

SOFTPRO SELECT

August 2025

RELEASE NOTES



Testing Release Date: August 1, 2025

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ALL STATES/SITES

DOCUMENTS

Escrow

Fannie Mae Recorded Documents Schedule

New/Mod	Requested By	Incident No.	TFS No.
Change Request	FNT CA NCS		873351
Updated to pull in the signer's name, title and signature image.			
Affected item(s): SSCORPD6013.doc - Fannie Mae Recorded Documents Schedule			

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FFA Disclosure (WA)

New/Mod	Requested By	Incident No.	TFS No.
New Request	Settlement	INC250282242	873351
New document; please render to view.			
Affected item(s): SSCORPD5877.doc - FFA Disclosure (WA)			

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Letter (Transaction Confirmation)

New/Mod	Requested By	Incident No.	TFS No.
Change Request	AZ	INC250300341	873322
Updated language for Equity transactions to read the same as refinances.			
Affected item(s): SSCORPD5832.doc - Letter (Transaction Confirmation)			

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Title

PROFORMA updates from UW Bulletin 2025-National-02

New/Mod Change Request	Requested By Corporate Counsel	Incident No.	TFS No. 872930
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Policies updated according to Underwriting Bulletin 2025-National-02. Updates include:

1. Proforma Disclaimer language
2. File Number references to show PROFORMA beside the File Number.
3. Policy Number references to show PROFORMA beside the Policy Number.

Note: The 2021state-specific products (i.e. ALTA Loan Policy 2021 (AZ)) were previously updated in the July build.

Affected item(s):

- AKD1003.doc - ALTA Loan Policy 2006 (AK)
- AKD1004.doc - ALTA Owner's Policy 2006 (AK)
- AKD1005.doc - ALTA Homeowner's Policy of Title Insurance 2013 (AK)
- AKD1006.doc - ALTA Short Form Residential Loan Policy 2012 (AK)
- ALD1003.doc - ALTA Owner's Policy 2006 (AL)
- ALD1004.doc - ALTA Loan Policy 2006 (AL)
- ALD1021.doc - ALTA Homeowner's Policy of Title Insurance 2013 (AL)
- ALD1024.doc - ALTA Short Form Residential Loan Policy 2012 (AL)
- ARD1003.doc - ALTA Owner's Policy 2006 (AR)
- ARD1004.doc - ALTA Loan Policy 2006 (AR)
- ARD1016.doc - ALTA Homeowner's Policy of Title Insurance 2013 (AR)
- ARD1017.doc - ALTA Short Form Residential Loan Policy 2012 (AR)
- AZD1244.doc - ALTA Owner's Policy 2006 (AZ)
- AZD1245.doc - ALTA Loan Policy 2006 (AZ)
- AZD1252.doc - ALTA Homeowner's Policy of Title Insurance 2013 (AZ)
- AZD1253.doc - ALTA Short Form Residential Loan Policy 2012 (AZ)
- COD1079.doc - ALTA Owner's Policy 2006 (CO)
- COD1080.doc - ALTA Loan Policy 2006 (CO)
- COMD1104.doc - ALTA Owner's Policy 2006 (DC VA MD)
- COMD1105.doc - ALTA Loan Policy 2006 (DC VA MD)
- COMD1106.doc - ALTA Owner's Policy 2006 (GL)
- COMD1107.doc - ALTA Loan Policy 2006 (GL)
- COMD1108.doc - ALTA Owner's Policy 2006 (PA)
- COMD1109.doc - ALTA Loan Policy 2006 (PA)
- COMD1110.doc - ALTA Owner's Policy 2006 (IL)
- COMD1111.doc - ALTA Loan Policy 2006 (IL)
- COMD1112.doc - ALTA Owner's Policy 2006 (GA)
- COMD1113.doc - ALTA Loan Policy 2006 (GA)
- COMD1144.doc - ALTA Owner's Policy 2006 (MA)
- COMD1145.doc - ALTA Loan Policy 2006 (MA)
- COMD1153.doc - ALTA Homeowner's Policy of Title Insurance 2013 (DC MD VA)
- CTD1002.doc - ALTA Owner's Policy 2006 (CT)
- CTD1003.doc - ALTA Loan Policy 2006 (CT)
- CTD1025.doc - ALTA Homeowner's Policy of Title Insurance 2013 (CT)
- DED1002.doc - ALTA Owner's Policy 2006 (DE)
- DED1003.doc - ALTA Loan Policy 2006 (DE)
- DED1005.doc - ALTA Homeowner's Policy of Title Insurance 2013 (DE)
- FLD1329.doc - ALTA Loan Policy 2006 (FL)
- FLD1330.doc - ALTA Owner's Policy 2006 (FL)
- GAD1026.doc - Short Form Residential Combination Policy (GA)
- HID1244.doc - ALTA Owner's Policy 2006 (HI)
- HID1245.doc - ALTA Loan Policy 2006 (HI)
- HID1266.doc - ALTA Homeowner's Policy of Title Insurance 2013 (HI)
- IAD1007.doc - ALTA Owner's Policy 2006 (IA)
- IAD1008.doc - ALTA Loan Policy 2006 (IA)
- IAD1011.doc - ALTA Homeowner's Policy of Title Insurance 2013 (IA)
- IDD1145.doc - ALTA Loan Policy 2006 (ID)
- IDD1146.doc - ALTA Owner's Policy 2006 (ID)
- IDD1148.doc - ALTA Homeowner's Policy of Title Insurance 2013 (ID)
- IDD1149.doc - ALTA Short Form Residential Loan Policy 2012 (ID)
- ILD0435.doc - Limited Junior Loan Policy (Equity)
- ILD0543.doc - ALTA Short Form Residential Loan Policy 2012 (IL)

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PROFORMA updates from UW Bulletin 2025-National-02 (continued)

Affected item(s):

- IND1121.doc - Conversion Endorsement (2013 Short Owners Policy)
- IND1122.doc - Conversion Endorsement (2006 Short Owners Policy)
- IND1296.doc - ALTA Homeowner's Policy of Title Insurance 2013 (IN)
- IND1313.doc - ALTA Loan Policy 2006 (IN)
- IND1314.doc - ALTA Owner's Policy 2006 (IN)
- KYD1002.doc - ALTA Owner's Policy 2006 (KY)
- KYD1003.doc - ALTA Loan Policy 2006 (KY)
- KYD1004.doc - ALTA Homeowner's Policy of Title Insurance 2013 (KY)
- LAD1144.doc - ALTA Owner's Policy 2006 (LA)
- LAD1145.doc - ALTA Loan Policy 2006 (LA)
- LAD1160.doc - ALTA Homeowner's Policy of Title Insurance 2013 (LA)
- MAD1026.doc - ALTA Homeowner's Policy of Title Insurance 2013 (MA)
- MED1002.doc - ALTA Loan Policy 2006 (ME)
- MED1003.doc - ALTA Owner's Policy 2006 (ME)
- MED1039.doc - ALTA Homeowner's Policy of Title Insurance 2013 (ME)
- MED1040.doc - ALTA Short Form Residential Loan Policy 2012 (ME)
- MID1294.doc - ALTA Owner's Policy 2006 (MI)
- MID1295.doc - ALTA Loan Policy 2006 (MI)
- MID1303.doc - ALTA Homeowner's Policy of Title Insurance 2013 (MI)
- MND1098.doc - ALTA Homeowner's Policy of Title Insurance 2013 (MN)
- MND1119.doc - ALTA Loan Policy 2006 (MN)
- MND1120.doc - ALTA Owner's Policy 2006 (MN)
- MOD1184.doc - ALTA Owner's Policy 2006 (KS MO NE)
- MOD1184.doc - ALTA Owner's Policy 2006 (KS MO NE)
- MOD1185.doc - ALTA Loan Policy 2006 (KS MO NE)
- MOD1193.doc - ALTA Homeowner's Policy of Title Insurance 2013 (KS MO NE)
- MOD1193.doc - ALTA Homeowner's Policy of Title Insurance 2013 (KS MO NE)
- MSD1002.doc - ALTA Owner's Policy 2006 (MS)
- MSD1003.doc - ALTA Loan Policy 2006 (MS)
- MSD1023.doc - ALTA Homeowner's Policy of Title Insurance 2013 (MS)
- MTD0197.doc - ALTA Owner's Policy 2006 (MT)
- MTD0198.doc - ALTA Loan Policy 2006 (MT)
- MTD0200.doc - ALTA Homeowner's Policy of Title Insurance 2013 (MT)
- MTD0202.doc - ALTA Short Form Residential Loan Policy 2012 (MT)
- NDD1002.doc - ALTA Loan Policy 2006 (ND)
- NDD1003.doc - ALTA Owner's Policy 2006 (ND)
- NDD1004.doc - ALTA Homeowner's Policy of Title Insurance 2013 (ND)
- NHD1004.doc - ALTA Owner's Policy 2006 (NH)
- NHD1005.doc - ALTA Loan Policy 2006 (NH)
- NHD1011.doc - ALTA Homeowner's Policy of Title Insurance 2013 (NH)
- NHD1012.doc - ALTA Short Form Residential Loan Policy 2012 (NH)
- NJD1081.doc - Balloon Loan Modification Limited Policy (NJRB 2-13)
- NJD1083.doc - Mortgage Foreclosure Policy (NJRB 1-13)
- NJD1111.doc - ALTA Loan Policy 2006 (NJ)
- NJD1112.doc - ALTA Owner's Policy 2006 (NJ)
- NJD1113.doc - ALTA Owner's Policy 2006 (NJ) (Schedules Only)
- NJD1114.doc - ALTA Loan Policy 2006 (NJ) (Schedules Only)
- NMD1172.doc - Loan Policy 2006 (NM 2)
- NMD1173.doc - Owner's Policy 2006 (NM 1)
- NMD1185.doc - Short Form Residential Loan Policy 2012 (NM 63)
- NVD1023.doc - ALTA Homeowner's Policy of Title Insurance 2013 (NV)
- NVD1026.doc - ALTA Owner's Policy 2006 (NV)
- NVD1027.doc - ALTA Loan Policy 2006 (NV)
- NVD1131.doc - ALTA Short Form Residential Loan Policy 2012 (NV)
- NYD1466.doc - Standard New York Endorsement (Loan Policy)
- NYD1515.doc - Standard New York Endorsement (Owner's Policy)
- NYD1606.doc - ALTA Loan Policy 2006 (NY)
- NYD1607.doc - ALTA Owner's Policy 2006 (NY)
- NYD1626.doc - ALTA Loan Policy 2006 (NY) (Jacket)
- NYD1627.doc - ALTA Loan Policy 2006 (NY) (Cover Page)
- NYD1628.doc - ALTA Loan Policy 2006 (NY) (Exclusions From Coverage and Conditions)
- NYD1629.doc - ALTA Loan Policy 2006 (NY) (Schedule A)
- NYD1630.doc - ALTA Loan Policy 2006 (NY) (Schedule BI)
- NYD1631.doc - ALTA Loan Policy 2006 (NY) (Schedule BII)
- NYD1632.doc - ALTA Loan Policy 2006 (NY) (Schedule A - Legal Description)

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PROFORMA updates from UW Bulletin 2025-National-02 (continued)**Affected item(s):**

NYD1633.doc - ALTA Owner's Policy 2006 (NY) (Jacket)
NYD1634.doc - ALTA Owner's Policy 2006 (NY) (Cover Page)
NYD1635.doc - ALTA Owner's Policy 2006 (NY) (Exclusions From Coverage and Conditions)
NYD1636.doc - ALTA Owner's Policy 2006 (NY) (Schedule A)
NYD1637.doc - ALTA Owner's Policy 2006 (NY) (Schedule B)
NYD1638.doc - ALTA Owner's Policy 2006 (NY) (Schedule A - Legal Description)
OHD1387.doc - ALTA Homeowner's Policy of Title Insurance 2013 (OH)
OHD1418.doc - ALTA Owner's Policy 2006 (OH)
OHD1419.doc - ALTA Loan Policy 2006 (OH)
OHD1434.doc - ALTA Short Form Residential Loan Policy 2012 (OH)
OKD1195.doc - ALTA Loan Policy 2006 (OK)
OKD1196.doc - ALTA Owner's Policy 2006 (OK)
OKD1198.doc - ALTA Homeowner's Policy of Title Insurance 2013 (OK)
ORD1499.doc - ALTA Loan Policy 2006 (OR)
ORD1500.doc - ALTA Owner's Policy 2006 (OR)
PAD1075.doc - ALTA Homeowner's Policy of Title Insurance 2013 (PA)
RID1002.doc - ALTA Loan Policy 2006 (RI)
RID1003.doc - ALTA Owner's Policy 2006 (RI)
RID1016.doc - ALTA Homeowner's Policy of Title Insurance 2013 (RI)
SCA0002866.doc - ALTA Owner's Policy 2006 (CA)
SCA0002867.doc - ALTA Loan Policy 2006 (CA)
SCA0002907.doc - ALTA Homeowner's Policy of Title Insurance 2013 (CA)
SCA0002911.doc - ALTA Short Form Residential Loan Policy 2012 (CA)
SCD1063.doc - ALTA Loan Policy 2006 (SC)
SCD1064.doc - ALTA Owner's Policy 2006 (SC)
SCD1066.doc - ALTA Homeowner's Policy of Title Insurance 2013 (SC)
SCD1067.doc - ALTA Short Form Residential Loan Policy 2012 (SC)
SDD1002.doc - ALTA Owner's Policy 2006 (SD)
SDD1003.doc - ALTA Loan Policy 2006 (SD)
SDD1004.doc - ALTA Homeowner's Policy of Title Insurance 2013 (SD)
TND1003.doc - ALTA Owner's Policy 2006 (TN)
TND1004.doc - ALTA Loan Policy 2006 (TN)
TND1006.doc - ALTA Homeowner's Policy of Title Insurance 2013 (TN)
UTD1003.doc - ALTA Owner's Policy 2006 (UT)
UTD1004.doc - ALTA Loan Policy 2006 (UT)
UTD1006.doc - ALTA Homeowner's Policy of Title Insurance 2013 (UT)
UTD1007.doc - ALTA Short Form Residential Loan Policy 2012 (UT)
VTD0001.doc - ALTA Owner's Policy 2006 (VT)
VTD0002.doc - ALTA Loan Policy 2006 (VT)
VTD0003.doc - ALTA Homeowner's Policy of Title Insurance 2013 (VT)
VTD0004.doc - ALTA Short Form Residential Loan Policy 2012 (VT)
WA00001061.doc - ALTA Owner's Policy 2006 (WA)
WA00001062.doc - ALTA Loan Policy 2006 (WA)
WA00001076.doc - ALTA Homeowner's Policy of Title Insurance 2013 (WA)
WID0281.doc - ALTA Loan Policy 2006 (WI)
WID0282.doc - ALTA Owner's Policy 2006 (WI)
WID0298.doc - ALTA Homeowner's Policy of Title Insurance 2013 (WI)
WVD1005.doc - ALTA Owner's Policy 2006 (WV)
WVD1006.doc - ALTA Loan Policy 2006 (WV)
WVD1007.doc - ALTA Homeowner's Policy of Title Insurance 2013 (WV)
WYD1003.doc - ALTA Owner's Policy 2006 (WY)
WYD1004.doc - ALTA Loan Policy 2006 (WY)
WYD1005.doc - ALTA Homeowner's Policy of Title Insurance 2013 (WY)
WYD1006.doc - ALTA Short Form Residential Loan Policy 2012 (WY)

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REPORTS

<i>1099-S Exceptions by Branch, Escrow Officer/Closer</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Imp - Config		872496
Updated to include additional numbers in violation of SSA rules: Begins with "666" Contains "00" in positions 4-5 Contains "0000" in positions 6-9 Affected item(s): SSCORP0001.rpt - 1099-S Exceptions by Branch, Escrow Officer/Closer			

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<i>BRIM Recon</i>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	BRIM Team		870921
New ProTrust Report for the BRIM team Affected item(s): SSCORP5626.rpt - BRIM Recon			

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<i>Closed Orders by Revenue Operation</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	FT MI Admin		865856
Replaced the Excel option checkbox for a dropdown where: a. NONE = Default b. Standard = Current functionality c. Excel-MI Affected item(s): SSCORP5276.rpt - Closed Orders by Revenue Operation			

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<i>Closing Calendar</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	CT NW Indiana		873089
Added Parameter to exclude orders when Settlement date is estimated Affected item(s): SSCORP5271.rpt - Closing Calendar			

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<i>Estimated Title Fees</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	PacNW IT		873679
Added a parameter to have the option to include all loan amounts Affected item(s): SSCORPD3022.spdoc - Estimated Title Charges			

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Order Tasks by Order Date

New/Mod	Requested By	Incident No.	TFS No.
Change Request	NCS CO UT		872280

Updated as follows:

- 'Escrow Officer' added to 'Show additional order information:' drop down (only shows when Group By 2 = Order Number or Due Date)
- New Excel export added, 'Excel-Com & Pol Delivered' (NCS CO UT)
- '^' prefix added to order numbers on PDFs to designate Cash Sale- 'Cash Sale' column added to Excel All, Shows 'Y' or 'N'

Affected item(s):

SSCORP5475.rpt - Order Tasks by Order Date

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Order Tasks by Task Dates

New/Mod	Requested By	Incident No.	TFS No.
Change Request	NCS CO UT		872294

Updated as follows:

- 'Escrow Officer' added to 'Show additional order information:' drop down (only shows when Group By 2 = Order Number or Due Date)
- New Excel export added, 'Excel-Com & Pol Delivered'
- '^' prefix added to order numbers on PDFs to designate Cash Sale- 'Cash Sale' column added to Excel All, Shows 'Y' or 'N'

Affected item(s):

SSCORP5474.rpt - Order Tasks by Task Dates

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Settlement Statements CSS

New/Mod	Requested By	Incident No.	TFS No.
Change Request	NCS FNT SoCal		874087

Updated Payoffs section to show lines where there is a carat sign (^), and no charge, and to show charges with Zeros, but without zeros, when the Additional Payoff Charges section is used

Affected item(s):

SSCORPD3006.spdoc - Master Statement (CSS)
 SSCORPD3007.spdoc - Buyer/Borrower Statement (CSS)
 SSCORPD3008.spdoc - Seller's Statement (CSS)
 SSCORPD3009.spdoc - Individual Statement (CSS)
 SSCORPD3010.spdoc - Property Statement (CSS)
 SSCORPD3011.spdoc - Group Property Statement (CSS)

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Title Product Usage

New/Mod	Requested By	Incident No.	TFS No.
Change Request	Misc. Ops		873010

Added column for Proposed Insured at the end of the Excel export

Affected item(s):

SSCORP5436.rpt - Title Product Usage

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ALABAMA

INTEGRATIONS

QuickBooks Invoice Export

New/Mod New	Requested By	Incident No.	TFS No.
<p>Installation of QuickBooks Invoice Export Tool v1.5.0.0.</p> <p>Allows for the creation of an export file for those joint ventures not currently using CRRAR of all invoices pushed since prior export.</p>			

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ARIZONA

INTEGRATIONS

<i>CSS Import Tool</i>			
New/Mod New	Requested By	Incident No.	TFS No.
<p>Installation of CSS Import Tool v1.18.0.0.</p> <p>The CSS Import Tool enables the creation of or update to SoftPro Select Orders or Templates for each row in a Microsoft Excel workbook using the corresponding CSS Import Mapping Lookup Tables as the mapping table between the Excel workbook and Select Order fields.</p> <p>**CSS Import Tool is permission based.</p>			

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CALIFORNIA

DOCUMENTS

Escrow

<i>Commission Docs (12)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	CT SoCal	INC250315611	874464
Added CDA Notice option.			
Affected item(s):			
SCA0000075.doc - Commission - Buyer Amended			
SCA0000076.doc - Commission - Buyer			
SCA0000326.doc - Commission - Seller Amended			
SCA0000327.doc - Commission - Seller			
SCA0001881.doc - Memorandum of Instructions to Pay Commission			
SCA0002556.doc - Separate Commission – Listing-Selling			
SCA0002557.doc - Separate Memorandum of Inst to Pay Commission – Listing-Selling			
SCA0002987.doc - Commission Instruction			
SSCORPD5536.doc - Commission Clarification - Listing Brokerage			
SSCORPD5536.doc - Commission Clarification - Selling-Buyer Brokerage			
SSCORPD5537.doc - Commission Clarification-Disbursement Instructions			
SSCORPD5961.doc - Commission Clarification			

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<i>EI CAR Amendment (EIS)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Ticor Title SoCal	INC250293895	872865
Removed the extra instance of the Close of Escrow and Acceptance date for SOC\TT ops.			
Affected item(s):			
SCA0000064.doc - EI CAR Amendment (EIS)			

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<i>EI FIRPTA Withholding Instructions</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	CT SoCal	INC250287802	873558
Prompt with warning added for amount.			
Affected item(s):			
SSCORPD0364.doc - EI FIRPTA Withholding Instructions			

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<i>Indemnity Personal Undertaking ML Contractor Form Limited 2024</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	CTC CA		872879
Added "other" contacts to the sig section.			
Affected item(s):			
SSCORPD5717.doc - Indemnity Personal Undertaking ML Contractor Form Limited 2024			

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AUGUST 2025

<i>Loan Information Sheets (2)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	NCS FNT Southwest	INC250287330	872262
Added Phone No. for the lender.			
Affected item(s): SCA0002934.doc - Loan Information Sheet SCA0002934.doc - Loan Information Sheet (Multiple)			

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<i>Trust Certification</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	FNT CA NCS		873560
Document updated to add "or acquire" to 4.a.			
Affected item(s): SCA0000299.doc - Trust Certification SCA0002399.doc - Trust Certification (Non-Parties) SCA0002403.doc - Trust Certification (Deed In and Out of Trust)			

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INTEGRATIONS

Disclosure Source

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

This release (v4.7.1.0) includes the following:

- New version of Disclosure Source API Platform to include:
Additional **Report Type** include:

- Residential Orders – **29-CRES Residential Premium**
- Residential Orders – **28-CRES Residential Standard**

A screenshot of the 'Disclosure Source Form' window. The 'Report Type' dropdown menu is open, showing options: 24-Residential Premium \$99, 24-Residential Premium \$75, 27-Residential Standard \$75, 29-CRES Residential Premium \$99, and 28-CRES Residential Standard \$75. The '24-Residential Premium \$99' option is selected.

- Updated to use the Disclosure Source new API
 - Owner Name – pulls from the Seller Contact Name
 - Escrow Office/Ordering Party fields (except email) – populates based on Escrow Company and Escrow Officer

A screenshot of the 'Disclosure Source Form' window with populated data. The 'Escrow Office / Ordering Party' section is highlighted with a red box. It contains fields for Name, First Name, Last Name, Phone, Email, Street, City, State, and Zip, all populated with test data. Below this section are radio buttons for 'Send report to Listing Agent?' and 'Send report to Selling Agent?', both set to 'NO'. At the bottom, there are radio buttons for 'Order Environmental Report?' set to 'YES', and 'Send' and 'Cancel' buttons.

- Field validation only for the email address pulled into the Disclosure Source Form for the **Escrow Officer, Listing Agent and Selling Agent**. Email must have '@' and '.' Symbols. **Invalid Contact Values** message displays once the Disclosure Source Form is opened and invalid data is found.
- **Configuration**
 - settings are now accessible in **SPAdmin > Configuration > SPTools > Disclosure Source** negating the use of the XML file.
 - Settings updated for required fields and field validation.
 - Access is available when a member of the **DisclosureSourceConfig** Security Group.

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REPORTS

<i>Transaction Activity</i>			
New/Mod Change Request	Requested By FNT LA OAC	Incident No.	TFS No. 873193
Updated or FNT SoCal (LA, IE, and SD) to include out of date range adjustments on 'TBD' transactions			
Affected item(s): SSCORP0018.rpt - Transaction Activity			

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COLORADO

DOCUMENTS

Escrow

<i>Affidavit (Estoppel Deed in Lieu) (2)</i>			
New/Mod Change Request	Requested By FNF CO	Incident No. INC250315069	TFS No. 874433
Various updates made for CO operations only.			
Affected item(s): SSCORPD1361.doc - Affidavit (Estoppel Deed in Lieu - With Debt Cancellation) SSCORPD1360.doc - Affidavit (Estoppel Deed in Lieu - Without Debt Cancellation)			

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<i>Deed (Statutory Special Warranty Deed RAH AH3)</i>			
New/Mod Change Request	Requested By Heritage Title	Incident No. INC250297507	TFS No. 872883
Removed "where one, or more than one" language and added interest language in its place.			
Affected item(s): COD1397.doc - Deed (Statutory Special Warranty Deed RAH AH3)			

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REPORTS

<i>HTC_CO Check Template</i>			
New/Mod Fix	Requested By Reports Team	Incident No.	TFS No. 872918
Resolved issue with payee name printing too low			
Affected item(s): FNFCORP_HTC_CO.rpt - HTC CO Check Template			

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CONNECTICUT

INTEGRATIONS

QuickBooks Invoice Export

New/Mod New	Requested By	Incident No.	TFS No.
<p>Installation of QuickBooks Invoice Export Tool v1.5.0.0.</p> <p>Allows for the creation of an export file for those joint ventures not currently using CRRAR of all invoices pushed since prior export.</p>			

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INTEGRATIONS

Smartview DocSave

New/Mod Mod	Requested By	Incident No.	TFS No.
<p>This release (v1.21.0.0) includes:</p> <ul style="list-style-type: none"> In anticipation of a NY DFS requirement to be enforced later this year (November 1, 2025), a new hyperlinking API call has been added, UPDATEDOCS, to notify Smartview the document should be made publicly accessible. <p>This additional call identifying the document link(s) triggers Smartview to move a copy of those documents to a separate storage solution and returns those links to Select as part of the DOCUMNTLINK5 call with valid and working links.</p> <p>When in an Order using a RTF that allows hyperlinking to be added, selecting a Smartview document and clicking OK, a call is sent to Smartview identifying this document is linked and can be publicly accessible.</p> <p>If the call fails, an error is displayed citing, Unable to retrieve the public document link. Please contact your system administrator if this persists.</p>			

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IDAHO

DOCUMENTS

Phrase(s)

<i>New EI Phrase</i>			
New/Mod New Request	Requested By System Admin	Incident No.	TFS No. 872739
<p>TRANSFER OF TITLE WITH THE DEPT. OF MOTOR VEHICLES / Code: ttdmv01</p> <p>TRANSFER OF TITLE WITH THE DEPT. OF MOTOR VEHICLES: It is hereby acknowledged by the parties hereto, that the Certificate of Title will be transferred between the parties outside of this escrow. Upon close of escrow, the Escrow Holder is instructed deliver the original title from the Seller to the Buyer along with the receipt from the county showing personal property taxes for the subject year have been prepaid. It is the Buyer's sole responsibility to take the necessary steps to transfer the title with the DMV and pay any fees as required by that agency and hold [Pulls Escrow Office Name] harmless for any fees. Signatures of the parties hereunder shall be deemed to be their full acceptance and understanding of the title transfer.</p> <p>Buyer and Seller further agree to hold harmless and relieve the Company of any and all liability that may arise in connection with the Mobile Home remaining personal property and not being affixed to the real property.</p>			

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ILLINOIS

DOCUMENTS

[Escrow](#)

Title Search Report			
New/Mod New Request	Requested By CT Metro	Incident No. INC250312465	TFS No. 874083
New document; please render to view.			
Affected item(s): ILD0626.doc - Title Search Report			

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INTEGRATIONS

Task Notification Tool

New/Mod Mod	Requested By	Incident No.	TFS No.
<p>This release (v3.30.4.0) includes:</p> <ul style="list-style-type: none"><li data-bbox="252 465 1252 504">• Microsoft.Identity.Client DLL version updated to match Select which is 4.66.1.			

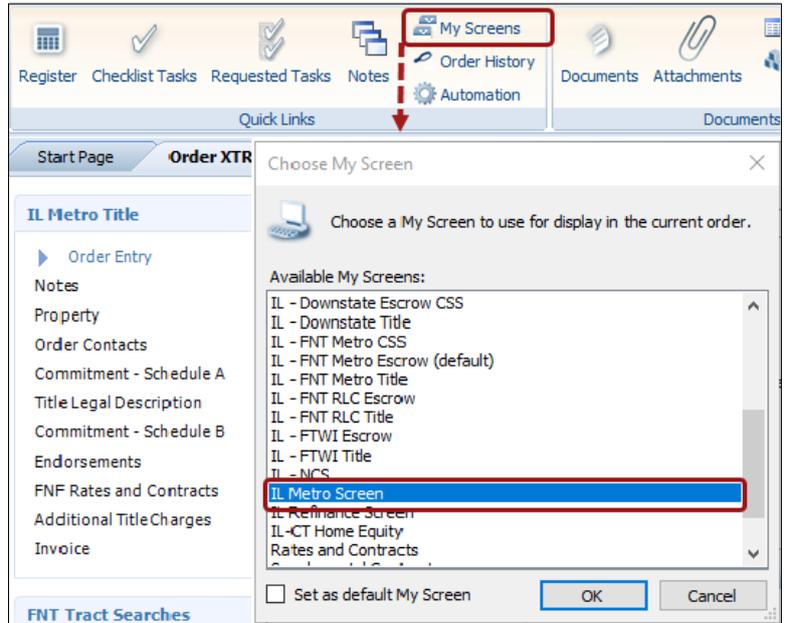
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MY SCREENS

IL Metro Screen

New/Mod New	Requested By FNFI	Incident No.	TFS No.
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The **IL Metro Screen** has been added to the **My Screens** selections.



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INDIANA

DOCUMENTS

[Escrow](#)

ABA (True Defense)			
New/Mod New Request	Requested By CT IN	Incident No. INC250270410	TFS No. 872869
New document; please render to view.			
<u>Affected item(s):</u> IND1374.doc - ABA (True Defense)			

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INTEGRATIONS

Task Notification Tool

New/Mod Mod	Requested By	Incident No.	TFS No.
<p>This release (v3.30.4.0) includes:</p> <ul style="list-style-type: none"><li data-bbox="252 465 1252 504">• Microsoft.Identity.Client DLL version updated to match Select which is 4.66.1.			

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KENTUCKY

DOCUMENTS

[Escrow](#)

Affidavit (Smoke Detector)			
New/Mod New Request	Requested By FNF MN	Incident No. INC250293774	TFS No. 872756
New document; please render to view.			
Affected item(s): KYD1023.doc - Affidavit (Smoke Detector)			

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MAINE

INTEGRATIONS

QuickBooks Invoice Export

New/Mod New	Requested By	Incident No.	TFS No.
<p>Installation of QuickBooks Invoice Export Tool v1.5.0.0.</p> <p>Allows for the creation of an export file for those joint ventures not currently using CRRAR of all invoices pushed since prior export.</p>			

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MARYLAND

INTEGRATIONS

QuickBooks Invoice Export

New/Mod New	Requested By	Incident No.	TFS No.
<p>Installation of QuickBooks Invoice Export Tool v1.5.0.0.</p> <p>Allows for the creation of an export file for those joint ventures not currently using CRRAR of all invoices pushed since prior export.</p>			

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MASSACHUSETTS

INTEGRATIONS

QuickBooks Invoice Export

New/Mod New	Requested By	Incident No.	TFS No.
<p>Installation of QuickBooks Invoice Export Tool v1.5.0.0.</p> <p>Allows for the creation of an export file for those joint ventures not currently using CRRAR of all invoices pushed since prior export.</p>			

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MICHIGAN

DOCUMENTS

[Escrow](#)

New ABAs			
New/Mod Change Request	Requested By CT MI	Incident No.	TFS No. 872278
New and revised ABAs. Please render to view.			
Affected item(s): MID1231.doc - Master ABA Disclosure			

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INTEGRATIONS

Task Notification Tool

New/Mod Mod	Requested By	Incident No.	TFS No.
<p>This release (v3.30.4.0) includes:</p> <ul style="list-style-type: none"><li data-bbox="252 465 1252 504">• Microsoft.Identity.Client DLL version updated to match Select which is 4.66.1.			

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MINNESOTA

DOCUMENTS

Escrow

<i>Affidavit (Consideration for Graduated Percent Fee)</i>			
New/Mod New Request	Requested By Eden Prairie, MN	Incident No. INC250304585	TFS No. 873525
New document; please render to view.			
Affected item(s): NJD1137.doc - Affidavit (Consideration for Graduated Percent Fee)			

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INTEGRATIONS

Task Notification Tool

New/Mod Mod	Requested By	Incident No.	TFS No.
<p>This release (v3.30.4.0) includes:</p> <ul style="list-style-type: none"><li data-bbox="252 465 1252 504">• Microsoft.Identity.Client DLL version updated to match Select which is 4.66.1.			

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MISSOURI

DOCUMENTS

Escrow

<i>CII Hold Harmless</i>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	St. Louis Title	INC250304098	873523
New document; please render to view.			
Affected item(s): MOD1267.doc - CII Hold Harmless			

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<i>City of Eureka Title Call-In Sheet</i>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	St. Louis Title	INC250313553	874224
New document; please render to view.			
Affected item(s): MOD1268.doc - City of Eureka Title Call-In Sheet			

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<i>Full and Final Unconditional Lien Waiver</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Security Title	INC250291885	873313
Updated to pull the property state.			
Affected item(s): MOD1227.doc - Full and Final Unconditional Lien Waiver			

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<i>Trid Seller Letter with Coverage</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	St. Louis Title	INC250299671	873546
Added new question regarding Community Infrastructure & Improvement District Assessments.			
Affected item(s): MOD1228.doc - Trid Seller Letter with Coverage			

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NEVADA

DOCUMENTS

Escrow

<i>El - Disbursement (2)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	FNT Las Vegas	INC250281832	872193
<p>New line added for both Buyer/Borrower and Seller versions that requests they indicate if there is a split in proceeds.</p> <p>Added new language for refinances.</p> <p>Instructions to Transfer Proceeds Escrow Holder is hereby directed to transfer the sum of \$_____ from funds accruing to the undersigned at the close of escrow to Escrow No. _____ at _____ for credit to the account of the undersigned. The undersigned acknowledges that the funds will not be disbursed to said escrow until documents in this escrow have been recorded.</p> <p>Affected item(s): SSCORPD1895.doc - El - Disbursement SSCORPD5366.doc - El - Disbursement (Legal)</p>			

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<i>Specific Defect Indemnity Agreement</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	TT NV	INC250298858	873549
<p>Updated tree title for "FARE" profiles.</p> <p>Affected item(s): NVD1021.doc - Specific Defect Indemnity Agreement</p>			

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INTEGRATIONS

CSS Import Tool

New/Mod New	Requested By	Incident No.	TFS No.
<p>Installation of CSS Import Tool v1.18.0.0.</p> <p>The CSS Import Tool enables the creation of or update to SoftPro Select Orders or Templates for each row in a Microsoft Excel workbook using the corresponding CSS Import Mapping Lookup Tables as the mapping table between the Excel workbook and Select Order fields.</p> <p>**CSS Import Tool is permission based.</p>			

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NEW JERSEY

DOCUMENTS

Escrow

<i>Affidavit of Consideration for Use (2)</i>			
New/Mod Change Request	Requested By Siobon Humphrey	Incident No. INC250309241	TFS No. 873553
These versions were outdated and removed from trees.			
Affected item(s): NJD1078.doc - Affidavit of Consideration for Use by Buyer NJD1079.doc - Affidavit of Consideration for Use by Seller			

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<i>Seller's Residency Certification-Exemption</i>			
New/Mod Change Request	Requested By FRS NJ	Incident No. INC250304548	TFS No. 873311
Updated to reflect most recently provided version.			
Affected item(s): NJD1009.doc - Seller's Residency Certification-Exemption			

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NEW MEXICO

DOCUMENTS

[Escrow](#)

<i>Additional Buyer</i>			
New/Mod New Request	Requested By FNF Compliance	Incident No.	TFS No. 874071
New document; please render to view.			
Affected item(s): NMD1255.doc - Additional Buyer			

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INTEGRATIONS

Lakehouse

New/Mod New	Requested By	Incident No.	TFS No.
<p>This release (v1.5.4.0) includes:</p> <ul style="list-style-type: none">• New method added to obtain an encryption key; Hawaii unable to use Azure Managed Identity• Allow the configuration of the managed identities client id• Allow the override of the header name for the subscription key.			

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REPORTS

<i>Transaction Form (NM)</i>			
New/Mod Change Request	Requested By NM Escrow Admin	Incident No.	TFS No. 873286
Added an additional page with line description and charges for checks, for NM			
Affected item(s): SSCORP5002.rpt - Transaction Form			

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NEW YORK

DOCUMENTS

Escrow

<i>State Tax Guidelines - Document Changes</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	NY OAC	INC250276972	872181
Various changes due to new guidelines regarding State Tax. Please render to view in full.			
<p>Affected item(s): NYD1300.doc - ATTORNEY NYD1309.doc - Letter (Continuation Search) NYD1359.doc - JUDG FED UCC NYD1360.doc - JUDG FED NYD1364.doc - LAST OWNER and LIEN SEARCH NYD1383.doc - STREET DEDICATION</p>			

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<i>State Tax Warrant Search</i>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	CT NY	INC250270696	872874
New document; please render to view.			
<p>Affected item(s): NYD1950.doc - State Tax Warrant Search</p>			

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RELEASE NOTES

AUGUST 2025

NORTH CAROLINA

DOCUMENTS

[Escrow](#)

<i>Secret Service Advisory</i>			
New/Mod New Request	Requested By FT NC	Incident No. INC250289610	TFS No. 872877
New document; please render to view.			
Affected item(s): NCD1027.doc - Secret Service Advisory			

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INTEGRATIONS

QuickBooks Invoice Export

New/Mod New	Requested By	Incident No.	TFS No.
<p>Installation of QuickBooks Invoice Export Tool v1.5.0.0.</p> <p>Allows for the creation of an export file for those joint ventures not currently using CRRAR of all invoices pushed since prior export.</p>			

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OHIO

DOCUMENTS

Escrow

<i>Certificate of Trust</i>			
New/Mod Change Request	Requested By CT Cleveland	Incident No. INC250306279	TFS No. 873540
Removed Irrevocable/Revocable prompt.			
Affected item(s): OHD1067.doc - Certificate of Trust			

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<i>Closing Affidavit (Coronavirus) nka Closing Affidavit</i>			
New/Mod Change Request	Requested By CT OH	Incident No. INC250307388	TFS No. 873538
Updated to remove coronavirus language.			
Affected item(s): OHD1445.doc - Closing Affidavit			

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INTEGRATIONS

Task Notification Tool

New/Mod Mod	Requested By	Incident No.	TFS No.
<p>This release (v3.30.4.0) includes:</p> <ul style="list-style-type: none"><li data-bbox="252 465 1252 504">• Microsoft.Identity.Client DLL version updated to match Select which is 4.66.1.			

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REPORTS

<i>Closed Orders with Policy Type and Policy Rev</i>			
New/Mod New Request	Requested By CT OH Title Admin	Incident No.	TFS No. 871500
New report for CT OH			
Affected item(s): SSCORP5628.rpt - Closed Orders with Policy Type and Policy Rev			

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OKLAHOMA

DOCUMENTS

Escrow

<i>Affidavit (Marketable Title - Prior Leases)</i>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	FNF OK	INC250277881	872881
New document; please render to view.			
<u>Affected item(s):</u> OKD1331.doc - Affidavit (Marketable Title - Prior Leases)			

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OREGON

DOCUMENTS

Escrow

<i>FIRPTA - Statement of Qualified Substitute</i>			
New/Mod Change Request	Requested By System Admin	Incident No.	TFS No. 871634
Document will now show the Escrow Officer signature along with a prompt warning when the user rendering the document is an Escrow Officer.			
Affected item(s): ORD1479.doc - FIRPTA - Statement of Qualified Substitute			

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<i>Letter (City Lien)</i>			
New/Mod Change Request	Requested By Portland CPF	Incident No.	TFS No. 874185
Updated to pull in the current owner from the prelim for Owner.			
Affected item(s): ORD1205.doc - Letter (City Lien)			

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<i>Letter (Funding Request with Wire Data)</i>			
New/Mod New Request	Requested By Western Title	Incident No.	TFS No. 873481
New document; please render to view.			
Affected item(s): ORD1541.doc - Letter (Funding Request with Wire Data)			

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<i>Letter (Funding Request)</i>			
New/Mod Change Request	Requested By Western Title	Incident No.	TFS No. 873479
Updated to use onscreen custom field but if that is empty it will continue to prompt. Also added the escrow assistant to the dropdown.			
Affected item(s): ORD1013.doc - Letter (Funding Request)			

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RELEASE NOTES

AUGUST 2025

Note (Unsecured Promissory)

New/Mod Change Request	Requested By System Admin	Incident No.	TFS No. 872867
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Highlighted section removed.

<p>DO NOT DESTROY THIS NOTE</p> <p>When paid, this note and the Deed of Trust must be surrendered to Trustee for cancellation, before reconveyance will be made.</p>
--

Affected item(s):

ORD1070.doc - Note (Unsecured Promissory)

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Optional Signature Block for Lender (2)

New/Mod Change Request	Requested By System Admin	Incident No.	TFS No. 872871
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Updated to add optional lender signature block.

Affected item(s):

ORD1057.doc - EI Supplemental - Promissory Note and Deed of Trust
ORD1036.doc - Instructions (Scrivener)

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Title

OTIRO Form Filing of ALTA Forms effective 9-1-2025

New/Mod New Request	Requested By Form Filing	Incident No.	TFS No. 873335
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The following *new* OTIRO (ALTA) policy is being added:

- ALTA Residential Limited Coverage Junior Loan Policy 2021 (OTIRO No. PLL-03)

The following *new* OTIRO (ALTA) endorsements are being added:

- OTIRO 2-JR1 - Residential Limited Coverage Junior Loan Policy Datedown (ALTA JR1 - 2021)
- OTIRO 2-JR2 - Residential Limited Coverage Junior Loan Policy Future Advance (ALTA JR2 - 2021)

The following *revised version* OTIRO (ALTA) endorsement is being added:

- OTIRO 242 - Commercial Lender Group 2024 (ALTA 42 - 2024)

The following OTIRO (ALTA) endorsement has been revised (replacing the previous 2021 version):

- OTIRO 203.3 - Zoning - Completed Improvement - Legal Non-Conforming Use (ALTA 3.3 - 2024)

Technical Corrections are in place for the following existing endorsements:

- OTIRO 214 - Future Advance - Priority (ALTA 14 - 2021)
- OTIRO 214.3 - Future Advance - Reverse Mortgage (ALTA 14.3 - 2021)

Affected item(s):
ORD1050.doc - Master Loan Policy (OR)

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PENNSYLVANIA

INTEGRATIONS

QuickBooks Invoice Export

New/Mod New	Requested By	Incident No.	TFS No.
<p>Installation of QuickBooks Invoice Export Tool v1.5.0.0.</p> <p>Allows for the creation of an export file for those joint ventures not currently using CRRAR of all invoices pushed since prior export.</p>			

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RHODE ISLAND

INTEGRATIONS

QuickBooks Invoice Export

New/Mod New	Requested By	Incident No.	TFS No.
<p>Installation of QuickBooks Invoice Export Tool v1.5.0.0.</p> <p>Allows for the creation of an export file for those joint ventures not currently using CRRAR of all invoices pushed since prior export.</p>			

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SOUTH CAROLINA

INTEGRATIONS

QuickBooks Invoice Export

New/Mod	Requested By	Incident No.	TFS No.
New			
<p>Installation of QuickBooks Invoice Export Tool v1.5.0.0.</p> <p>Allows for the creation of an export file for those joint ventures not currently using CRRAR of all invoices pushed since prior export.</p>			

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TEXAS

DOCUMENTS

Escrow

<i>Critical Dates nka FALL-Critical Date</i>			
New/Mod Change Request	Requested By Allegiance Title	Incident No. INC250300578	TFS No. 873544
Updated to match the most recently provided and approved version. Please render to view.			
Affected item(s): SSTXD00236.doc - FALL-Critical Date			

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REPORTS

<i>Disbursement Approval</i>			
New/Mod Fix	Requested By TX Escrow Admin	Incident No.	TFS No. 873392
Troubleshooted why the report was failing for random days			
Affected item(s): SSCORP5396.rpt - Disbursement Approval			

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INTEGRATIONS

QuickBooks Invoice Export

New/Mod New	Requested By	Incident No.	TFS No.
<p>Installation of QuickBooks Invoice Export Tool v1.5.0.0.</p> <p>Allows for the creation of an export file for those joint ventures not currently using CRRAR of all invoices pushed since prior export.</p>			

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WASHINGTON

DOCUMENTS

Escrow

<i>Exhibit A Commitment Legal</i>			
New/Mod New Request	Requested By CT Seattle	Incident No.	TFS No. 873298
New document; please render to view.			
Affected item(s): WA00001100.doc - Exhibit A Commitment Legal			

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WEST VIRGINIA

INTEGRATIONS

QuickBooks Invoice Export

New/Mod New	Requested By	Incident No.	TFS No.
<p>Installation of QuickBooks Invoice Export Tool v1.5.0.0.</p> <p>Allows for the creation of an export file for those joint ventures not currently using CRRAR of all invoices pushed since prior export.</p>			

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WISCONSIN

DOCUMENTS

Escrow

<i>Commercial Authorization</i>			
New/Mod Change Request	Requested By CT WI	Incident No. INC250300129	TFS No. 873556
Updated so that document can be rendered for Buyer/Borrower contacts.			
Affected item(s): WID0308.doc - Commercial Authorization			

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INTEGRATIONS

Task Notification Tool

New/Mod Mod	Requested By	Incident No.	TFS No.
<p>This release (v3.30.4.0) includes:</p> <ul style="list-style-type: none"><li data-bbox="252 465 1252 504">• Microsoft.Identity.Client DLL version updated to match Select which is 4.66.1.			

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NCS

REPORTS

<i>Closing Calendar</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	NY CTI NCS		872112
Updated column formatting for Excel - Custom Brief option			
Affected item(s): SSCORP5271.rpt - Closing Calendar			

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<i>Corporate Invoice / Consolidated Invoice</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	CTI NY NCS		872484
Updated to show "(TAXABLE)" instead of "(TAX)"			
Affected item(s): SSCORPD5021.spdoc - Invoice SSCORPD3003.spdoc - Consolidated Invoice			

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<i>Invoice Statement</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	NCS FNT NY		873043
Update for FNT to mirror CLT current Logic			
Affected item(s): NYD5998.spdoc - Invoice Statement			

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<i>NCS Commissions by Selection</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	FNT NCS NY		872973
Updated to look at Custom Fields that had a context of "Order" and have been updated to have a context of Property"			
Affected item(s): SSCORP5369.rpt - NCS Commissions by Selection			

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<i>Title Bill Application</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	NCS NY FNT & CLT Admin		873696
Suppressed "Mortgage Amount" and Zero from showing, when there is no Mortgage Amount present in the file			
Affected item(s): NYD1030.spdoc - Title Bill Application			

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