrow](#)

Payoff Demand (Private)			
New/Mod Change Request	Requested By LT AZ	Incident No.	TFS No. 836275
Added language, please render to view.			
Affected item(s): AZD1084.doc - Payoff Demand (Private)			

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CALIFORNIA

DOCUMENTS

Escrow

<i>Affidavit (Broker Arranged Loan)</i>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	CT SoCal		835626
New document. Please render to view in full.			
Affected item(s): SCA0003198.doc - Affidavit (Broker Arranged Loan)			

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<i>Contact and Date Sheet</i>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	TT SoCal		836241
New document. Please render to view in full.			
Affected item(s): SCA0003199.doc - Contact and Date Sheet			

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<i>Disbursement of Proceeds-Refunds</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	FNT CA		836704
Revised the label "Account Name" to "Name on Account".			
Affected item(s): SCA0000096.doc - Disbursement of Proceeds-Refunds			

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<i>DSG - New Letters (10)</i>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	DSG		834584
New documents. Please render to view in full.			
Affected item(s): SSCORPD5973.doc - 1 - Letter (DDL - Due Diligence) SSCORPD5972.doc - 1A - Letter (DDL - Due Diligence Resign) SSCORPD5971.doc - 1B - Letter (DDL - Due Diligence Credit Card) SSCORPD5970.doc - 1C - Letter (DDL - Due Diligence Credit Card) SSCORPD5969.doc - 2 - Letter (DSG Release Funds Valid Hold) SSCORPD5968.doc - 4 - Letter (DSG Mutual Inst. Funds Held Cover LTR - use for EMD or Funds Held) SSCORPD5967.doc - 6 - Letter (DSG Mutual Inst Funds Held - Business and Individual) SSCORPD5966.doc - 7 - Letter (DSG Resign Successful Transfer EMD) SSCORPD5965.doc - 14 - Letter (DSG Resign - Decline to Insure) SSCORPD5964.doc - 15 - Letter (DSG 10 Day Demand)			

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El CALFIRPTA (FTB) Withholding Instructions

New/Mod	Requested By	Incident No.	TFS No.
Change Request	Settlement		836584
Adding RE section to document, please render document in full.			
Affected item(s): SCA0001027.doc - El CALFIRPTA (FTB) Withholding Instructions SCA0002781.doc - El CALFIRPTA (FTB) Withholding Instructions - DS			

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MH Application for Duplicate Cert of Title (HCD 480.4)

New/Mod	Requested By	Incident No.	TFS No.
Change Request	CA Contra Costa	INC240353903	835702
Added logic to pull a potential 3rd buyer to the "APPLICATION FOR TRANSFER BY NEW OWNERS" section.			
Affected item(s): SCA0000160.doc - MH Application for Duplicate Cert of Title (HCD 480.4)			

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MH Certification of Retail Value and Purchase Price (HCD 476.4)

New/Mod	Requested By	Incident No.	TFS No.
Change Request	HCD Department	INC240353903	837204
Added email for the escrow officer.			
Affected item(s): SCA0000172.doc - MH Certification of Retail Value and Purchase Price (HCD 476.4)			

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MH Tax Clearance Request Form

New/Mod	Requested By	Incident No.	TFS No.
Change Request	CA Contra Costa	INC240353903	835695
Updated to pull additional contacts to the form.			
Affected item(s): SCA0002831.doc - MH Tax Clearance Request Form			

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MY SCREENS

Property Screen

New/Mod MOD	Requested By Mike Merlo	Incident No.	TFS No.
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The **Property** screen has been added to the **Prelim** section.

This change is visible when the **My Screens > SoCal Title Screens LT** screen is selected.

The screenshot shows the 'Property' screen interface. On the left, a navigation menu is visible with categories: 'Open Order/General', 'Prelim', 'Document Preparation', 'Policy Production', 'Invoice & SubEscrow', 'Guarantee', and 'Title Misc'. Under 'Prelim', 'Property' is highlighted with a red circle. The main content area has a header 'Property' with navigation arrows. Below it is a table titled 'Properties (1)' with columns: 'Property Address', 'Site Number/Name', and 'City/State/Zip'. The table contains one row with the number '1'. Below the table are form fields: 'Property address:' with a text input, 'City:' with a text input and 'State:' with a dropdown menu, and 'In the:' with a dropdown menu and 'of' text.

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PHRASE(S)

<i>New Buyer Commission Phrase (NOCAL ONLY)</i>			
New/Mod New Request	Requested By	Incident No.	TFS No. 835693
comm03/Commission being Paid by Buyer, to be buyer version of comm02.			

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<i>Revised goodf01</i>			
New/Mod Change Request	Requested By Settlement	Incident No.	TFS No. 835527
<p>Added "wire transfer" as a form of payment:</p> <p>Good Funds - Disburse When Available / Code: goodf01 GOOD FUNDS - DISBURSE WHEN AVAILABLE: [If Purchase 'Buyer and Seller' else 'Borrower'] authorize and instruct [Pulls Escrow Office Name] to record all documents required in this escrow when all the conditions of this escrow have been met and upon receipt and deposit of all funds necessary to consummate this transaction in the form of a wire transfer, cashier's check, teller's check or certified check regardless of whether the funds are available for disbursement in accordance with [If Purchase 'California Insurance Code 12413.1' else 'Reg. CC']. Immediately upon availability of the deposited instrument, [Pulls Escrow Office Name] is instructed to disburse all funds in accordance with these instructions and/or the attached estimated closing statement.</p>			

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REPORTS

<i>Builder Report</i>			
New/Mod New Request	Requested By CT SoCal Admin	Incident No.	TFS No. 832423
Updated to add "Project Name Contains" text search field parameter to search for specific projects and added Project Name column.			
Affected item(s): SSCORP5607.rpt - Builder Report			

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<i>Orders by Transaction Type</i>			
New/Mod Fix	Requested By SoCal LT	Incident No.	TFS No. 835137
Logic for Additional Description corrected.			
Affected item(s): SSCORP5481.rpt - Orders by Transaction Type			

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<i>Settlement Statements (HUD & CDF)</i>			
New/Mod Change Request	Requested By SoCal TT LA	Incident No.	TFS No. 833541
Updated to look at the short name field when "TTLA-0052" Lookup Code is used.			
Affected item(s): SSCORPD1824.rpt - Individual Settlement Statement, Letter SSCORPD5461.rpt - Individual Settlement Statement, Letter (CDF) SSCORPD1823.rpt - Individual Settlement Statement, Legal SSCORPD5460.rpt - Individual Settlement Statement, Legal (CDF) SSCORPD5454.spdoc - Settlement Statements			

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<i>Transaction Form</i>			
New/Mod Change Request	Requested By SoCal TT	Incident No.	TFS No. 834740
For profiles P\CA\SOC\TT\LA\052 Beverly Wilshire and P\CA\SOC\TT\LA\120 AnchorSeaport, use SA ShortName in header.			
Affected item(s): SSCORP5002.rpt - Transaction Form			

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COLORADO

DOCUMENTS

Escrow

<i>Contact Sheet (Buyer Borrower or Seller)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Heritage Title		836270
Added phone number for the 2nd buyer or seller when it's a joint contact. Added email address for the 2nd buyer or seller when it's a joint contact. When the seller is an entity, the individual contact information renders to the form.			
Affected item(s): COD1020.doc - Contact Sheet (Buyer Borrower) COD1020.doc - Contact Sheet (Buyer Borrower or Seller) COD1020.doc - Contact Sheet (Seller)			

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<i>Disclosure Related to Escrowed Funds</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	FT CO	INC240342265	834578
Updated amount in paragraph 4 to reflect \$75.			
Affected item(s): COD1359.doc - Disclosure Related to Escrowed Funds			

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<i>Disclosure Related to Escrowed Funds</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Settlement Support		835038
Updated to function with refinances.			
Affected item(s): COD1359.doc - Disclosure Related to Escrowed Funds			

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<i>Release of DOT No Evidence (2024) (2)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Settlement Support		835042
Updated the dropdown prompt to match the 2022 version.			
Affected item(s): COD1364.doc - Release of DOT No Evidence (2024) COD1365.doc - Release of DOT No Evidence (2024) - Legal			

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[Seller Information to Close](#)

New/Mod	Requested By	Incident No.	TFS No.
Change Request	FNT Denver	INC240351690	835060

Updated the 2nd mortgage item to read "2nd Mortgage/HELOC" and revised Water and Sewer Districts to Water and Sewer Providers.

Affected item(s):

COD1255.doc - Seller Information to Close

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DELAWARE

DOCUMENTS

Escrow

<i>First Time Home Buyer Tax Credit Form (First Time Home Buyer Only)</i>			
New/Mod New Request	Requested By FRS Minnesota	Incident No.	TFS No. 834474
New document. Please render to view in full.			
Affected item(s): DED1010.doc - First Time Home Buyer Tax Credit Form (First Time Home Buyer Only)			

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REPORTS

<i>Delaware Real Estate Tax Return Declaration of Estimated Income Tax Form 5403</i>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	DE Agency Ops		835519
New DE document - Delaware Real Estate Tax Return Declaration of Estimated Income Tax Form 5403.			
Affected item(s): DED1011.spdoc - Delaware RealEstate Tax Return Declaration of EstimatedIncome Tax Form 5403			

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<i>Division of Revenue First Time Buyer Credit</i>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	DE Agency Ops		835520
New DE document - Division of Revenue First Time Buyer Credit.			
Affected item(s): DED1012.spdoc - Division of Revenue First Time Buyer Credit			

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<i>Division of Revenue RTT Tax</i>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	DE Agency Ops		835521
New DE document - Division of Revenue RTT Tax.			
Affected item(s): DED1013.spdoc - Division of Revenue RTT Tax			

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FLORIDA

INTEGRATIONS

<i>smartview Auto Document Generation</i>			
New/Mod	Requested By	Incident No.	TFS No.
New			
Installation of smartview Auto Document Generation v1.3.2.0. This integration allows for the automatic generation of selected documents in SoftPro Select and subsequent publication of those documents to the Select order Attachments and the corresponding smartview order.			

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HAWAII

DOCUMENTS

Escrow

<i>Letter (Final Lender)</i>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	Title Guaranty		834832
New document. Please render to view in full.			
Affected item(s): HID1448.doc - Letter (Final Lender)			

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<i>Release of Funds Prior to Close</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Title Guaranty		836671
Updated to add "REASON FOR EARLY RELEASE OF FUNDS" label.			
Affected item(s): SSCORPD2038.doc - Release of Funds Prior to Close			

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ILLINOIS

DOCUMENTS

Escrow

<i>Cover Sheets (2)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	CT Metro	INC240372762	837029
Added "Absentee Letter" and "MiTek ID Verification".			
Affected item(s): ILD0615.doc - Escrow Cover Sheet (Commercial) ILD0342.doc - Escrow Folder Cover Sheet			

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<i>Escrow Trust Instructions (Strict Joint Order #6 - Payload ACH Earnest Money)</i>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	CT IL		836238
New document. Please render to view in full.			
Affected item(s): ILD0617.doc - Escrow Trust Instructions (Strict Joint Order #6 - Payload ACH Earnest Money)			

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<i>Tract Search Report</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	FT Chicago Metro		834580
Added hyperlink capabilities.			
Affected item(s): ILD0311.doc - Tract Search Report			

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INDIANA

DOCUMENTS

Escrow

<i>Closing Info Request (FNT NWI)</i>			
New/Mod Change Request	Requested By FNT NWI	Incident No.	TFS No. 837190
Updated to remove emails and phone numbers.			
Affected item(s): IND1357.doc - Closing Info Request (FNT NWI)			

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KENTUCKY

REPORTS

<i>Invoices</i>			
New/Mod Change Request	Requested By Config Team	Incident No.	TFS No. 833396
Updated For TN & KY Agencies so All invoices in a file will show the address form Invoice 1 Custom Fields "RemitToAddress1_FNF#" and "RemitToAddress2_FNF#," if present.			
Affected item(s): SSCORPD5021.spdoc - Invoice			

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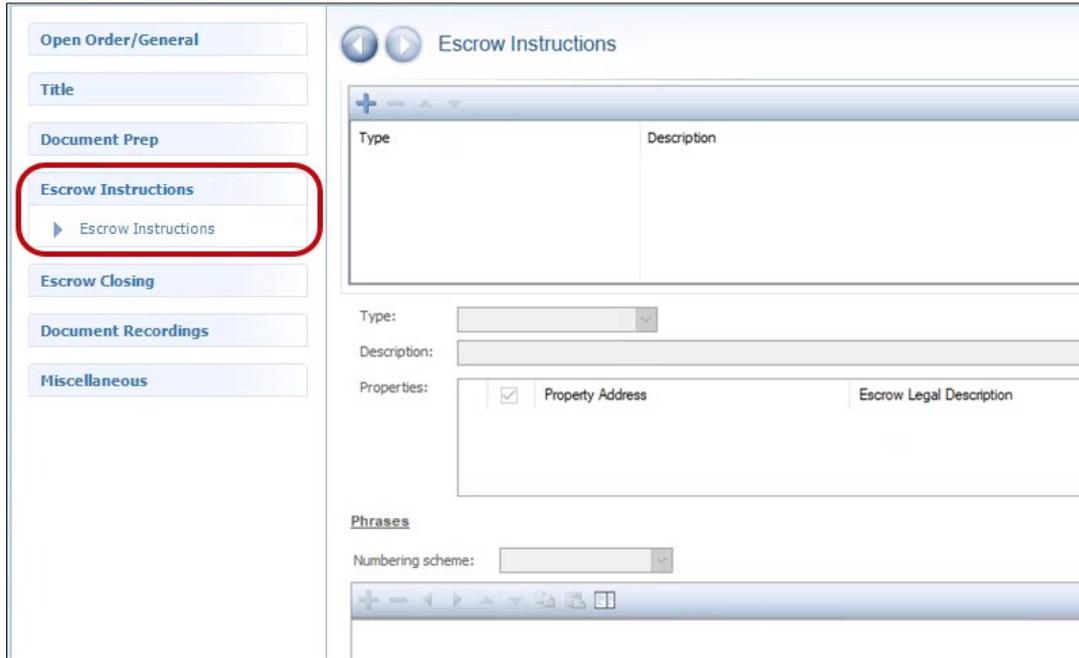
MINNESOTA

MY SCREENS

Escrow Instructions Screen

New/Mod MOD	Requested By Adam Bailey	Incident No.	TFS No.
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The **Escrow Instructions** section has been added to include the **Escrow Instructions** screen. This change is visible when the **My Screens > MN Escrow** screen is selected.



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MISSOURI

DOCUMENTS

Escrow

<i>Affidavit (MO Case.net)</i>			
New/Mod New Request	Requested By St.Louis Title	Incident No.	TFS No. 836277
New document. Please render to view in full.			
Affected item(s): MOD1257.doc - Affidavit (MO Case.net)			

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<i>Deed (Trustee's)</i>			
New/Mod Change Request	Requested By St. Louis Title	Incident No. INC240349393	TFS No. 834826
Removed "Filed by".			
Affected item(s): MOD1094.doc - Deed (Trustee's)			

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<i>Letter Report (MO)</i>			
New/Mod Change Request	Requested By St.Louis Title	Incident No. INC240364971	TFS No. 836513
Corrected typo.			
Affected item(s): MOD1226.doc - Letter Report (MO)			

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<i>Recording Cover Sheet</i>			
New/Mod Change Request	Requested By St. Louis Title	Incident No.	TFS No. 835726
Corrected labels.			
Affected item(s): MOD1100.doc - Recording Cover Sheet			

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MY SCREENS

Lender Contact Screen

New/Mod MOD	Requested By Johnathan Gann	Incident No.	TFS No.
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The **Customer Preferences** field has been added to the **Lender** Contact screen.

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

- > **MO-STL Resi Escrow Screens**
- > **MO-STL Title Screens**

The screenshot shows the 'Lender' contact form. At the top right, it displays 'Order Status: InProcess', 'Buyer:', and 'Transaction Type: Refinance'. The form includes fields for 'Lookup code', 'Name', and 'Short name'. A 'Save And Add New' button is present, along with checkboxes for 'Include on revenue reports', 'Marketing source', and 'Commitment recipient'. Below these are dropdown menus for 'Anticipate funds as:' (set to 'Receipt') and 'Anticipate disbursement as:' (set to 'Check'), with a checkbox for 'Disburse each charge separately'. The 'State of incorporation:' dropdown is also visible. A new 'Customer Preferences' field, represented by a large empty text area with a scroll bar, is highlighted with a red rounded rectangle. At the bottom, there is a 'People' section with a plus icon and a search bar.

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NEVADA

DOCUMENTS

Escrow

<i>El - Loan (EIS)</i>			
New/Mod Change Request	Requested By Ticor Title	Incident No.	TFS No. 836227
Additional language added, please render to view.			
Affected item(s): NVD1205.doc - El - Loan (EIS)			

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<i>Substitution of Trustee and Full Reconveyance</i>			
New/Mod Change Request	Requested By TT Las Vegas	Incident No.	TFS No. 834573
Updated the return address to reflect the borrowers in a refinance and the sellers in a purchase. Both contacts will show their forwarding address.			
Affected item(s): NVD1014.doc - Substitution of Trustee and Full Reconveyance			

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NEW MEXICO

DOCUMENTS

Escrow

Affidavit (and Agreement)

New/Mod Change Request	Requested By Lynda McCutcheon	Incident No.	TFS No. 835658
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Corrected coding on Contractor.Name to GeneralContractor.Name so it reads from the file.

Affected item(s):

NMD1018.doc - Affidavit (and Agreement)

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NEW YORK

DOCUMENTS

Escrow

<u>Bankruptcy Search</u>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	NY OAC Syracuse		835628
"Bankruptcy Court for New York" now reads "Bankruptcy Court for Northern New York". Also, added "SYRACUSE" to the title on the top right of the document.			
Affected item(s): NYD1093.doc - Bankruptcy Search (Syracuse)			

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<u>Departmental Searches</u>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Riverhead and Garden City		836262
Added 2 new custom fields to screen and document.			
Affected item(s): NYD1293.doc - Departmental Searches			

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Title

<i>Enabling hyperlinking</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Christina Buschatzke	INC240338209	834647
Updated the title products to enable hyperlinking.			
Affected item(s):			
NYD1427.doc - Cooperative Plus Commitment (Schedule A)			
NYD1428.doc - Cooperative Plus Commitment (Schedule A-1)			
NYD1429.doc - Cooperative Plus Commitment (Schedule B-I)			
NYD1430.doc - Cooperative Plus Commitment (Schedule B-II)			
NYD1431.doc - Cooperative Plus Commitment (Schedule C)			
NYD1432.doc - Cooperative Plus Commitment (Mortgage Schedule)			
NYD1499.doc - Cooperative Plus Loan Policy (Schedule A - Legal Description)			
NYD1501.doc - Cooperative Plus Loan Policy (Schedule BII)			
NYD1502.doc - Cooperative Plus Loan Policy (Mortgage Schedule)			
NYD1505.doc - Cooperative Plus Owner's Policy (Schedule A - Legal Description)			
NYD1507.doc - Cooperative Plus Owner's Policy (Schedule BII)			
NYD1508.doc - Cooperative Plus Owner's Policy (Mortgage Schedule)			
NYD1717.doc - Mortgage Foreclosure Guarantee - Schedule A Description			
NYD1718.doc - Mortgage Foreclosure Guarantee - Schedule B			
NYD1719.doc - Mortgage Foreclosure Guarantee - Schedule C			
NYD1720.doc - Mortgage Foreclosure Guarantee - Schedule D			
NYD1721.doc - Mortgage Foreclosure Guarantee - Schedule E			

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<i>TIRSA Form Filing effective October 1, 2024</i>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	TIRSA		831307
Policies and Endorsements have been added or updated in accordance with the Title Insurance Rate Service Association (TIRSA) form filing effective 10/1/2024.			
Affected item(s):			
NYD1734.doc - ALTA Loan Policy 2021 (NY)			
NYD1735.doc - ALTA Owner's Policy 2021 (NY)			
NYD1515.doc - Standard New York Endorsement (Owner's Policy)			
NYD1466.doc - Standard New York Endorsement (Loan Policy)			
NYD1031.doc - Master Endorsement (NY - All)			
NYD1150.doc - Master Loan Policy (NY)			

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OHIO

DOCUMENTS

Escrow

<i>Exhibit Page - Commitment Legal (with Address)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	CT NOH		835748
Added the A contact under the Order No. for FNOX profiles only.			
Affected item(s): SSCORPD5507.doc - Exhibit Page - Commitment Legal (with Address)			

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<i>File Cover - Enterprise</i>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	CT OH	INC240347946	834725
New document. Please render to view in full.			
Affected item(s): OHD1489.doc - File Cover - Enterprise			

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<i>File Cover (Sheffield-Sandusky)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	CT NOH		835035
Various changes, please render to view.			
Affected item(s): OHD1422.doc - File Cover (Sheffield-Sandusky)			

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<i>Letter (Hold Harmless)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	CT OH		834576
Update to pull the underwriter and added prompt for the other title company.			
Affected item(s): OHD1456.doc - Letter (Hold Harmless)			

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<i>New ABAs (2)</i>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	CT OH		835615
New documents. Please render to view in full.			
Affected item(s): OHD1493.doc - ACT ABA OH CT Sotheby's OHD1492.doc - ACT ABA OH CT Woodland			

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RELEASE NOTES

OCTOBER 2024

[Request for Legal Description Review \(Ottawa County\)](#)

New/Mod New Request	Requested By CT OH	Incident No.	TFS No. 835573
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New document. Please render to view in full.

Affected item(s):

OHD1491.doc - Request for Legal Description Review (Ottawa County)

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Title

ALTA Homeowner's Policy of Title Insurance 2021 (OH)			
New/Mod New Request	Requested By	Incident No.	TFS No. 834114
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): OHD1485.doc - ALTA Homeowner's Policy of Title Insurance 2021 (OH)			

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OKLAHOMA

DOCUMENTS

Escrow

<i>Abstractor's Federal Court Cert</i>			
New/Mod Change Request	Requested By Smith Brother's Abstract & Title Co., LLC	Incident No. INC240352224	TFS No. 835027
Updated signature section for Smith Brother's Abstract & Title only.			
<u>Affected item(s):</u> OKD1006.doc - Abstractor's Federal Court Cert			

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OREGON

DOCUMENTS

Escrow

<i>Disclaimer of Interest in Real Property</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	WT Bend		836234
Various changes, please render to view.			
Affected item(s): ORD1328.doc - Disclaimer of Interest in Real Property			

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<i>Escrow Checklist (Commercial)</i>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	FT Portland		835580
New document. Please render to view in full.			
Affected item(s): ORD1536.doc - Escrow Checklist (Commercial)			

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<i>Trust Deed (2)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	System Admin		835723
Removed the acknowledgment and updated signature block.			
Affected item(s): ORD1510.doc - Trust Deed ORD1241.doc - Trust Deed (Legal)			

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PHRASE(S)

El Phrase change for slrcoe01

New/Mod Change Request	Requested By WT-Bend	Incident No.	TFS No. 837112
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Text added:

SELLER POSSESSION AFTER CLOSE OF ESCROW: The undersigned hereby instruct <Settlement Agent> NOT to collect rent or security deposits as a condition of seller possession of subject property after escrow closing. Such prorations or transfers, if any, will be handled between the parties hereto outside of escrow. It is understood and agreed that the Seller herein is responsible for obtaining a renter's insurance policy on the subject property outside of this escrow. <Settlement Agent> has no liability or responsibility to confirm coverage of/or payment of same.

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RHODE ISLAND

DOCUMENTS

Escrow

<i>Affidavit (Seller's Residency)</i>			
New/Mod New Request	Requested By FRS Minnesota	Incident No.	TFS No. 834373
New document. Please render to view in full.			
Affected item(s): RID1022.doc - Affidavit (Seller's Residency)			

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TENNESSEE

REPORTS

<i>Invoices</i>			
New/Mod Change Request	Requested By Config Team	Incident No.	TFS No. 833396
Updated For TN & KY Agencies so All invoices in a file will show the address form Invoice 1 Custom Fields "RemitToAddress1_FNF#" and "RemitToAddress2_FNF#," if present.			
Affected item(s): SSCORPD5021.spdoc - Invoice			

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UTAH

DOCUMENTS

Escrow

<i>New Documents (3)</i>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	CT and FT Utah		834533
New documents. Please render to view in full.			
Affected item(s): UTD1126.doc - Transfer Notice UTD1127.doc - Transfer of Funds UTD1128.doc - Transfer Instructions			

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WASHINGTON

DOCUMENTS

Escrow

<i>Rent Statements (3)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	CT Bellingham		837025
Added column for "Pays Utilities".			
Affected item(s): SSCORPD0279.doc - Rent Statement - Blank SSCORPD0281.doc - Rent Statement - Addendum SSCORPD0280.doc - Rent Statement - Pulls			

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WISCONSIN

DOCUMENTS

Escrow

<i>Broker Commission Acknowledgment</i>			
New/Mod Change Request	Requested By CT WI	Incident No.	TFS No. 834830
Removed logic looking to the people grid for the agent contacts.			
Affected item(s): WID0328.doc - Broker Commission Acknowledgment			

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WEST VIRGINIA

DOCUMENTS

Escrow

<i>Certification of Exception (RC)</i>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	FRS Minnesota		834329
New document. Please render to view in full.			
Affected item(s): WVD1015.doc - Certification of Exception (RC)			

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<i>Return of Income Tax Withholding for Nonresident Sale of Real Property</i>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	FRS Minnesota		834332
New document. Please render to view in full.			
Affected item(s): WVD1016.doc - Return of Income Tax Withholding for Nonresident Sale of Real Property			

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<i>State Tax Commissioner Sales Listing Form</i>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	FRS Minnesota		834375
New document. Please render to view in full.			
Affected item(s): WVD1017.doc - State Tax Commissioner Sales Listing Form			

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<i>Statement of Consideration</i>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	FRS Minnesota		834346
New document. Please render to view in full.			
Affected item(s): WYD1010.doc - Statement of Consideration			

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ALLFIRST

MY SCREENS

Property Screen

New/Mod MOD	Requested By Johnathan Gann	Incident No.	TFS No.
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The **Escrow Brief Legal** fields have been added to the **Property** screen in the **LEGAL DESCRIPTIONS** section.

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

- > **AF – Guaranty Title**
- > **AF – FirsTitle**

The screenshot shows the 'Property' screen interface. At the top, it displays 'Order Status: InProcess' and 'Buyer: Transaction'. Below this is a table for 'Properties (1)' with columns: Property Address, Site Number/Name, City/State/Zip, Lot(s), Subdivision, and Brief Legal. The 'LEGAL DESCRIPTIONS' section contains three main areas: 'Partial Legal' with a 'Partial Legal Cert:' field, 'Full Abstract Legal' with a 'Full Abstract Legal:' field, and 'Escrow Brief Legal' which is highlighted with a red box. This section includes a 'Lookup code:' input field and a dropdown menu. Below it is the 'Escrow Legal' section with another 'Lookup code:' input field and a 'Copy from Title Legal' button. At the bottom, there is a rich text editor toolbar with various icons and a search box.

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LIBERTY TITLE

REPORTS

<i>Scorecards</i>			
New/Mod Change Request	Requested By Lib Title Admin	Incident No.	TFS No. 833517
Updated to include "Update Requested" and "Update Received" checklist tasks columns.			
Affected item(s): SSCORP5608.rpt - Scorecards			

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NCS

DOCUMENTS

Escrow

<i>IBA Authorization (ATL)</i>			
New/Mod Change Request	Requested By Atlanta NCS	Incident No. INC240373167	TFS No. 837032
Updated to most recently provided version.			
Affected item(s): COMD1031.doc - IBA Authorization (ATL)			

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<i>NY Tax Tool</i>			
New/Mod	Requested By	Incident No.	TFS No.
Mod			

This release includes:

- The **Property Type** field on the **Post NY Taxes** dialog is a required field and only displays those Types that exist in the NY Tax Tool configured Property Type Categories as well as the Property Type drop-down list editor.

If the option in the **Property Type** field located on the **Property** screen is not a configured property type in the **Property Type** categories, it will not default on the **Post NY Taxes** dialog.

Updating the **Property Type** on the **Post NY Taxes** dialog, updates the **Property Type** field located on the **Property** screen.

NOTE: The Integration version number (v4.0.0.0) has been updated to conform to the Custom Development version numbering (as opposed to the Select version number).

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REPORTS

Invoices

New/Mod Change Request	Requested By Config Team	Incident No.	TFS No. 834033
For CO - UT and FNT NV NCS Ops Operations the Policy Version for Guarantees will not show, but the description will show as "Guarantee".			
Affected item(s): SSCORPD5021.spdoc - Invoice			

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Settlement Statements (CSS)

New/Mod Change Request	Requested By Config Team	Incident No.	TFS No. 833922
Updating Rev Bill Code Combinations with new bill codes for West Coast "ABING/ABINI/ABE".			
Affected item(s): SSCORPD3006.spdoc - Master Statement (CSS) SSCORPD3007.spdoc - Buyer/Borrower Statement (CSS) SSCORPD3008.spdoc - Seller's Statement (CSS) SSCORPD3009.spdoc - Individual Statement (CSS)			

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TECHNICAL NOTES (FOR LOCAL IT/SUPPORT)

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

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

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