

SOFTPRO SELECT

February 2025

RELEASE NOTES



Testing Release Date: January 31, 2024

Production Release Date: February 10, 2025



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ALL STATES/SITES

DOCUMENTS

Title

<i>CLTA 116.2-06 - Designation of Improvements, Condo</i>			
New/Mod Change Request	Requested By CA	Incident No.	TFS No. 852855
The CLTA 116.2-06 endorsement has been updated to reflect the zip code of the property address.			

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RELEASE NOTES

FEBRUARY 2025

<i>Opened/Closed Orders by {Selection}</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Reports Team		845600
Updated column "Commercial/Residential" for Excel to show "Commercial - Master of multi-site" if the Master of multi-site box is checked.			
Affected item(s): SSCORP5154.rpt - Opened/Closed Orders by {Selection}			

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<i>Policy Fallout</i>			
New/Mod	Requested By	Incident No.	TFS No.
Fix	SoCal CT IE		849706
Fixed Transaction Type picklist which was not filtering as expected.			
Affected item(s): SSCORP5267.rpt - Policy Fallout			

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<i>Settlement Statements (CSS)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	FNT CA NCS		846520
Updated parameters and logic to allow users to show full buyers and sellers names, when the "Show Buyer Disbursements in Totals" selection are set to other than "None."			
Affected item(s): SSCORPD3006.spdoc - Master Statement (CSS) SSCORPD3007.spdoc - Buyer/Borrower Statement (CSS) SSCORPD3008.spdoc - Seller's Statement (CSS)			

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<i>SPAdmin-Custom Source of Business Export</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	FNF i Reporting Admin		851847
Updated county managers in SoCal, NV and NCS TX.			
Affected item(s): SSCORP5255.rpt - SPAdmin-Custom Source of Business Export			

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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		851849
Updated county managers in SoCal, NV and NCS TX.			
Affected item(s): SSCORP5268.rpt - SPAdmin-Custom Source of Business Export-Missing Fields			

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ALABAMA

INTEGRATIONS

CTNC State Counsel List Validation

New/Mod Mod	Requested By	Incident No.	TFS No.
<p>This release includes:</p> <p>RESOLVED: Users experiencing significant slowness after tool installation.</p>			

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ARIZONA

DOCUMENTS

Title

Co-Insurance reference for Commitment and Policies

New/Mod Change Request	Requested By FNT Phoenix Commercial	Incident No.	TFS No. 851992
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When either the ALTA 23-06 or ALTA 23.1-06 has been added for a policy, AZ users will now see the below text appear for the Schedule A of the Commitment or Policies:

"\$[coverage amount], being [co-insurance percentage] of the Aggregate Amount of Insurance set forth in the [ALTA 23-06 or ALTA 23.1-06] Co-Insurance Endorsement attached hereto and made a part hereof"

Example from ALTA Commitment 2021 (AZ):

2. Policy to be issued:	
(a) ALTA Owner's Policy 2021	
Proposed Insured:	Bob A. Buyer and Brenda C. Buyer
Proposed Amount of Insurance:	\$488,500.00, being 0.50% of the Aggregate Amount of Insurance set forth in the ALTA 23-06 Co-Insurance Endorsement attached hereto and made a part hereof
The estate or interest to be insured:	Fee Simple
(b) ALTA Loan Policy 2021	
Proposed Insured:	Loans Unlimited Proposed insured clause here for Lender1
Proposed Amount of Insurance:	\$400,000.00, being 0.25% of the Aggregate Amount of Insurance set forth in the ALTA 23.1-06 Co-Insurance Endorsement attached hereto and made a part hereof
The estate or interest to be insured:	Fee Simple

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REPORTS

<i>FNT Admin Dump Report</i>			
New/Mod Change Request	Requested By FT Maricopa Admin	Incident No.	TFS No. 848246
Added AT columns and all parties classified as "Other".			
Affected item(s): SSCORP5576.rpt - FNT Admin Dump Report			

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ARKANSAS

INTEGRATIONS

Rate Validation Tool

New/Mod Mod	Requested By	Incident No.	DEVOPS No.
<p>This release includes:</p> <p>Changes incorporated to support below points:</p> <ul style="list-style-type: none">• PriorLoanUnpaidPrincipalBalance• PriorLoanUnpaidBalanceEndorsement <p>These data points are engaged with various endorsements (i.e., ALTA 11.2-06) and allows custom functionality and reduces duplicate entry of values when they have already been provided.</p> <ul style="list-style-type: none">• Value for the above endorsement data points will always be picked up from the custom field (RVU_PriorLoanUnpaidPrincipalBalance_FNF#) and shown in Rate Summary view.• If the value is changed in Rate Summary view, it writes back to the custom field and used for the next engagement.			

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CALIFORNIA

DOCUMENTS

[Escrow](#)

<i>El Preliminary and Authority to Establish Escrow</i>			
New/Mod Change Request	Requested By CA	Incident No. INC250018874	TFS No. 851323
Updated the amounts in the ESCROW FEES AND EXPENSE section.			
<u>Affected item(s):</u> SCA0002474.doc - El Preliminary and Authority to Establish Escrow			

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Laguna Hills Forms

New/Mod New Request	Requested By Laguana Hills	Incident No.	TFS No. 851267
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Updated to most recent versions, please render to view.

Affected item(s):

- SCA0003195.doc - Condo Status Sheet
- SCA0003197.doc - Co-op Status Sheet
- SCA0003212.doc - First and Final Inspection Report Request
- SCA0003213.doc - Resale Notification (VMS)
- SCA0003214.doc - Notice of Closing
- SCA0003215.doc - Escrow Closing Notification and Transmittal Report
- SCA0003216.doc - Responsibility Agreement for Nonstandard Landscape
- SCA0003217.doc - Owner-Membership Application
- SCA0003218.doc - Third Mutual Members Who Hold More Than One Membership
- SCA0003219.doc - Trust Facilities Fee
- SCA0003220.doc - Promissory Note
- SCA0003221.doc - Financial Statement and Credit Information
- SCA0003222.doc - Financial Assets
- SCA0003223.doc - Exhibit A
- SCA0003224.doc - Enjoying Your Life in Third Laguna Hills Mutual
- SCA0003225.doc - Last Minute Reminders
- SCA0003226.doc - Important Information for Third Laguna Hills Mutual
- SCA0003227.doc - Application for Co-Occupancy Permit
- SCA0003228.doc - First and Final Inspection
- SCA0003229.doc - Resale Notification
- SCA0003229.doc - Resale Notification
- SCA0003230.doc - Escrow Closing Information
- SCA0003231.doc - Escrow Closing Notification and Remittance Report
- SCA0003232.doc - Responsibility Agreement for Nonstandard Landscaping
- SCA0003233.doc - Responsibility Agreement for Alterations
- SCA0003234.doc - Memorandum of Termination of Occupancy Agreement
- SCA0003235.doc - Shareholders Membership Application
- SCA0003236.doc - United Mutual Membership and Occupancy Requirements
- SCA0003237.doc - Golden Rain Foundation Trust Facilities Fees
- SCA0003238.doc - Promissory Note
- SCA0003239.doc - Financial Statement and Credit Information
- SCA0003240.doc - Financial Assets
- SCA0003241.doc - Exhibit A
- SCA0003242.doc - Residency Restrictions
- SCA0003243.doc - Instructions for Trustee Shareholder Membership
- SCA0003244.doc - Occupancy Agreement
- SCA0003245.doc - Addendum to Occupancy Agreement – Trustee Membership
- SCA0003246.doc - Stock Assignment Separate from Certificate
- SCA0003247.doc - Interim Dual Membership Agreement
- SCA0003248.doc - Memorandum of Occupancy Agreement
- SCA0003249.doc - Application for Co-Occupancy Permit
- SCA0003267.doc - Leasing Cap and Lease Waiting List Policy
- SCA0003268.doc - First and Final Inspection Report Request
- SCA0003269.doc - Exhibit B

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<i>Notice of Available Discounts</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Settlement		853337
Updated to match Escrow Technical Memorandum 113-2009.			
Affected item(s): SCA0001736.doc - Notice of Available Discounts SCA0002565_CTIE.doc - Master Preliminary Report (2006) SCA0002565_CTLA.doc - Master Preliminary Report (2006) SCA0002598_CTLA.doc - Notice of Available Discounts SCA0002848.doc - ALTA Commitment 2016 (CA) SCA0002892.doc - CLTA Preliminary Report Form 2006 (CA) SCA0002892_NOCAL.doc - CLTA Preliminary Report Form 2006 (CA - NOCAL) SCA0002914.doc - ALTA Commitment 2021 (CA) SCA0002918.doc - CLTA Preliminary Report Form 2006 (CA - SOCIAL) SCA0002925.doc - DRAFT - CLTA Preliminary Report Form 2006 (CA) SCA0002998_CTIE.doc - Master Preliminary Report (2023) SCA0002998_CTLA.doc - Master Preliminary Report (2023) SCA0003001.doc - CLTA Preliminary Report Form 2023 (CA) SCA0003001_NOCAL.doc - CLTA Preliminary Report Form 2023 (CA - NOCAL) SCA0003001_NOCAL_DRAFT.doc - DRAFT - CLTA Preliminary Report Form 2023 (CA) SCA0003004.doc - CLTA Preliminary Report Form 2023 (CA - SOCIAL) SCA0003004.doc - CLTA Preliminary Report Form 2023 (CA - SOCIAL)			

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REPORTS

<i>Escrow Projections and Year to Date Activity</i>			
New/Mod Change Request	Requested By LT SoCal Admin	Incident No.	TFS No. 850889
Updated to use Settlement Date for the Date Range.			
Affected item(s): SSCORP5614.rpt - Escrow Projections and Year to Date Activity			

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COLORADO

DOCUMENTS

Escrow

<i>DR1079</i>			
New/Mod Change Request	Requested By Colorado	Incident No.	TFS No. 851450
Updated to the 2025 version.			
Affected item(s): COD1035.doc - DR1079			

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<i>Tax Water and Assessment Agreements (2)</i>			
New/Mod Change Request	Requested By Colorado	Incident No.	TFS No. 849980
Added paragraph, please render to view.			
Affected item(s): COD1356.doc - Tax Water and Assessment Agreement COD1033.doc - Tax Water and Assessment Agreement (Legal)			

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MY SCREENS

<i>Tax, Water and Assessment Screen</i>			
New/Mod	Requested By	Incident No.	TFS No.
Mod	Lara Nigro		
<p>The Tax, Water and Assessment screen has been updated to include two new check boxes:</p> <ul style="list-style-type: none"> • Check if Tax Escrow verbiage is needed. • Check to include the NOTICE TO DENVER SOLID WASTE CUSTOMERS verbiage. <p>These changes are visible when one of the following My Screens is selected:</p> <ul style="list-style-type: none"> > CO-Escrow > CO-Escrow-FNT 			

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CONNECTICUT

INTEGRATIONS

CTNC State Counsel List Validation

New/Mod Mod	Requested By	Incident No.	TFS No.
This release includes: RESOLVED: Users experiencing significant slowness after tool installation.			

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FLORIDA

DOCUMENTS

Escrow

<i>Affidavit (Voluntary HOA)</i>			
New/Mod Change Request	Requested By FL State Counsel	Incident No.	TFS No. 849954
New document. Please render to view.			
Affected item(s): FLD1410.doc - Affidavit (Voluntary HOA)			

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<i>Divorce Release</i>			
New/Mod New Request	Requested By FL State Counsel	Incident No.	TFS No. 849974
New document. Please render to view.			
Affected item(s): FLD1411.doc - Divorce Release			

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<i>Prepared by and Return to</i>			
New/Mod Change Request	Requested By Bayshore Title	Incident No.	TFS No. 851539
Updated for Bayshore Title to pull in the contact name with the escrow company.			

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INTEGRATIONS

smartview Accounting Forms

New/Mod Mod	Requested By	Incident No.	TFS No.
This release includes: <ul style="list-style-type: none">The Accounting Summary report name changed to Disbursement Summary.			

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smartview AutoDoc Gen

New/Mod Mod	Requested By	Incident No.	TFS No.
This release includes: <ul style="list-style-type: none">Code correction to properly solve the memory leak issue observed in Pilot and Load Test.			

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HAWAII

DOCUMENTS

Escrow

<i>Letter (Final Buyer/Seller) (2)</i>			
New/Mod Change Request	Requested By TG HI	Incident No.	TFS No. 849983
Update custom field selection from "Final Closing Disclosure" to "Final Settlement/Final Closing Disclosure".			
Affected item(s): HID1178.doc - Letter (Final Buyer) HID1203.doc - Letter (Final Seller)			

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<i>Letter (Final Lien Payoff)</i>			
New/Mod Change Request	Requested By TG HI	Incident No.	TFS No. 850593
Added verbiage "Attached is a copy for your convenience."			
Affected item(s): HID1247.doc - Letter (Final Lien Payoff)			

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IDAHO

INTEGRATIONS

Rate Validation Tool

New/Mod New	Requested By	Incident No.	DEVOPS No.
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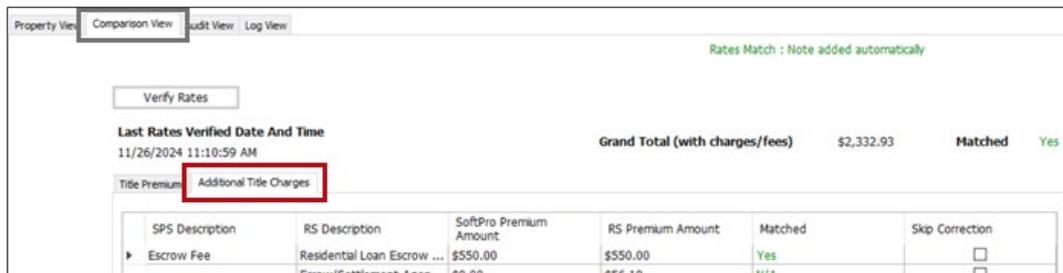
This release includes:

- › 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.
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- » 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.



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



ILLINOIS

DOCUMENTS

Escrow

<i>Closing Checklist</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	CT Downstate	INC250018833	851960
Added checklist to document, please render to view.			
Affected item(s): ILD0482.doc - Closing Checklist			

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<i>Contact Sheet (3)</i>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	CT Downstate	INC250018833	851965
Broke into 2 pages for CT Downstate.			
Affected item(s): ILD0310.doc - Contact Sheet ILD0620.doc - Contact Sheet (Buyer/Borrower) ILD0621.doc - Contact Sheet (Seller)			

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INDIANA

DOCUMENTS

Escrow

<i>Letter (Listing - Absentee Owner)</i>			
<i>Letter (Refi - Absentee Owner)</i>			
New/Mod Change Request	Requested By CT IN	Incident No.	TFS No. 851940
The Mitek logo and language has been added for FCTM profiles in IN. Language referencing refinances has been added for CTMetro in IL.			
Affected item(s): SSCORPD5923.doc - Letter (Listing - Absentee Owner) SSCORPD5923.doc - Letter (Refi - Absentee Owner)			

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<i>Payoff-HOA Authorization (2)</i>			
New/Mod Change Request	Requested By CT IN	Incident No. INC250021302	TFS No. 851469
Document will always look to the escrow company regardless of file type.			
Affected item(s): IND1094.doc - Payoff-HOA Authorization IND1355.doc - Payoff-HOA Authorization (Last 5 Digits)			

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LOUISIANA

INTEGRATIONS

Rate Validation Tool

New/Mod Mod	Requested By	Incident No.	DEVOPS No.
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This release includes:

Changes incorporated to support below points:

- PriorLoanUnpaidPrincipalBalance
- PriorLoanUnpaidBalanceEndorsement

These data points are engaged with various endorsements (i.e., ALTA 11.2-06) and allows custom functionality and reduces duplicate entry of values when they have already been provided.

- Value for the above endorsement data points will always be picked up from the custom field (RVU_PriorLoanUnpaidPrincipalBalance_FNF#) and shown in Rate Summary view.
- If the value is changed in Rate Summary view, it writes back to the custom field and used for the next engagement.

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MAINE

INTEGRATIONS

CTNC State Counsel List Validation

New/Mod Mod	Requested By	Incident No.	TFS No.
This release includes: RESOLVED: Users experiencing significant slowness after tool installation.			

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MARYLAND

INTEGRATIONS

CTNC State Counsel List Validation

New/Mod Mod	Requested By	Incident No.	TFS No.
This release includes: RESOLVED: Users experiencing significant slowness after tool installation.			

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MASSACHUSETTS

INTEGRATIONS

CTNC State Counsel List Validation

New/Mod Mod	Requested By	Incident No.	TFS No.
This release includes: RESOLVED: Users experiencing significant slowness after tool installation.			

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MICHIGAN

DOCUMENTS

Escrow

<i>Affidavit (Owner's - Commercial)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	MI State Counsel		850591
Updated document to only render for seller organizations.			
Affected item(s): MID1357.doc - Affidavit (Owner's - Commercial)			

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<i>Record Title Search nka Title Search Update</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	FT MI	INC250010909	849961
Title has been updated to "Title Search Update".			
Affected item(s): MID1218.doc - Title Search Update			

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<i>Title Insurance Rates - Effective 2/12/25</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	CT MI		851271
Updated Title Insurance Rate table for all ABAs.			
Affected item(s): MID1231.doc - Master ABA Disclosure			

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MISSOURI

DOCUMENTS

Escrow

<i>Letter (Transaction Confirmation)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	St. Louis Title	INC250008320	850848
Updated first paragraph for St. Louis Title.			
Affected item(s): SSCORPD5832.doc - Letter (Transaction Confirmation)			

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<i>Stop Payment Request</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	St. Louis Title		851078
Added current user to first signature line.			
Affected item(s): MOD1142.doc - Stop Payment Request			

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MONTANA

INTEGRATIONS

Rate Validation Tool

New/Mod Mod	Requested By	Incident No.	TFS No.
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This release includes:

RESOLVED: Mapping for the below Policy Codes to reveal the needed data points in Rate Summary View.

- MTFT-25-Final Take Out Loan-Standard Policy
- MTFT-28-Final Take Out Loan-Expanded Policy
- MTFT-29-Final Take Out Loan-Short Form Expanded Policy
- MTCT-50-Final Take Out Loan-Standard Policy

Products	
Loan1 Policy	
Is this a permanent policy subsequent to the issuance of a construction mortgage policy on this property?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Premium paid for the construction mortgage policy (excluding the surcharge for extended coverage, if any) (if the construction loan covers multiple lots, parcels or divisible tracts, the amount of premium allocated to this transaction)	<input type="text"/>

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NORTH CAROLINA

DOCUMENTS

Title

<i>ALTA Forms Adopted 4-2-2022 - 2023 and 4-2-24, 5-2-24</i>			
New/Mod Change Request	Requested By NC - CT and FT	Incident No.	TFS No. 851068
<p>The following new ALTA title products are being made available for issuance in SoftPro Select for the state of North Carolina:</p> <ul style="list-style-type: none"> • 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 <p>Technical Corrections are in place for the following existing products:</p> <ul style="list-style-type: none"> • ALTA Short Form Residential Loan Policy - Assessments Priority 2021 • ALTA Short Form Expanded Coverage Residential Loan Policy - Assessments Priority 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

CTNC State Counsel List Validation

New/Mod Mod	Requested By	Incident No.	TFS No.
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This release includes:

RESOLVED: Users experiencing significant slowness after tool installation.

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RELEASE NOTES

FEBRUARY 2025

NEVADA

DOCUMENTS

Escrow

<i>Rent Statements (2)</i>			
New/Mod Change Request	Requested By TT Reno	Incident No.	TFS No. 849951
Various changes applied for TT Reno. Please render to view.			
Affected item(s): SSCORPD0279.doc - Rent Statement - Blank SSCORPD0280.doc - Rent Statement - Pulls			

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Title

<i>ALTA Commitment 2021 (NV)</i>			
New/Mod Change Request	Requested By FNT NV NCS	Incident No.	TFS No. 851935
For FNT NV NCS, updating Schedule A to show the Project Name and Customer Reference Number.			
Affected item(s): NVD1289.doc - ALTA Commitment 2021 (NV)			

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INTEGRATIONS

Rate Validation Tool

New/Mod Mod	Requested By	Incident No.	DEVOPS No.
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This release includes:

Changes incorporated to support below points:

- PriorLoanUnpaidPrincipalBalance
- PriorLoanUnpaidBalanceEndorsement

These data points are engaged with various endorsements (i.e., ALTA 11.2-06) and allows custom functionality and reduces duplicate entry of values when they have already been provided.

- Value for the above endorsement data points will always be picked up from the custom field (RVU_PriorLoanUnpaidPrincipalBalance_FNF#) and shown in Rate Summary view.
- If the value is changed in Rate Summary view, it writes back to the custom field and used for the next engagement.

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NEW MEXICO

DOCUMENTS

Escrow

<i>Affiliated Business Arrangement Disclosure Statement</i>			
New/Mod Change Request	Requested By FT NM	Incident No. INC250020397	TFS No. 851938
Fee has been hard coded to \$15.00 and prompt has been removed.			
<u>Affected item(s):</u> SSCORPD5927.doc - Affiliated Business Arrangement Disclosure Statement			

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INTEGRATIONS

Rate Validation Tool

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

This release includes:

Changes incorporated to support below points:

- PriorLoanUnpaidPrincipalBalance
- PriorLoanUnpaidBalanceEndorsement

These data points are engaged with various endorsements (i.e., ALTA 11.2-06) and allows custom functionality and reduces duplicate entry of values when they have already been provided.

- Value for the above endorsement data points will always be picked up from the custom field (RVU_PriorLoanUnpaidPrincipalBalance_FNF#) and shown in Rate Summary view.
- If the value is changed in Rate Summary view, it writes back to the custom field and used for the next engagement.

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smartview AutoDoc Gen

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

This release includes:

- Code correction to properly solve the memory leak issue observed in Pilot and Load Test.

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NEW YORK

DOCUMENTS

Escrow

<i>Litigation Search (Syracuse)</i>			
New/Mod Change Request	Requested By CT Syracuse	Incident No. INC250028336	TFS No. 852849
New document. Please render to view.			
Affected item(s): NYD1891.doc - Litigation Search (Syracuse)			

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Title

<i>First Nationwide Block reference added to Policy Schedule A</i>			
New/Mod Change Request	Requested By First Nationwide	Incident No.	TFS No. 852966
For First Nationwide only, adding the block reference under policy Schedule A.			
Affected item(s): NYD1734.doc - ALTA Loan Policy 2021 (NY) NYD1735.doc - ALTA Owner's Policy 2021 (NY) NYD1739.doc - ALTA Loan Policy 2021 (NY) (Schedule A) NYD1746.doc - ALTA Owner's Policy 2021 (NY) (Schedule A)			

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<i>First Nationwide change to Schedule A reference</i>			
New/Mod New Request	Requested By First Nationwide	Incident No.	TFS No. 851218
For First Nationwide only, updating the legal description to read Schedule A instead of Schedule A-1.			
Affected item(s): NYD1258.doc - Master Commitment (NY - RH-GC) NYD1320.doc - Master Commitment (NY) (Cooperative Plus) NYD1322.doc - Master Owner's Policy (NY) (Cooperative Plus) NYD1421.doc - Master Commitment - Schedule A (NY - RH-GC) NYD1422.doc - Master Commitment - Schedule A1 Description (NY - RH-GC) NYD1427.doc - Cooperative Plus Commitment (Schedule A) NYD1428.doc - Cooperative Plus Commitment (Schedule A-1) NYD1505.doc - Cooperative Plus Owner's Policy (Schedule A - Legal Description) NYD1858.doc - Cooperative Plus Commitment (Schedule A - Legal Description) NYD1859.doc - Master Commitment - Schedule A Description (NY - RH-GC)			

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<i>First Nationwide Countersignature updates</i>			
New/Mod Change Request	Requested By First Nationwide	Incident No.	TFS No. 853358
For First Nationwide only, Title products updated to pull in the Title Officer's signature for the countersignature.			

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OHIO

DOCUMENTS

Escrow

<i>Final Water Hold Instructions</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	CT OH	INC250025221	852128
Added new sentence "In no event shall <Settlement Agent contact> be responsible for obtaining proof of payment from the water/sewer company."			
<u>Affected item(s):</u> OHD1248.doc - Final Water Hold Instructions			

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OREGON

DOCUMENTS

Escrow

<i>Deed (Small Estate) (4)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Oregon SPF		852839
Updated per language changes outlined in an OR statute change. Please render to view.			
Affected item(s):			
ORD1287.doc - Deed (Small Estate - Affiant's) nka Deed (Small-Simple Estate - Affiant's)			
ORD1288.doc - Deed (Small Estate - Affiant's and Successors') nka Deed (Small-Simple Estate - Affiant's and Successors')			
ORD1362.doc - Deed (Small Estate - Affiant's and Successors') Legal nka Deed (Small-Simple Estate - Affiant's and Successors') Legal			
ORD1363.doc - Deed (Small Estate - Affiant's) Legal nka Deed (Small-Simple Estate - Affiant's) Legal			

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<i>Supplier List (Subcontractor)</i>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	OR		850587
New document. Please render to view.			
Affected item(s):			
ORD1537.doc - Supplier List (Subcontractor)			

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Title

OTIRO 211 - Mortgage Modification (ALTA 11 - 2021)
OTIRO 211.1 - Mortgage Modification with Subordination (ALTA 11.1 - 2021)
OTIRO 211.2 - Mortgage Modification with Additional Amount of Insurance (ALTA 11.2 - 2021)

New/Mod Change Request	Requested By OR state counsel	Incident No.	TFS No. 852832
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The 2021 version OTIRO 211 (ALTA 11) series endorsements have been updated to utilize the existing drop-down custom field on the Endorsements screen labeled:

"Does the endorsement need an exception for off record items?"

Yes or No must be answered for this field in order to render the endorsement. If the new custom field is answered Yes, the following language will be shown for the lack-of-priority coverage provisions in Section 1.b. of the 211 & 211.1 and Section 3.b. of the 211.2:

"Defects in and liens and encumbrances on the Title that are not shown by the Public Records at the effective date hereof."

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INTEGRATIONS

Enhanced Order Creation

New/Mod Mod	Requested By	Incident No.	TFS No.
<p>This release includes:</p> <ul style="list-style-type: none"> Removal of templates from Search Results when looking for duplicate orders. <p>RESOLVED: Column sort (^) icon position persists between searches.</p> <p>RESOLVED: State removed from Search screen in multi-property file Search Results.</p> <p>RESOLVED: Duplicate Properties Warning message displays where orders have only one property.</p> <p>RESOLVED: Search Results dialog box displaying in upper-left corner versus center of screen.</p>			

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Rate Validation Tool

New/Mod Mod	Requested By	Incident No.	DEVOPS No.
<p>This release includes:</p> <p>Changes incorporated for the following endorsement and underlying data point.</p> <ul style="list-style-type: none"> OTIRO 66 – Elimination of Exceptions Child Data Point: ConstructionEligible – Is this a construction loan policy? <p>The value of ConstructionEligible data point now sent as True in request regardless of whether the Construction check box is checked on the Order Entry screen. Rate Services will only provide a response to this Endorsement if the Child Data Point is True.</p>			

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PENNSYLVANIA

INTEGRATIONS

CTNC State Counsel List Validation

New/Mod Mod	Requested By	Incident No.	TFS No.
<p>This release includes:</p> <p>RESOLVED: Users experiencing significant slowness after tool installation.</p>			

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INTEGRATIONS

Rate Validation Tool

New/Mod Mod	Requested By	Incident No.	DEVOPS No.
<p>This release includes:</p> <p>Changes incorporated to support below points:</p> <ul style="list-style-type: none"> • PriorLoanUnpaidPrincipalBalance • PriorLoanUnpaidBalanceEndorsement <p>These data points are engaged with various endorsements (i.e., ALTA 11.2-06) and allows custom functionality and reduces duplicate entry of values when they have already been provided.</p> <ul style="list-style-type: none"> • Value for the above endorsement data points will always be picked up from the custom field (RVU_PriorLoanUnpaidPrincipalBalance_FNF#) and shown in Rate Summary view. • If the value is changed in Rate Summary view, it writes back to the custom field and used for the next engagement. 			

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SOUTH CAROLINA

INTEGRATIONS

CTNC State Counsel List Validation

New/Mod Mod	Requested By	Incident No.	TFS No.
This release includes: RESOLVED: Users experiencing significant slowness after tool installation.			

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TEXAS

DOCUMENTS

[Escrow](#)

Affidavit (T-47)			
New/Mod Change Request	Requested By Park Cities	Incident No.	TFS No. 852125
Updated to allow the user to choose affiants.			
Affected item(s): TXFNFTIFT_AffidavitT-47.doc - Affidavit (T-47)			

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Title

<i>Commitment Schedule D</i>			
New/Mod Change Request	Requested By TX Compliance	Incident No.	TFS No. 852001
At the direction of Texas Compliance, Schedule D item1 (underwriter information) has been updated as per the effective date of January 1, 2025.			
Affected item(s): SSTXD00153.doc - Owner's Policy Sched D ('Commitment Sched D' paths to this) SSTXD00181.doc - Master Commitment SSTXD00183.doc - Master Loan Policy SSTXD00211.doc - Master Commitment without Jacket SSTXD00282.doc - Commitment for Title Insurance (T-7) - 2014 SSTXD00285.doc - Commitment for Title Insurance (T-7) - 2014 without Jacket			

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<i>Texas Form T-27 Endorsement</i>			
New/Mod Change Request	Requested By CT Dallas NCS	Incident No.	TFS No. 852188
Expanded the character limit for the Document title custom field to the 255 maxima for text fields.			
Affected item(s): SSTXD00122.doc - All Texas Endorsements			

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UTAH

DOCUMENTS

Escrow

<i>Letter (Owner's Policy Cover)</i>			
New/Mod Change Request	Requested By UT	Incident No. INC250019471	TFS No. 851452
Updated verbiage on letter.			
Affected item(s): UTD1038.doc - Letter (Owner's Policy Cover)			

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INTEGRATIONS

CTNC State Counsel List Validation

New/Mod Mod	Requested By	Incident No.	TFS No.
This release includes: RESOLVED: Users experiencing significant slowness after tool installation.			

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WEST VIRGINIA

INTEGRATIONS

CTNC State Counsel List Validation

New/Mod Mod	Requested By	Incident No.	TFS No.
This release includes: RESOLVED: Users experiencing significant slowness after tool installation.			

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WASHINGTON

DOCUMENTS

Escrow

<i>Attention Notary</i>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	TT WA		850581
New document. Please render to view.			
Affected item(s): WA00001110.doc - Attention Notary			

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<i>Utility Bill Request</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	CT Snohomish		852340
Added "Check Made Payable to:" with a line after 'Tap or Connection Fee:' and before 'Mail Payment To:'			
Affected item(s): WA00000357.doc - Utility Bill Request			

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WISCONSIN

DOCUMENTS

[Escrow](#)

Letter Report (Search)			
New/Mod Change Request	Requested By CT WI	Incident No.	TFS No. 852851
Corrected formatting to show indented exceptions.			
Affected item(s): WID0310.doc - Letter Report (Search)			

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WYOMING

INTEGRATIONS

Rate Validation Tool

New/Mod Mod	Requested By	Incident No.	DEVOPS No.
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This release includes:

Changes incorporated to support below points:

- PriorLoanUnpaidPrincipalBalance
- PriorLoanUnpaidBalanceEndorsement

These data points are engaged with various endorsements (i.e., ALTA 11.2-06) and allows custom functionality and reduces duplicate entry of values when they have already been provided.

- Value for the above endorsement data points will always be picked up from the custom field (RVU_PriorLoanUnpaidPrincipalBalance_FNF#) and shown in Rate Summary view.
- If the value is changed in Rate Summary view, it writes back to the custom field and used for the next engagement.

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LIBERTY TITLE

DOCUMENTS

Escrow

<i>Closing Confirmation (IL)</i>			
New/Mod Change Request	Requested By Liberty Title	Incident No. INC250023468	TFS No. 851968
Frankfort and Crystal Lake closing locations have been added.			
Affected item(s): LIBD1124.doc - Closing Confirmation (IL)			

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NCS

REPORTS

Closing Disclosures

New/Mod	Requested By	Incident No.	TFS No.
Change Request	Config - Reports Team		846828
Updated Bill Code rev share combinations for CA NCS.			
Affected item(s): SSCORPD5466.spdoc - Closing Disclosure Form (CDF) SSCORPD5467.spdoc - Borrower Closing Disclosure Form (CDF) SSCORPD5468.spdoc - Buyer Closing Disclosure Form (CDF) SSCORPD5469.spdoc - Seller Closing Disclosure Form (CDF)			

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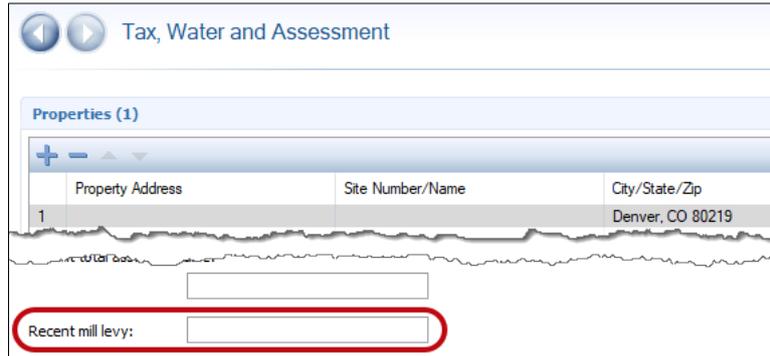
MY SCREENS

Tax, Water and Assessment Screen

New/Mod Mod	Requested By	Incident No.	TFS No.
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The **Recent mill levy** field on the **Tax, Water and Assessment** screen has been changed to a text field to accommodate six-digit+ decimals.

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



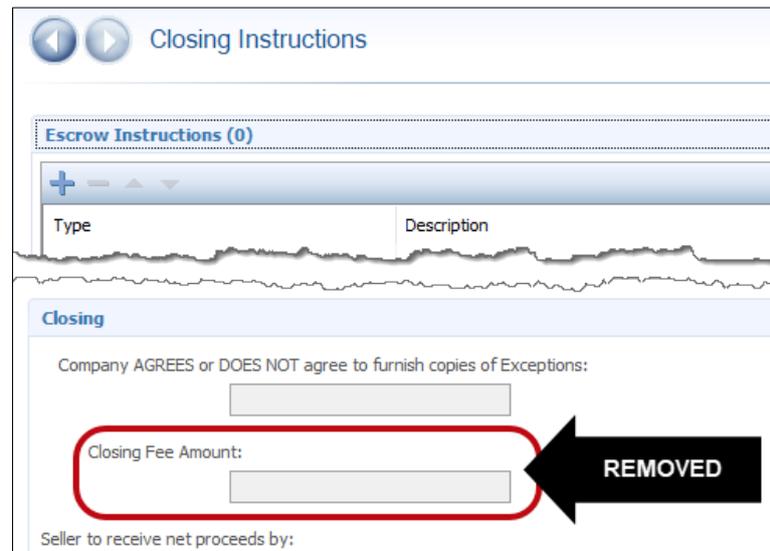
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Closing Instructions Screen

New/Mod Mod	Requested By	Incident No.	TFS No.
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The **Closing Fee Amount** field on the **Closing Instructions** screen has been removed.

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



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TD-1000 Screen

New/Mod Mod	Requested By	Incident No.	TFS No.
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The following fields on the **TD-1000** screen have been changed to **Yes/No** drop-downs.

- > **Q6: Select if the total sales price includes a trade, exchange, or additional real/personal property**
- > **Q7: Select if only partial interest is being purchased**
- > **Q8: Select if this is a transaction among related parties**
- > **Q16: Select if purchase price includes franchise or license fee**
- > **Q17: Select if purchase price involves an installment land contract**

These changes are visible when the **My Screens > CO-UT NCS Screens** is selected.

The screenshot shows the TD-1000 screen with a table of properties at the top. Below the table, several fields are highlighted with red rounded rectangles:

- A drop-down menu for "Select the type of property purchased:"
- A drop-down menu for "Q6: Select if the total sales price includes a trade, exchange, or additional real/personal property:"
- A text input field for "Enter approximate value of the goods or services as of closing date:"
- A drop-down menu for "Q7: Select if only partial interest is being purchased:"
- A drop-down menu for "Q8: Select if this is a transaction among related parties:"
- A drop-down menu for "Q12: Select type of financing:"
- A drop-down menu for "Q16: Select if purchase price includes franchise or license fee:"
- A text input field for "Enter franchise or license fee value:"
- A drop-down menu for "Q17: Select if purchase price involves an installment land contract:"

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Bill of Sale (Commercial) Screen

New/Mod Mod	Requested By	Incident No.	TFS No.
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The **Bill of Sale (Commercial)** screen has been updated to include the **Enter items excluded, if any** text field.

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



The screenshot shows the 'Bill Of Sale (Commercial)' interface. At the top, there are navigation arrows and the title 'Bill Of Sale (Commercial)'. On the right, there are fields for 'Buyers:', 'Sellers:', 'Transaction Type: Purchase', and 'Order Status: InProcess'. Below this, there is a section titled 'Section I. Inclusions' with a text input field for 'Number of garage door opener remote controls included:' and a checkbox for 'Select if Solar Panels are included'. A horizontal line separates this from the 'Section V. Exclusions' section. In the 'Section V. Exclusions' section, the text 'Enter items excluded, if any:' is followed by a large text area with a scroll bar, which is highlighted with a red rectangular box. Below this text area are two checkboxes: '2.7 Water Rights, Well Rights Water and Sewer Taps' and '2.7.1 Deeded Water Rights'.

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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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