

SOFTPRO SELECT

December 2024

RELEASE NOTES



Testing Release Date: November 22, 2024

Production Release Date: December 9, 2024

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ALL STATES/SITES

DOCUMENTS

Escrow

<i>UCC document title updates (6)</i>			
New/Mod Change Request	Requested By CT Orange County	Incident No.	TFS No. 842214
Updating the document title in the tree to make it easier to identify each form.			
Affected item(s): SSCORPD0300.doc - UCC 1 Form SSCORPD0301.doc - UCC 1 Addendum SSCORPD0302.doc - UCC 1 Additional Party SSCORPD0303.doc - UCC 3 Form SSCORPD0304.doc - UCC 3 Addendum SSCORPD0305.doc - UCC 3 Additional Party			

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INTEGRATIONS

<i>Smartview Default Folder Tool</i>			
New/Mod	Requested By	Incident No.	TFS No.
New			
<p>** ALL SITES EXCEPT FL / NCS</p> <p>Installation of smartview Default Folder Tool v2.0.2.0.</p> <p>The Default Folder Tool allows mappings to be established between SoftPro documents and reports and the smartview document repository folders.</p>			

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<i>Smartview DocSave</i>			
New/Mod	Requested By	Incident No.	TFS No.
Mod			
<p>This release includes:</p> <ul style="list-style-type: none"> > Application updated to be compatible with the Default Folder application by leveraging the NuGet package which includes a DLL to call its interface. > The Default Folder DLL is now embedded within DocSave and loaded by it's assembly resolver to avoid a mismatch of version numbers for this DLL that might break functionality. > If DocSave is run in an environment that does not have the Default Folder application, the message, endpoint not found is written as an information message versus an error. > If DocSave is run in an environment where the *SmartViewDocSave – DocConversion and/or *SmartViewDocSave – SearchSmartViewOrder SPAdmin groups do not exist, a Warning is written instead of an Error. If a user isn't a member of one or both groups, an information message is written. <p>RESOLVED: Prior to v1.20.0.0 when a user published a document to smartview using the Publish as Word feature, the document was published as a Word document. However, when the user downloaded the published document and attempted to edit it from smartview, the document was not auto-reformatting causing text to overwrite existing text.</p> <p>When publishing individual documents as well as when using the Merge feature on the Documents tab to merge multiple documents into one, the user can now download the document from smartview and the document auto-formats when editing.</p>			

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REPORTS

<i>Settlement Statement (HTML)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Fix	Reports		842579
Fixed error generated when "Print consumers signatures only" option is checked.			
Affected item(s): SSCORPD5454.spdoc			

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<i>Weekly Summary of Business Worksheet</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Reports Team		841353
Updated weeks for 2025.			
Affected item(s): SSCORP5247.rpt - Weekly Summary of Business Worksheet			

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<i>Workflow Productivity</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	CPFs Admin		843354
Added Commercial/Residential field to Excel export.			
Affected item(s): SSCORP5392.rpt - Workflow Productivity			

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CALIFORNIA

DOCUMENTS

Escrow

<u>E&Os (3)</u>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	CT/FT/TT SoCal		842636
Updated to most recently provided versions.			
<p>Affected item(s): SCA0002555.doc - Corporate E&O Insurance - Chicago SCA0002572.doc - Corporate E&O Insurance - Fidelity SCA0003020.doc - Corporate E&O Insurance - Ticor</p>			

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<u>Indemnity Forms (18)</u>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Susie Wrede	INC240441040	843675
Added "The undersigned covenants and agrees to pay the Company all amounts so expended on demand, including, but not limited to, attorneys fees incurred with enforcing this agreement."			
<p>Affected item(s): AZD1247.doc - Unsecured Indemnity Agreement COD1242.doc - FNF Unsecured Indemnity Agreement HID1242.doc - Unsecured Indemnity Agreement IND1338.doc - Personal Undertaking - Mechanic's Lien Language IND1370.doc - Affidavit (Indemnity) MID1299.doc - Indemnity Agreement (Construction Undertaking) MID1300.doc - Indemnity Agreement (Unsecured Indemnification Form) MID1360.doc - Residential Construction Indemnification MOD1162.doc - Agreement (Indemnity - General) NHD1018.doc - Construction Indemnity NOVD1158.doc - Indemnity Agreement (Mechanic's Lien) NVD1021.doc - Unsecured Indemnity Agreement OKD1328.doc - Agreement (Indemnity - General) SCA0002004.doc - Indemnity Agreement - Mechanic's Lien SCA0002824.doc - Contractor's Indemnity Subordination and Hold Harmless SCA0002888.doc - Unsecured Indemnity Agreement VTD0013.doc - Construction Indemnity WID0285.doc - Unsecured Indemnity Agreement</p>			

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<u>Separate Commission – Listing-Selling</u>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	FNT SoCal Newport Beach	INC240422317	842894
Added the license number for the broker/agent.			
<p>Affected item(s): SCA0002556.doc - Separate Commission – Listing-Selling</p>			

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RELEASE NOTES

DECEMBER 2024

<i>Vesting Explanation</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	NoCal	INC240437672	843671
Added Domestic Partners column.			
<u>Affected item(s):</u> SCA0002754.doc - Vesting Explanation			

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Escrow/Title

Funds Due (Buyer-Seller)

New/Mod	Requested By	Incident No.	TFS No.
Change Request	LT SoCal		843835

Document now pulls amount due on Statement. Please render document in full to see changes.

Affected item(s):

SCA0002408.doc - Funds Due (Buyer-Seller)

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REPORTS

<i>Data Download</i>			
New/Mod Change Request	Requested By LT SoCal Admin	Incident No.	TFS No. 841195
Updated for LT SoCal to include 'Escrow Rep' column.			
Affected item(s): SSCORP5577.rpt - Data Download			

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COLORADO

DOCUMENTS

Escrow

<i>Documents Using Screens (4)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	CO HTC Admin		842813
Custom fields on the document will now be found on the Doc Prep Affidavit screen.			
Affected item(s): COD1062.doc - Affidavit (Scrivener's Error) COD1347.doc - Release DOT No Evidence 2022 COD1360.doc - Release DOT No Evidence 2022 (Legal) COD1130.doc - TC Release			

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INTEGRATIONS

Value Check Property Search

New/Mod Mod	Requested By	Incident No.	TFS No.
<p>This release includes:</p> <ul style="list-style-type: none">• Columns in the Search Results grid are now expandable.• Security vulnerability addressed.			

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INTEGRATIONS

Smartview Auto Document Generation

New/Mod Mod	Requested By	Incident No.	TFS No.
<p>This release includes:</p> <ul style="list-style-type: none">- AutoDocGen calls into the Default Folder application's interface to fetch the expected default Smartview and Order Attachment folder for the Document name and Profile path combination and publish the document in question to the designated folders. If the Order Attachment folder path specified in Default Folder application does not exist in the order, AutoDocGen resends the request to instead write to the main Attachment folder. If the Smartview folder path specified in Default Folder application does not exist, smartview writes the request to the root folder. If the Default Folder application is not installed, AutoDocGen writes an informational message to the logs and publishes documents to the main Attachment folder or root folder in Smartview.- Enhancements for configuration setting validations and tooltips.			

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ILLINOIS

DOCUMENTS

Escrow

<i>Attorney Preferences (2)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	CT Metro	INC240430824	842868
Added Attorney Preferences.			
Affected item(s): ILD0342.doc - Escrow Folder Cover Sheet ILD0615.doc - Escrow Cover Sheet (Commercial)			

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<i>Closing Confirmation (IL)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Liberty Title		843669
Updated Katris Law Group address.			
Affected item(s): LIBD1124.doc - Closing Confirmation (IL)			

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Title

<i>CLTA 150 - Solar Endorsement 2022</i>			
New/Mod New Request	Requested By IL State Counsel	Incident No.	TFS No. 842088
The CLTA 150 - Solar Endorsement is now available for issuance on properties in the state of Illinois.			

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<i>Maximum Actual Loss Endorsement</i>			
New/Mod New Request	Requested By St. Louis Title	Incident No.	TFS No. 843724
A new "Maximum Actual Loss Endorsement" is now available for issuance on properties in the state of Illinois, as per direction of IL State Counsel.			

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MY SCREENS

Attorney Contact Screen

New/Mod Mod	Requested By Chris Reyes	Incident No.	TFS No.
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The following custom fields have been added to the **Attorney** Contact screen:

- > **Attorney Customer Type**
- > **Customer Preference**

This change is visible when the **My Screens > IL - NCS** is selected.

The screenshot shows the 'Attorney' contact form. At the top, there are navigation arrows and the title 'Attorney'. Below this, there are several input fields for personal and contact information, including Name, Short name, Payee name, Address, City/State/Zip, County, Phone, Fax, Email address, and Fee transfer ledger. There are also dropdown menus for Marketing rep., Reference #, CDF payee type, and Anticipate funds as. Checkboxes are present for 'Include on revenue reports', 'Marketing source', 'Commitment recipient', and 'Disburse each charge separately'. A 'Save And Add New' button is located in the top right. A red rectangular box highlights two new fields: 'Attorney Customer Type' with a text input field, and 'Customer Preferences' with a large text area.

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MARYLAND

DOCUMENTS

Escrow

<i>Affidavit (Baltimore City)</i>			
New/Mod New Request	Requested By Liberty Title	Incident No. INC240427743	TFS No. 842854
New document. Please render to view.			
Affected item(s): MDD1152.doc - Affidavit (Baltimore City)			

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<i>Wire Information</i>			
New/Mod Change Request	Requested By Liberty Title	Incident No. INC240431272	TFS No. 842863
Updated to remove reference to cashier's check.			
Affected item(s): SSCORPD1807.doc - Wire Information SSCORPD5330.doc - Wire Information (International)			

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MISSOURI

DOCUMENTS

Escrow

<i>Certification of Trust - Generic</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	St. Louis Title	INC240424307	842857
Added acknowledgment.			
Affected item(s): MOD1247.doc - Certification of Trust - Generic			

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MONTANA

PHRASES

<i>New EI Phrase</i>			
New/Mod New Request	Requested By CT-Great Falls	Incident No.	TFS No. 843853
<p>Code: prop01 / Property Unencumbered</p> <p>NOTE: The search did not disclose any open mortgages or deeds of trust of record; therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.</p> <p>SELLER/BORROWER: <i>(depends on Transaction Type)</i></p> <p>_____/_____ INITIALS</p>			

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NEBRASKA

DOCUMENTS

Escrow

<i>Nebraska Real Estate Transfer Statement</i>			
New/Mod Change Request	Requested By CT Kansas City	Incident No. INC240446735	TFS No. 843799
Updated to reflect most recent version with Rev. date 10-2020.			
Affected item(s): NED1003.doc - Nebraska Real Estate Transfer Statement			

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NEVADA

DOCUMENTS

Escrow

<i>El - Sale (EIS) (Reno)</i>			
New/Mod Change Request	Requested By NV	Incident No. INC240436327	TFS No. 842861
Added Crystal Bay to function same as Incline Village.			
Affected item(s): NVD1429.doc - El - Sale (EIS) (Reno)			

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<i>LLC Consent Form</i>			
New/Mod Change Request	Requested By NV	Incident No.	TFS No. 842859
Added notary.			
Affected item(s): NVD1066.doc - LLC Consent Form			

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INTEGRATIONS

Smartview Auto Document Generation

New/Mod Mod	Requested By	Incident No.	TFS No.
<p>This release includes:</p> <ul style="list-style-type: none">- AutoDocGen calls into the Default Folder application's interface to fetch the expected default Smartview and Order Attachment folder for the Document name and Profile path combination and publish the document in question to the designated folders. If the Order Attachment folder path specified in Default Folder application does not exist in the order, AutoDocGen resends the request to instead write to the main Attachment folder. If the Smartview folder path specified in Default Folder application does not exist, smartview writes the request to the root folder. If the Default Folder application is not installed, AutoDocGen writes an informational message to the logs and publishes documents to the main Attachment folder or root folder in Smartview.- Enhancements for configuration setting validations and tooltips.			

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OHIO

DOCUMENTS

Escrow

<i>DOSSS Form</i>			
New/Mod Change Request	Requested By CT NOH	Incident No.	TFS No. 843652
Adjusted to keep to one page.			
Affected item(s): OHD1231.doc - DOSSS Form			

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<i>File Cover CTT</i>			
New/Mod Change Request	Requested By CT OH	Incident No. INC240438528	TFS No. 842982
Added endorsements under lender and a line for Ashtabula deed approval.			
Affected item(s): OHD1244.doc - File Cover CTT			

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OKLAHOMA

DOCUMENTS

Escrow

<u>Recordables</u>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	OK	INC240424639	843517
Updated to recordable standards.			
<u>Affected item(s):</u>			
OKD1017.doc - Affidavit (No HOA)			
OKD1065.doc - Real Estate Mortgage			
OKD1089.doc - Promissory Note (Installment)			
OKD1155.doc - Affidavit (Mortgage Tax - Tulsa County)			
OKD1188.doc - Affidavit (Identity and Authorization)			
OKD1204.doc - Resolution (LLC)			
OKD1212.doc - General Release			
OKD1213.doc - Memorandum of Trust			
OKD1217.doc - Release of Note			
OKD1223.doc - Affidavit (Acceptance Pursuant to Transfer On Death)			
OKD1224.doc - Affidavit of Consent			
OKD1225.doc - Affidavit (Scriveners Error)			
OKD1226.doc - Affidavit (Stray Instrument)			
OKD1227.doc - Affidavit (Record Copy County Records)			
OKD1228.doc - Affidavit (Assignment of First Right of Refusal)			
OKD1229.doc - Agreement (Boundary Line)			
OKD1237.doc - Affidavit (ReRecording)			
OKD1242.doc - Mortgage Tax Information			
OKD1246.doc - Affidavit (Special Assessment)			
OKD1250.doc - Affidavit (Evidentiary)			
OKD1254.doc - Preliminary Lender Opinion			
OKD1266.doc - Assignment of Mortgage			
OKD1268.doc - Affidavit (Ownership)			
OKD1275.doc - Affidavit (Owner in Possession)			
OKD1276.doc - Affidavit (Concerning Encroachments)			
OKD1284.doc - Affidavit (Federal Estate Tax)			
OKD1297.doc - Release of Contract for Deed			
OKD1299.doc - Affidavit (Owner (Individual))			
OKD1330.doc - Affidavit (Non-Identity)			

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OREGON

DOCUMENTS

Escrow

<i>Resolution (LLC)</i>			
New/Mod Change Request	Requested By Penny Hoskins	Incident No.	TFS No. 842756
Updated "signor" to "signer".			
Affected item(s): ORD1519.doc - Resolution (LLC)			

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<i>Wire Account Notification with Wire Fraud Alert Notice (NCS - Commercial)</i>			
New/Mod Change Request	Requested By CT Portland	Incident No.	TFS No. 842760
Added "If you have any questions, please contact an employee listed below."			
Affected item(s): SSCORPD5937.doc - Wire Account Notification with Wire Fraud Alert Notice (NCS - Commercial)			

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INTEGRATIONS

Enhanced Order Creation

New/Mod New	Requested By	Incident No.	TFS No.
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Installation of Enhanced Order Creation v1.1.0.0.

This integration provides the user with the ability at order creation to perform a duplicate order search before creating an order. From the search results, the user can continue to create a new order, create a new order and pull (limited) information into the new order from an existing order or open an existing order and forego creating a new order.

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RHODE ISLAND

DOCUMENTS

Title

<i>ALTA Homeowner's Policy of Title Insurance 2021 (RI)</i>			
New/Mod New Request	Requested By	Incident No.	TFS No. 842401
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): RID1023.doc - ALTA Homeowner's Policy of Title Insurance 2021 (RI)			

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TENNESSEE

DOCUMENTS

Title

<i>Revolving Credit Endorsement A - Obligatory Advances (Majority Law)</i>			
<i>Revolving Credit Endorsement B - Obligatory Advances (Minority Law)</i>			
<i>Revolving Credit Endorsement C - Optional Advances (Majority Law)</i>			
<i>Revolving Credit Endorsement D - Optional Advances (Minority Law)</i>			
New/Mod New Request	Requested By TN State Counsel	Incident No.	TFS No. 843322
Four new Revolving Credit endorsements are now available for issuance on properties in the state of Tennessee, as per direction of TN State Counsel.			

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TEXAS

DOCUMENTS

Escrow

<i>Abstractor's Search</i>			
New/Mod Change Request	Requested By Houston	Incident No.	TFS No. 842718
Revised GF# to Order No. for CPF Houston.			
Affected item(s): TXFNFESC_AbtractorsReport.doc - Abstractor's Search			

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UTAH

DOCUMENTS

[Escrow](#)

Letter (First Lien)			
New/Mod New Request	Requested By UT	Incident No.	TFS No. 842914
New document. Please render to view.			
Affected item(s): UTD1136.doc - Letter (First Lien)			

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WASHINGTON

DOCUMENTS

Escrow

<i>Automatic Homestead Questionnaires (3)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	CT Seattle		842735
Updated to add new language to item 5. Please render to view.			
<p>Affected item(s): WA0000006.doc - Automatic Homestead Questionnaire - Buyer WA0000006.doc - Automatic Homestead Questionnaire - Seller WA00000914.doc - Automatic Homestead Questionnaire (Non-Party)</p>			

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<i>REETAs (12)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Penny Hoskins		842726
Update to pull the 2nd individual's phone number if the first one is left empty. Also, both 11/1/2024 and 12/1/2024 versions are now available.			
<p>Affected item(s): WA00000305.doc - Master Real Estate Excise Tax Affidavit (11/01/2024) Multi Deed WA00000307.doc - MH Real Estate Excise Tax Affidavit (11/01/2024) WA00001070.doc - Master Real Estate Excise Tax Affidavit (11/01/2024) WA00001072.doc - Master Real Estate Excise Tax Affidavit (11/01/2024) Multiple Location WA00001074.doc - Master Real Estate Excise Tax Affidavit (11/01/2024) Exempt WA00001075.doc - Master Real Estate Excise Tax Affidavit (11/01/2024) Multiple Affidavits WA00000306.doc - MH Real Estate Excise Tax Affidavit (12/01/2024) WA00001036.doc - Master Real Estate Excise Tax Affidavit (12/01/2024) Multi Deed WA00001088.doc - Master Real Estate Excise Tax Affidavit (12/01/2024) WA00001089.doc - Master Real Estate Excise Tax Affidavit (12/01/2024) Multiple Location WA00001090.doc - Master Real Estate Excise Tax Affidavit - Exempt (12/01/2024) WA00001091.doc - Master Real Estate Excise Tax Affidavit (12/01/2024) Multiple Affidavits</p>			

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WYOMING

DOCUMENTS

Title

<i>ALTA Homeowner's Policy of Title Insurance 2021 (WY)</i>			
New/Mod New Request	Requested By	Incident No.	TFS No. 842395
This form is 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): WYD1011.doc - ALTA Homeowner's Policy of Title Insurance 2021 (WY)			

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LIBERTY TITLE

DOCUMENTS

Escrow

<i>Affidavit (Baltimore City)</i>			
New/Mod New Request	Requested By Liberty Title	Incident No. INC240427743	TFS No. 842854
New document. Please render to view.			
Affected item(s): MDD1152.doc - Affidavit (Baltimore City)			

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<i>Wire Information</i>			
New/Mod Change Request	Requested By Liberty Title	Incident No. INC240431272	TFS No. 842863
Updated to remove reference to cashier's check.			
Affected item(s): SSCORPD1807.doc - Wire Information SSCORPD5330.doc - Wire Information (International)			

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PROPERTY TITLE & ESCROW

DOCUMENTS

Escrow

<i>Report of Title - Philadelphia Housing Authority</i>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	Property Title & Escrow		842645
New document, please render to view.			
<u>Affected item(s):</u> COMD1293.doc - Report of Title - Philadelphia Housing Authority			

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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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