

SOFTPRO SELECT

January 2025

RELEASE NOTES



Testing Release Date: January 3, 2025
Production Release Date: January 13, 2025



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ALL STATES/SITES

DOCUMENTS

Escrow

<i>Privacy Notice Update</i>			
New/Mod Change Request	Requested By FNF Corporate	Incident No.	TFS No. 848371
Updated to reflect the most recently provided version. Please render to view in full.			
Affected item(s): SSCORPD0911.doc - Privacy Statement SSCORPD5580.doc - Master Commitment with Privacy Notice			

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Title

ALTA Forms Adopted 4-2-2022 - 2023 and 4-2-24, 5-2-24

New/Mod New Request	Requested By FNTG Form Filing	Incident No.	TFS No. 845503
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The following new ALTA title products are being made available (if applicable*) for issuance in SoftPro Select for states where the forms have been filed:

(For states that file with modifications, these will be available 'w-[ST] Mod'.)

- ALTA Residential Limited Coverage Mortgage Modification Policy 2022
- ALTA Residential Limited Coverage Junior Loan Policy 2021
- ALTA Short Form Residential Limited Coverage Junior Loan Policy 2021
- ALTA Endorsement JR1 - Residential Limited Coverage 2021
- ALTA Endorsement JR2 - Residential Limited Coverage - Future Advance 2021
- ALTA Endorsement 3.3 - Zoning - Completed Improvement - Legal Non-Conforming Use 2024
- ALTA Endorsement 10.2 - Collateral Assignment
- ALTA Endorsement 10.3 - Collateral Assignment and Date Down
- ALTA Endorsement 23.1 - Co-Insurance - Multiple Policies 2022
- ALTA Endorsement 42 - Commercial Lender Group 2024
- ALTA Endorsement 48 - Tribal Waivers and Consents

*Note: For operations that do not currently issue Limited products, the new versions will not be added. However, these can be requested and will be added if approved by state counsel.

Technical Corrections are in place for the following existing products:

- ALTA Expanded Coverage Residential Loan Policy - Current Assessments 2021
- ALTA Short Form Residential Loan Policy - Assessments Priority 2021
- ALTA Short Form Residential Loan Policy - Current Assessments 2021
- ALTA Short Form Expanded Coverage Residential Loan Policy - Assessments Priority 2021
- ALTA Short Form Expanded Coverage Residential Loan Policy - Current Assessments 2021
- ALTA Endorsement 14 - Future Advance - Priority 2021
- ALTA Endorsement 14.1 - Future Advance - Knowledge 2021
- ALTA Endorsement 14.2 - Future Advance - Letter of Credit 2021
- ALTA Endorsement 14.3 - Future Advance - Reverse Mortgage 2021

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INTEGRATIONS

Enhanced Order Creation

New/Mod	Requested By	Incident No.	TFS No.
New			
<p>**ALL SITES (EXCEPT OR)</p> <p>Installation of Enhanced Order Creation v1.1.0.0.</p> <p>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.</p> <p>Related document: Enhanced Order Creation – Using the Duplicate Order Search when Opening an Order.</p>			

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Value Check Property Search

New/Mod	Requested By	Incident No.	TFS No.
Mod			
<p>**ALL SITES (EXCEPT CO)</p> <p>This release includes:</p> <ul style="list-style-type: none">• Columns in the Search Results grid are now expandable.			

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REPORTS

<i>Batch Stale Dated Check Letter</i>			
New/Mod	Requested By	Incident No.	TFS No.
Fix	Reports		845835
'Select Return Address' parameter values added back in.			
Affected item(s): SSCORP5237.rpt - Stale Dated Check Letter			

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<i>Commitment/Policy Status - Alternate</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Lib Title Admin		845109
Added Sales Rep Column to the "Informational" Excel version.			
Affected item(s): SSCORP5600.rpt - Commitment/Policy Status - Alternate			

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<i>Disbursements by Payee</i>			
New/Mod	Requested By	Incident No.	TFS No.
Troubleshooting	Reports Team		846175
Updated to use the "Order Completed" date, instead of the WSOB Closed date to increase performance and decrease render times.			
Affected item(s): SSCORP0028.rpt - Disbursements by Payee			

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<i>IBA Detail by Bank and Escrow</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	PacNW IT		845526
Added checkbox parameter to "Include zero balances only". When checked the report will show IBAs with zero balances. This checkbox will work with the IBA status dropdown. If run for Open or Closed, then the checkbox will only show Open or Closed IBAs with zero balances.			
Affected item(s): SSCORP5022.rpt - IBA Detail by Bank and Escrow			

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<i>InHere Receipt</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Support ticket - INC250001432	INC250001432	848792
Updated signatures to account for the name change to 'svc-wrsintgr-sps' in the databases.			
Affected item(s): SSCORP5002_InHereReceipt.rpt - InHere Receipt			

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<i>Lender Balance Sheet (CSS / CDF / HUD)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	NCS/PHX/ILT		843560
Fixed to show Lender paid Fees utilizing POC Disburse POC because it was being omitted.			
Affected item(s): SSCORPD5206.spdoc - Lender Balance Sheet			

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<i>Opened/Closed Orders with Contact Search</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	LT SoCal Admin		845715
Updated to show the main LB/SB contacts' License numbers.			
Affected item(s): SSCORP5297.rpt - Opened/Closed Orders with Contact Search			

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<i>Task Turn-Time</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	MW IT		845534
Added and updated the following:			
<ol style="list-style-type: none"> 1. Product type picklist 2. Product Type column 3. Convert 'Group by' to 'Group 1' 4. Group 2 parameter with the same options as Group 1 5. Switched to legal size (PDF) 6. Expanded column size columns (PDF) 			
Affected item(s): SSCORP5423.rpt - Task Turn-Time			

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ARIZONA

DOCUMENTS

Title

<i>Removing Natalie Bombardier's signature for the Mohave countersignature</i>			
New/Mod Change Request	Requested By CT Mohave	Incident No.	TFS No. 845147
For Mohave operations only: Title products updated so that if the property state is "AZ", it will pull in the countersignature from the order instead of a hardcoded name and image. No changes made for when the property is "NV".			
<u>Affected item(s):</u> SSCORPD0792.doc - All Commitment Endorsements SSCORPD0894.doc - All Mgmt Endorsements			

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Rate Validation Tool

New/Mod New	Requested By	Incident No.	DEVOPS No.
-----------------------	---------------------	---------------------	-------------------

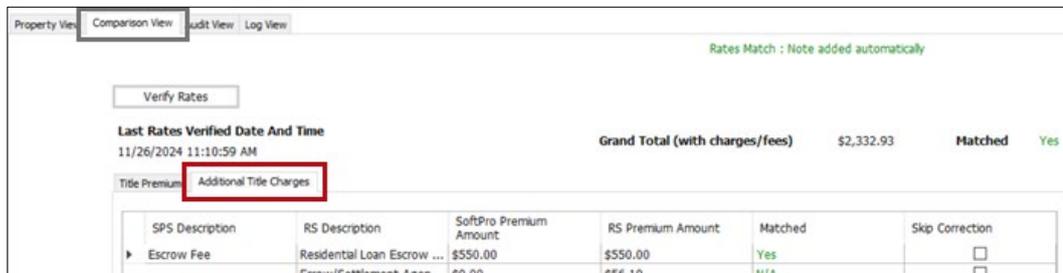
This release includes:

- › Upgrade to Feature 5.0

NOTE: This feature requires configuration. Reach out to FNFRatesTeam@softprocorp.com for a demo/configuration.

The ability to compare the escrow/ancillary supported charges from Rate Services to the charges being collected in the SoftPro order.

- › The **Comparison View** now includes a new tab, **Additional Title Charges**, which includes the escrow/ancillary supported charges from Rate Services. This tab is always visible but is only accessible when Feature 5.0 is enabled. Navigation between the **Title Premiums** and **Additional Title Charges** tabs is always available when applicable charges are being compared.



- › If escrow/ancillary supported charges,
 - Align with charges from Rate Services – the **Comparison View** tab continues to open on the **Title Premiums** tab.
 - Does not align with charges from Rate Services – the **Comparison View** tab opens on the **Title Premiums** tab with a **Pull** button (upper right) indicating which premium/charges do not match.



- **Pull Title & ATC Rates** - Title and Escrow/ancillary charges do not match
- **Pull Title Rates** - Only Title premiums do not match
- **Pull ATC Rates** - Only Escrow/ancillary charges do not match



Rate Validation Tool

New/Mod New	Requested By	Incident No.	DEVOPS No.
-----------------------	---------------------	---------------------	-------------------

» Overwrite rates in Select order

Clicking the **Pull** button, updates the SoftPro order by pulling in the corresponding rate(s) from Rate Services and quiets the utility if the order is in a re-verification state.

If you choose not to overwrite the Select rates, the **Verify Rates** button is still available to keep the rates and provide a justification.

» Skipping Correction

The **Additional Title Premiums** tab allows the user to skip overwriting individual charges that do not match when using the **Pull** button.

Check the applicable entry to avoid overwriting the charge(s) in Select.

SPS Description	RS Description	SoftPro Premium Amount	RS Premium Amount	Matched	Skip Correction
1031 Exchange	Exchange Service Fee (...)	\$250.00	\$250.00	Yes	<input type="checkbox"/>
CA Document Signing Fee	Miscellaneous Services - ...	\$100.00	\$150.00	No	<input checked="" type="checkbox"/>
FullEscrow With Owner	Residential Sale Escrow ...	\$1,446.00	\$1,446.00	Yes	<input type="checkbox"/>
FullEscrow With Owner	Residential Sale Escrow ...	\$1,446.00	\$1,446.00	Yes	<input type="checkbox"/>
IBA Fee	Miscellaneous Services - ...	\$50.00	\$50.00	Yes	<input type="checkbox"/>
Parcel Count	If the property being ins...	\$100.00	\$200.00	No	<input type="checkbox"/>

Related document: [Rates – Verifying Rates \(Title/End/ATC\) Using Rate Services](#)



CALIFORNIA

DOCUMENTS

Escrow

<u><i>Affidavit (Tax Title)</i></u>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	CA Underwriting Counsel	INC240492635	849213
New document. Please render to view.			
Affected item(s): SCA0003266.doc - Affidavit (Tax Title)			

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<u><i>Broker's Demand</i></u>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	CA	INC250002762	848840
Updated to also pull in the buyer's commissions being paid.			
Affected item(s): SCA0001004.doc - Broker's Demand			

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<u><i>Contractor's Indemnity Subordination and Hold Harmless</i></u>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	CT SoCal	INC250002741	848878
Updated to add the order number and option to add seller signatures.			
Affected item(s): SCA0002824.doc - Contractor's Indemnity Subordination and Hold Harmless			

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<u><i>Corporate E&O Insurance (3)</i></u>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	LT SoCal		847661
New documents. Please render to view.			
Affected item(s): SCA0003166.doc - Corporate E&O Insurance - Lawyers SCA0003167.doc - Corporate E&O Insurance - Commonwealth SCA0003168.doc - Corporate E&O Insurance - CLTIC			

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CT Orange doc change requests

New/Mod Change Request	Requested By CT SoCal Jeanette Haines	Incident No.	TFS No. 845089
Document updated to match for all SoCal Operations. Please render in full to review.			
Affected item(s): SSCORPD5499.doc - EI Instruction to Transfer Withholding Funds to Third Party SCA0002609.doc - EI Bulk In Interest of Time SCA0002823.doc - EI Bulk In Interest of Time (Generic) SCA0003258.doc - EI General Provisions – GP (Bulk)			

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EI Docs (3) - Adding Private Beneficiary Signature

New/Mod Change Request	Requested By CT NoCal	Incident No. INC240452736	TFS No. 845680
Added signature block for private beneficiary.			
Affected item(s): SCA0002232.doc - EI Loan-Borrower's (EIS) SCA0002233.doc - EI Sale (Buyer and Seller) (EIS) SCA0002234.doc - EI Sale (Buyer's) (EIS)			

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Funds Due (Buyer-Seller)

New/Mod Change Request	Requested By CT SoCal	Incident No. INC240476639	TFS No. 846450
Document pulls the amount shown on the statement for FLAX, FWDO, FWKO and FWIN profiles.			
Affected item(s): SCA0002408.doc - Funds Due (Buyer-Seller)			

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Grant Deed checkbox for Monterey County

New/Mod Change Request	Requested By Susie Wrede	Incident No.	TFS No. 848215
For Monterey County, new checkbox will show.			
<p>GRANT DEED</p> <p>The undersigned grantor(s) declare(s)</p> <p><input checked="" type="checkbox"/> This transfer is exempt from the documentary transfer tax. This is the exempt text</p> <p><input type="checkbox"/> The documentary transfer tax is \$_____ and is computed on:</p> <p style="margin-left: 20px;"><input type="checkbox"/> the full value of the interest or property conveyed.</p> <p style="margin-left: 20px;"><input type="checkbox"/> the full value less the liens or encumbrances remaining thereon at the time of sale.</p> <p>The property is located in <input checked="" type="checkbox"/> the City of Prop City.</p> <p><input checked="" type="checkbox"/> Survey Monument Preservation Fee</p>			

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New Documents for Lawyer's Title SoCal (2)

New/Mod	Requested By	Incident No.	TFS No.
New Request	LT SoCal	INC240480086	846842
New documents. Please render to view.			
Affected item(s): SCA0003261.doc - Construction Loan Loss of Priority Questionnaire SCA0003262.doc - Waiver of Lien Period Questionnaire			

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Notice of Available Discounts

New/Mod	Requested By	Incident No.	TFS No.
Change Request	Settlement - Tech Memo Update		846405
Updated per tech memo 113-2009.			
Affected item(s): SCA0001736.doc - Notice of Available Discounts SCA0002598 CTLA.doc - Notice of Available Discounts			

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Unconditional Waiver and Release Upon Final Payment - CA

New/Mod	Requested By	Incident No.	TFS No.
Change Request	CT SoCal	INC250002741	849084
Added prompts for Claimant, Customer, Job Location and Owner. Also, option to add "Other" to the signature section.			
Affected item(s): SCA0000993.doc - Unconditional Waiver and Release Upon Final Payment - CA			

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Vehicle Payoff Letter

New/Mod	Requested By	Incident No.	TFS No.
Change Request	CT SoCal	INC250003320	849207
Updated to function off "Other" contacts.			
Affected item(s): SCA0003251.doc - Vehicle Payoff Letter			

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REPORTS

<i>Escrow Projections and Year to Date Activity</i>			
New/Mod New Request	Requested By LT SoCal Admin	Incident No.	TFS No. 836605
New report for LT SoCal.			
Affected item(s): SSCORP5614.rpt - Escrow Projections and Year to Date Activity			

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COLORADO

DOCUMENTS

Escrow

<i>Affidavit (Scrivener's Error)</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)			

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<i>Agreement (Construction Loan Disbursement)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	HTC & CTT	INC240466177	845889
Added language from Disclosure Related to Escrowed Funds.			
Affected item(s): COD1091.doc - Agreement (Construction Loan Disbursement)			

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<i>Disclosure Related to Escrowed Funds (esign)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Colorado	INC240466177	847671
Updated to reflect fee of \$75.00.			
Affected item(s): COD1331.doc - Disclosure Related to Escrowed Funds (esign)			

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<i>EI - Holdback (EIS)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Colorado	INC240483996	847266
Corrected typos in #6 of the General Provisions.			
Affected item(s): COD1169.doc - EI - Holdback (EIS)			

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<i>Entity Document Review</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	HTC	INC240485454	847887
Updated to most recent provided version. Please render to view.			
Affected item(s): COD1011.doc - Entity Document Review			

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JANUARY 2025

Release of DOT No Evidence (2024) (2)

New/Mod	Requested By	Incident No.	TFS No.
Change Request	HTC CTT		845913
Updated to pull county from the file.			
Affected item(s): COD1364.doc - Release of DOT No Evidence (2024) COD1365.doc - Release of DOT No Evidence (2024) - Legal			

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Right of Resignation Letter

New/Mod	Requested By	Incident No.	TFS No.
Change Request	HTC CTT	INC240472754	845919
Removed "pursuant to our general provisions" for CO operations only.			
Affected item(s): WA00000353.doc - Right of Resignation Letter			

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Seller Information to Close

New/Mod	Requested By	Incident No.	TFS No.
Change Request	Colorado	INC240478489	846819
Added additional utilities. Please render to view in full.			
Affected item(s): COD1255.doc - Seller Information to Close			

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TC Release

New/Mod	Requested By	Incident No.	TFS No.
Change Request	Colorado		845672
Added paragraph D.			
Affected item(s): COD1130.doc - TC Release			

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MY SCREENS

Scrivener's Affidavit Screen

New/Mod New	Requested By	Incident No.	TFS No.
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The **Scrivener's Affidavit** screen was added to the **Doc/Deed Prep** section.
 This change can be seen when the **My Screens > Co-Title-FNT HT CT CPF** screen is selected.

Scrivener's Affidavit

Authorized Signatory
 Select the authorized signatory:

Of Record Information
 Document with error:
 Type of document:

Enter the record owner:

Grantor Name: Grantee Name:

Date of document: Recorded date:

Reception or Instrument No.: County document recorded in:

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FLORIDA

DOCUMENTS

Escrow

<i>Certification of No Lien (Personal Representative's)</i>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	FL State Counsel		848867
New document. Please render to view.			
Affected item(s): FLD1409.doc - Certification of No Lien (Personal Representative's)			

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INTEGRATIONS

Smartview Accounting Forms

New/Mod Mod	Requested By	Incident No.	TFS No.
<p>This release includes:</p> <p>RESOLVED: Select closing when a user not assigned to an order's owning profile opened and closed the related ledger in ProTrust.</p> <p>RESOLVED: An error is thrown when an accounting user is reposting erroneously voided checks and is not assigned to the check printing manager where the checks were originally printed.</p>			

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HAWAII

DOCUMENTS

Escrow

[Letter \(Hilton VO Buyer Follow Up\)](#)

New/Mod	Requested By	Incident No.	TFS No.
Change Request	TG HI		848006
Updated to reflect requested changes. Please render to view.			
Affected item(s): HID1442.doc - Letter (Hilton VO Buyer Follow Up)			

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[N-288s for 2025 \(3\)](#)

New/Mod	Requested By	Incident No.	TFS No.
Change Request	Hawaii		848834
Updated to reflect most recent versions. Please render to view.			
Affected item(s): HID1064.doc - Form N-288 (2025) HID1065.doc - Form N-288A (2025) HID1066.doc - Form N-288C (2025)			

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IDAHO

DOCUMENTS

[Escrow](#)

Preliminary Research Report			
New/Mod New Request	Requested By FT ID	Incident No.	TFS No. 845678
New document. Please render to view.			
Affected item(s): IDD1160.doc - Preliminary Research Report			

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ILLINOIS

DOCUMENTS

Escrow

<i>Closing Confirmation</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Liberty Title	INC240480060	846845
Removed reference to Linette Johnson.			
Affected item(s): LIBD1124.doc - Closing Confirmation (IL)			

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<i>File to File Wire Transfer</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	CT Metro	INC240458139	846823
Updated to add the account name, ABA and account to the "Transfer To" section.			
Affected item(s): ILD0618.doc - File to File Wire Transfer			

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<i>Wire Checklists (2)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	CT Metro	INC240458979	845690
Added verification information.			
Affected item(s): ILD0557.doc - Proceeds Wire Checklist ILD0558.doc - Payoff Wire Checklist			

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INDIANA

DOCUMENTS

Escrow

Cover Page (FTNW)			
New/Mod Change Request	Requested By FT NWIN	Incident No.	TFS No. 846893
Updated the Schererville and LaPorte addresses.			
Affected item(s): IND1223.doc - Cover Page (FTNW)			

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Letter (Listing - Absentee Owner)			
New/Mod Change Request	Requested By CT IN	Incident No.	TFS No. 846821
Updated email and signature section for FCTM profiles.			
Affected item(s): SSCORPD5923.doc - Letter (Listing - Absentee Owner)			

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LOUISIANA

INTEGRATIONS

Rate Validation Tool

New/Mod Mod	Requested By	Incident No.	TFS No.
<p>This release includes:</p> <p>RESOLVED: Data points not appearing under Owner and Loan products in CRU RS view and an error was logged in Log View and Event Viewer.</p> <ul style="list-style-type: none">• Mechanics Lien Eligible• No Work Affidavit Provided• Construction Work Begun <p>These data points are driven by endorsements. Values for these data points are set based on endorsement entries in SoftPro Select.</p>			

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MAINE

DOCUMENTS

Escrow

<i>REW Forms (9)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	ME		846806
Updated to reflect the 2025 versions.			
Affected item(s): MED1021.doc - Form REW-1-1040 MED1024.doc - REW Notification to Sellers MED1025.doc - Form REW-1-1041 MED1026.doc - Form REW-1-1041 (Instructions) MED1027.doc - Form REW-1-1120 MED1029.doc - Form REW-2 MED1030.doc - Form REW-3 MED1032.doc - Form REW-4 MED1033.doc - Form REW-5			

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MARYLAND

DOCUMENTS

Escrow

<i>Affidavit (Residence)</i>			
New/Mod Change Request	Requested By NCS	Incident No. INC250005262	TFS No. 849177
Updated to reflect most recently updated version.			
Affected item(s): MDD1013.doc - Affidavit (Residence)			

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<i>Seller Information Sheet (BP - Fee Simple)</i>			
New/Mod New Request	Requested By Property Title & Escrow	Incident No.	TFS No. 845894
New document. Please render to view.			
Affected item(s): MDD1156.doc - Seller Information Sheet (BP - Fee Simple)			

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MINNESOTA

DOCUMENTS

Title

<i>Minnesota General Endorsement - Stewart Title Guaranty Company</i>			
New/Mod New Request	Requested By MN Commercial Partners	Incident No.	TFS No. 847424
A new Stewart Title specific "Minnesota General Endorsement" is now available for issuance on properties in the state of Minnesota, as per counsel for Stewart Title Guaranty Company.			

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MISSOURI

DOCUMENTS

[Escrow](#)

St. Charles Disclosure			
New/Mod New Request	Requested By St. Louis Title	Incident No.	TFS No. 846849
New document. Please render to view.			
Affected item(s): MOD1265.doc - St. Charles Disclosure			

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NEBRASKA

REPORTS

<i>Title Grading Report</i>			
New/Mod Change Request	Requested By Reports	Incident No.	TFS No. 848740
Updated Report to only include orders with at least one required or requested curative task.			
Affected item(s): SSCORP5613.rpt - Title Grading Report			

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NEVADA

DOCUMENTS

Escrow

<i>Mobile Home Waiver</i>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	FNT Las Vegas	INC240468764	846403
New document. Please render to view.			
Affected item(s): NVD1476.doc - Mobile Home Waiver			

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<i>Note Modification</i>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	NV		848825
New document. Please render to view.			
Affected item(s): NVD1477.doc - Note Modification			

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<i>Recording Cover Sheet (Affidavit of Death)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Ticor Title		847216
Added reference to 40.525(5) on the top left of the document.			
Affected item(s): NVD1466.doc - Recording Cover Sheet (Affidavit of Death)			

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Title

CLTA Preliminary Report Form 2023 (NV)			
New/Mod Change Request	Requested By CT Reno	Incident No.	TFS No. 848472
For CT Reno only: Revised to hard coded the Effective Time.			
Affected item(s): NVD1451.doc - CLTA Preliminary Report Form 2023 (NV) NVD1452.doc - CLTA Preliminary Report Form 2023 (NV) Reno			

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NEW MEXICO

INTEGRATIONS

<i>Deposit Transfer Tool</i>			
New/Mod	Requested By	Incident No.	TFS No.
New			
<p>Installation of Deposit Transfer Tool v4.3.2.3.</p> <p>The Deposit Transfer Tool allows the transfer of funds from a source order to corresponding destination order(s) as well as create and post Ledger Transfers to one or more orders.</p> <p>Related documents: Deposit Transfer Tool – User Guide</p>			

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NEW YORK

DOCUMENTS

Escrow

<i>Wire Information (NY)</i>			
New/Mod Change Request	Requested By FNAT NY	Incident No.	TFS No. 848387
For profiles "OAC\LONG ISLAND REPORTING\FNAT\FNT First Nationwide" - the "To" section is now hard coded for a specific account. Please render to view.			
Affected item(s): SSCORPD1807.doc - Wire Information			

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REPORTS

<i>NY Application</i>			
New/Mod Change Request	Requested By Imp. Team	Incident No.	TFS No. 843365
Modified logic to include FNAT profiles in changes specific to FGWH.			
Affected item(s): NYD1030.spdoc - Title Bill Application			

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<i>NY Title Bill</i>			
New/Mod Change Request	Requested By Imp. Team	Incident No.	TFS No. 843363
Modified logic to include FNAT profiles in changes specific to FGWH.			
Affected item(s): NYD1029.spdoc - NY Title Bill			

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OHIO

DOCUMENTS

Escrow

<u>ABAs</u>			
New/Mod Change Request	Requested By CT OH	Incident No.	TFS No. 846437
Updated per most recently provided versions.			
Affected item(s): OHD1460.doc - ACT ABA OH OHD1482.doc - ABA OH CT TriCity fka ACT ABA OH CT TriCity OHD1492.doc - Woodland ABA OH Coldwell Banker fka Woodland ABA OH CT Cleveland OHD1493.doc - Woodland ABA OH Elite Sotheby's fka WT Sotheby's ABA OH CT Cleveland			

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<u>Agreement (Payoff)</u>			
New/Mod Change Request	Requested By OH State Counsel	Incident No.	TFS No. 846401
The notary section has been hard coded to the document and will no longer be controlled via the acknowledgment screen fields.			
Affected item(s): OHD1199.doc - Agreement (Payoff)			

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OKLAHOMA

DOCUMENTS

Escrow

<i>Affidavits (3)</i>			
New/Mod Change Request	Requested By State of OK	Incident No. INC240471594	TFS No. 845704
Updated to legal sized paper.			
<u>Affected item(s):</u> OKD1325.doc - Affidavit (for Title or Ownership of Land - Non-exempt Business or Trust) OKD1326.doc - Affidavit (for Title or Ownership of Land - Exempt Business or Trust) OKD1327.doc - Affidavit (for Title or Ownership of Land - Individual)			

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OREGON

DOCUMENTS

Escrow

<i>EI - Sale (EIS) (2)</i>			
New/Mod Change Request	Requested By OR	Incident No.	TFS No. 849203
Added functionality to account for WA properties.			
Affected item(s): ORD1027.doc - EI - Sale (EIS - Legal) ORD1446.doc - EI - Sale (EIS)			

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<i>Form WC (Affirmation for Withholding on OR Real Property) (2025)</i>			
New/Mod Change Request	Requested By OR	Incident No.	TFS No. 848829
Updated versions, please render to view.			
Affected item(s): ORD1477.doc - Form WC (Affirmation for Withholding on OR Real Property) (2025) ORD1529.doc - Instructions (Oregon Form OR-18-WC)			

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TEXAS

DOCUMENTS

Escrow

<i>Form T-00 (Verification of Services Rendered) (4)</i>			
New/Mod Change Request	Requested By Liberty Title	Incident No.	TFS No. 846396
Updated to pull the order number to section 3, #8.			
Affected item(s): SSTXD00269.doc - Form T-00 (Verification of Services Rendered) SSTXD00270.doc - Form T-00 (Verification of Services Rendered) Blank TXFNFESC_FormT-00(VerificationOfServicesRendered) BLANK.doc - Form T-00 (Verification of Services Rendered) Blank (Legal) TXFNFESC_FormT-00(VerificationOfServicesRendered).doc - Form T-00 (Verification of Services Rendered) (Legal)			

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REPORTS

<i>Transaction Activity</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	TX South OAC		845596
Changed new view to old view for TX South OAC and children OAC profiles.			
Affected item(s): SSCORP0018.rpt - Transaction Activity			

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<i>Title Grading Report</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Reports		848740
Updated Report to only include orders with at least one required or requested curative task.			
Affected item(s): SSCORP5613.rpt - Title Grading Report			

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UTAH

DOCUMENTS

Escrow

Letter (Lender Title Policy Cover)			
New/Mod New Request	Requested By Utah	Incident No. INC240482936	TFS No. 847221
New document. Please render to view.			
Affected item(s): UTD1138.doc - Letter (Lender Title Policy Cover)			

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WASHINGTON

DOCUMENTS

Escrow

<i>Authorization to Payoff and Close Account</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	TT-Renton		848207
Revised to remove the prompt for the salutation, change Ref No to Loan No, update the first sentence to show check or wire, add new 2nd paragraph, change last paragraph and the IN WITNESS clause before the signatures.			
Affected item(s): WA00000790.doc - Authorization to Payoff and Close Account			

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<i>EI - Disbursement</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	WA operations		848192
Removing the prompt for "Include checkbox for Deposit in Local Bank (attach deposit slip)" as this is no longer used for WA operations.			
Affected item(s): SSCORPD1895.doc - EI - Disbursement SSCORPD5366.doc - EI - Disbursement (Legal)			

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<i>Master Real Estate Excise Tax Affidavit (12/06/2024) (6)</i>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	WA DOR		845874
12/6/24 versions are now available.			
Affected item(s): WA00000975.doc - MH Real Estate Excise Tax Affidavit (12/06/2024) WA00001044.doc - Master Real Estate Excise Tax Affidavit (12/06/2024) WA00001064.doc - Master Real Estate Excise Tax Affidavit (12/06/2024) Multi Deed WA00001065.doc - Master Real Estate Excise Tax Affidavit (12/06/2024) Multiple Affidavits WA00001066.doc - Master Real Estate Excise Tax Affidavit (12/06/2024) Multiple Location WA00001067.doc - Master Real Estate Excise Tax Affidavit - Exempt (12/06/2024)			

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REPORTS

<i>Settlement Statements (CDF)</i>			
New/Mod Change Request	Requested By PacNW IT	Incident No.	TFS No. 846877
Updated Commissions language for Fee quote versions.			
Affected item(s): SSCORPD5454.spdoc - Settlement Statements			

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WISCONSIN

DOCUMENTS

Escrow

<i>Letter (Transaction Confirmation)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	FT WI	INC250001807	848871
New paragraph added.			
Affected item(s): SSCORPD5832.doc - Letter (Transaction Confirmation)			

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<i>WI Acks/Jurats</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	FDLC		847677
Updated acks/jurats so that FDLC profiles now will function as FT and CT.			

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FNF COMMERCIAL

DOCUMENTS

Escrow

<i>ALMA New Docs (3)</i>			
New/Mod New Request	Requested By ALMA Agency	Incident No. INC240457597	TFS No. 845699
New documents. Please render to view.			
<u>Affected item(s):</u> COMD1310.doc - Title Update - Bringdown Report COMD1311.doc - Ownership and Encumbrance Report (Current Owner) COMD1312.doc - Foreclosure Report (Two Owner)			

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LIBERTY TITLE

DOCUMENTS

Escrow

<i>Form T-00 (Verification of Services Rendered) (4)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Liberty Title		846396
Updated to pull the order number to section 3, #8.			
<p>Affected item(s): SSTXD00269.doc - Form T-00 (Verification of Services Rendered) SSTXD00270.doc - Form T-00 (Verification of Services Rendered) Blank TXFNFESC_FormT-00(VerificationOfServicesRendered) BLANK.doc - Form T-00 (Verification of Services Rendered) Blank (Legal) TXFNFESC_FormT-00(VerificationOfServicesRendered).doc - Form T-00 (Verification of Services Rendered) (Legal)</p>			

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<i>Grading Documents (3)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Liberty Title TX		846889
Replaced the Title Officer with the Escrow Officer in the "For questions regarding the title grade" section.			
<p>Affected item(s): SSCORPD5977.doc - Grading Sheet - Foreclosure SSCORPD5978.doc - Grading Sheet - Loan Mods SSCORPD5979.doc - Grading Sheet - REO</p>			

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Title

<i>Limited Mortgage Modification Policies</i>			
New/Mod Change Request	Requested By Liberty Title	Incident No.	TFS No. 847585
Updating to show the premium amount on Schedule A.			

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REPORTS

<i>Title Grading - Testing Priority</i>			
New/Mod New Request	Requested By Lib Title Admin	Incident No.	TFS No. 844085
New report for Liberty Title.			
Affected item(s): SSCORP5613.rpt - Title Grading			

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NCS

DOCUMENTS

Escrow

<i>New Docs for SMS (2)</i>			
New/Mod New Request	Requested By SMS	Incident No.	TFS No. 847674
New documents. Please render to view.			
Affected item(s): COMD1314.doc - Gap Indemnity Agreement COMD1315.doc - Letter (Defeasance Escrow)			

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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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