

SOFTPRO SELECT

December 2025

RELEASE NOTES



Testing Release Date: December 5, 2025
Production Release Date: December 15, 2025



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ALL STATES/SITES

DOCUMENTS

Escrow

<i>El - Interest Bearing Accounts (2)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Settlement		892236
<p>Added (IBA) to name of document for search purposes. And changed "The Escrow Company" to "Escrow Holder" in item 6. Please render document in full to view update.</p> <p>Affected item(s): SSCORPD5445.doc - El - Interest Bearing Accounts (IBA) SSCORPD1844.doc - El - Interest Bearing Accounts (IBA) (Legal)</p>			

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<i>Freddie Mac Recorded Documents Schedule</i>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	FNF Corporate	INC250457701, INC250490635	892087
<p>New document; please render to view.</p> <p>Affected item(s): SSCORPD6023.doc - Freddie Mac Recorded Documents Schedule</p>			

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<i>Wire Instructions to reflect Bank Address</i>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	Settlement		892824
<p>In accordance with ISO 20022 changes and Tech Memo 157-2013, Wire forms were updated to reflect complete address of the intended recipient.</p> <p>Outgoing wire forms (EI-Disbursement) were updated to have a line for the bank's address along with an additional instructional paragraph. Incoming forms (Wiresafe and Wire Information forms) were updated for the address line.</p> <p>Affected item(s): SSCORPD1895.doc - El - Disbursement SSCORPD5366.doc - El - Disbursement (Legal) SSCORPD5540.doc - Outgoing Wire Information SSCORPD5545.doc - Wire Account Notification (NCS - Commercial) SSCORPD5679.doc - Wire Account Notification (Agency) SSCORPD5937.doc - Wire Account Notification with Wire Fraud Alert Notice (NCS - Commercial) SSCORPD5962.doc - Wire Account Notification with Third Party Depositor (NCS - Commercial) SSCORPD1807.doc - Wire Information SSCORPD5330.doc - Wire Information (International) SSCORPD6008.doc - Wire Information - FNTIC SSCORPD6011.doc - Wire Information (no prompts) SSCORPD5541.doc - WireSafe Fraud Alert SSCORPD5542.doc - WireSafe Fraud Alert - Buyer Call (esign) SSCORPD5616.doc - WireSafe Fraud Alert (International) SSCORPD5627.doc - WireSafe Fraud Alert (eSign) SSCORPD5680.doc - WireSafe Fraud Alert (Seller Only) SSCORPD5681.doc - WireSafe Fraud Alert (Lender Only) SSCORPD5702.doc - WireSafe Fraud Alert (Refi-Borrower) SSCORPD5808.doc - WireSafe Fraud Alert (International - esign)</p>			

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[WireSafe Fraud Alert Forms - Entity Only \(2\)](#)

New/Mod	Requested By	Incident No.	TFS No.
New Request	FNF Documents	INC250378427	894719

New versions of this form are available for Entity contacts only. If the file has more than 1 person in the people grid, users will need to add this form to the rendering bucket for as many people are associated to the entity. One person per form will sign.

Affected item(s):

- SSCORPD5541.doc - WireSafe Fraud Alert (Buyer Only)
- SSCORPD6024.doc - WireSafe Fraud Alert (Buyer Entity Only)
- SSCORPD6025.doc - WireSafe Fraud Alert (Seller Entity Only)

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REPORTS

<i>1099-S Corporations and Entities</i>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	DSG & 1099 Dpt.		891728
New Report for the 1099 Department and the DSG			
Affected item(s): SSCORP5633.rpt - 1099-S Corporations and Entities			

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<i>1099-S Exceptions by Branch, Escrow Officer/Closer</i>			
New/Mod	Requested By	Incident No.	TFS No.
Troubleshooting	Support & Reports Teams		892599
Fixed Foreign person not being marked after last update			
Affected item(s): SSCORP0001.rpt - 1099-S Exceptions by Branch, Escrow Officer/Closer			

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<i>Batch Privacy Notice Letter</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	DSG Admin		892973
Updated to have the letter generate for files with a balance of .01 or greater as of date			
Affected item(s): SSCORP5406.rpt - Batch Privacy Notice Letter			

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<i>Commercial Starter Policy Extract</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Commercial Counsel		892289
Changed the label and data point for column V "Commitment Proposed Insured" to "Policy Proposed Insured" and, instead of the data pulling from the Commitment Sch. A screen, it pulls from the Policy Screen			
Affected item(s): SSCORP5612.rpt - Commercial Starter Policy Extract			

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<i>Fees by {Selection}</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	NCS FFSR Admin		890865
Added Marketing Source Lookup code column to the Excel Export version			
Affected item(s): SSCORP5005.rpt - Fees by {Selection}			

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Published Documents Report

New/Mod	Requested By	Incident No.	TFS No.
New Request	AZ-NV CPF		892437
New report to show all published documents in the date range			
NOTE: AZ-NV option returns specific Title Products			
Affected item(s): SSCORP5636.rpt - Published Documents Report			

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Settlement Statements (HTML)

New/Mod	Requested By	Incident No.	TFS No.
Change Request	Misc. Ops		890858
Added logic to bypass issue with the Date Custom Field, that when used, all signatures show, regardless of users editing them or deleting them in the contacts.			
Affected item(s): SSCORPD5454.spdoc - Settlement Statements			

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Task Turn-Time

New/Mod	Requested By	Incident No.	TFS No.
Change Request	Dallas CPF Admin		890867
Updated so when the start and stop task is the same in both dropdowns to select the task, then use the due date for the start and the completed date for the stop			
Affected item(s): SSCORP5423.rpt - Task Turn-Time			

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Transaction Activity

New/Mod	Requested By	Incident No.	TFS No.
Change Request	Reports Team		889443
Added Programming Notes			
Affected item(s): SSCORP0018.rpt - Transaction Activity			

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Transaction Form

New/Mod	Requested By	Incident No.	TFS No.
Change Request	Settlement		894202
Added Account Mailing Address per Escrow Technical Memorandum 157-2013			
Affected item(s): SSCORP5002.rpt - Transaction Form			

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Weekly Summary of Business Worksheet			
New/Mod Change Request	Requested By Reports Team	Incident No.	TFS No. 890864
Updated weeks for 2026			
Affected item(s): SSCORP5247.rpt - Weekly Summary of Business Worksheet			

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CALIFORNIA

DOCUMENTS

Escrow

<u>2026 593s</u>			
New/Mod Change Request	Requested By CA	Incident No.	TFS No. 891075
In addition to the 2025 593 forms, the 2026 593 forms are now available as well.			
Affected item(s): SCA0002668.doc - 593 Form (2026) - Tax Statement SCA0002668.doc - 593 Form (2026) - Tax Statement (Refi) SCA0002669.doc - 593 Form Instructions (2026) - Tax Statement SCA0002676.doc - 593-V Form (2026) - Payment Voucher			

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<u>Affidavit (Free and Clear - No Deed of Trust)</u>			
New/Mod Change Request	Requested By CLT Southwest NCS	Incident No. INC250508699	TFS No. 893524
For Southwest NCS only, updated to show all blank lines for the notary jurat.			
Affected item(s): SSCORPD5420.doc - Affidavit (Free and Clear - No Deed of Trust) SSCORPD5941.doc - Affidavit (Free and Clear - No Deed of Trust) Legal			

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<u>Affidavit (Uninsured Deed)</u>			
New/Mod Change Request	Requested By LT SoCal	Incident No. INC250485546	TFS No. 892106
Updates for SOCLT only: You can now add sellers' signatures (in purchase files) and other signer names. Multiple names entered in the new prompt must each be separated with "and". Also, users will now see both Title and Escrow Order Numbers for easy reference.			
Affected item(s): SCA0002169.doc - Affidavit (Uninsured Deed)			

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<i>Deeds (Builder Services)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Builder Services		894362
Updated for Builder Services.			
<p>Affected item(s): SCA0002937.doc - Administrator's Deed SCA0002223.doc - Deed in Lieu of Foreclosure SCA0000129.doc - Grant Deed SCA0000131.doc - Grant Deed CP SCA0000133.doc - Grant Deed Other Party SC SCA0002357.doc - Grant Deed Out of-In to Trust SCA0002378.doc - Grant Deed In and Out of Trust with PCOR SCA0002623.doc - Grant Deed In and Out of Trust with PCOR - SAC SCA0002540.doc - Grant Deed with PCOR SCA0002624.doc - Grant Deed with PCOR - SAC SCA0002826.doc - Grant Deed (HGG) SCA0002733.doc - Grant Deed (Regents) SCA0002734.doc - Grant Deed (Sunrise Village) SCA0000147.doc - Interspousal Transfer Deed SCA0000148.doc - Interspousal Transfer Deed SC SCA0000150.doc - Interspousal Transfer Deed CP SCA0002639.doc - Interspousal Transfer Deed with PCOR SCA0002640.doc - Interspousal Transfer Deed SC with PCOR SCA0002641.doc - Interspousal Transfer Deed CP with PCOR SCA0002656.doc - Interspousal Transfer Deed with PCOR - SAC SCA0002657.doc - Interspousal Transfer Deed SC with PCOR - SAC SCA0002658.doc - Interspousal Transfer Deed CP with PCOR - SAC SCA0000257.doc - Quitclaim Deed SCA0002725.doc - Quitclaim Deed with PCOR SCA0002420.doc - Special Warranty Deed SCA0002421.doc - Statutory Bargain and Sale Deed SCA0002514.doc - Trustee's Deed Upon Sale</p>			

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<i>EIs (Seller-Exchanger Label Updates) (2)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	CT Santa Clara	INC250490716	892091
For NoCal Santa Clara CT only: updated labels to show who is a seller and who is an exchanger.			
<p>Affected item(s): SCA0000315.doc - EI Commercial Sale (EIS) SCA0002235.doc - EI Sale (Seller's) (EIS)</p>			

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<i>Funding Request Letters (2)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	TT CA	INC250510657	893502
Updated to remove wire details.			
<p>Affected item(s): SCA0001102.doc - Funding Request Letter - Enclosures Listed SCA0000126.doc - Funding Request Letter - Enclosures Not Listed</p>			

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HCD Updates (8)

New/Mod	Requested By	Incident No.	TFS No.
Change Request	CA	n/a	892367
Updated to most recent version provided on the hcd.ca.gov website.			
The following have been retired by the HCD, please contact the HCD office for information on replacement forms:			
<p>MH Clarification Statement (HCD 490.3) MH Irrevocable Assignment (HCD 482.4) MH Notice of Acknowledgement (HCD 482.5) MH Truck Camper Ownership Questionnaire (HCD 487.3)</p>			
Affected item(s):			
SCA0000160.doc - MH Application for Duplicate Cert of Title (HCD 480.4)			
SCA0000161.doc - MH Application for Duplicate Register Card (HCD 481.2)			
SCA0000168.doc - MH Bond Requirements (HCD 480.0)			
SCA0000174.doc - MH Clarification Statement (HCD 490.3)			
SCA0002388.doc - MH Irrevocable Assignment (HCD 482.4)			
SCA0002389.doc - MH Notice of Acknowledgement (HCD 482.5)			
SCA0002636.doc - MH Notice of MH Conversion to Fixture Improvement (HCD 433C)			
SCA0002392.doc - MH Truck Camper Ownership Questionnaire (HCD 487.3)			

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Mendocino County Notary Update

New/Mod	Requested By	Incident No.	TFS No.
Change Request	FNT CA		892634
If the property is located in Mendocino County, the PENALTY OF PERJURY language will provide a blank line for the notary to enter their state. All other counties will keep pulling in California.			

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

New/Mod	Requested By	Incident No.	TFS No.
Change Request	FT Alameda Contra Costa	INC250490741	891836
Updated to pull the buyer's forwarding address instead of the current address.			
Affected item(s):			
SCA0000172.doc - MH Certification of Retail Value and Purchase Price (HCD 476.4)			

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Notice of Settlement Agent Responsibility

New/Mod	Requested By	Incident No.	TFS No.
Change Request	NCS CA		894870
For NCS Southwest FNT operations only: updated to allow users to choose contacts and properties.			
Affected item(s):			
SSCORPD5500.doc - Notice of Settlement Agent Responsibility			

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<i>Owner Info Request</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	CT CA	INC250513155	893498
Added GSA field.			
Affected item(s): SCA0000245.doc - Owner Info Request			

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<i>Recording and Policy Instructions (w/ Notes)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	FNT Pheonix		894142
Suppressed the order for Policy of Title Insurance section for FNT AZ NCS.			
Affected item(s): SCA0001021.doc - Recording and Policy Instructions (w/ Notes)			

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REPORTS

Batch Open Order Sheet (with notes)

New/Mod Troubleshooting	Requested By FNT SoCal EI-SD Admin	Incident No.	TFS No. 890832
For FNT SoCal EI and SD Ops, added non-Mkt Src Rep to top section for Mkt Src Rep			
Affected item(s): SSCORP5098.rpt - Batch Open Order Sheet (with notes)			

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Buyer Settlement Statement

New/Mod Change Request	Requested By CA Ops	Incident No.	TFS No. 892229
Updated parameter "Include buyer broker commission notice" for all CA profile to be unchecked, except for CT SoCal profiles.			
Affected item(s): SSCORPD5454.spdoc - Settlement Statements			

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Closing by Post Date - SPUG 125

New/Mod Change Request	Requested By Reports, Imp & Config Teams	Incident No.	TFS No. 890862
Update to include the new system Marketing Rep percentage fields for new files created with 4.3.75. The report will no longer calculate percentages. Values must be entered in the new fields by users to sync with BI Reports.			
NOTE: For files created in older versions of Select, the report will still look at the old Custom Fields so historical data will continue be available			
Affected item(s): SSCORP5572.rpt - Closings by Post Date			

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Closing by Post Date FNT LA - SPUG 125

New/Mod Change Request	Requested By Reports, Imp & Config Teams	Incident No.	TFS No. 890860
Update to include the new system Marketing Rep percentage fields for new files created with 4.3.75. The report will no longer calculate percentages. Values must be entered in the new fields by users to sync with BI Reports.			
NOTE: For files created in older versions of Select, the report will still look at the old Custom Fields so historical data will still be available			
Affected item(s): SSCORP5586.rpt - Closings by Post Date - FNT LA			

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COLORADO

DOCUMENTS

Escrow

<i>DR1083</i>			
New/Mod Change Request	Requested By CO	Incident No. INC250541601	TFS No. 895026
Updated to most recent version, please render to view.			
Affected item(s): COD1034.doc - DR1083			

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<i>Documentary Fees on Deeds</i>			
New/Mod Change Request	Requested By NCS CO	Incident No.	TFS No. 894874
Updated to ensure the functionality for the Doc Fee is looking to "Documentary Fee" as the description in the Recording Charges section.			
Affected item(s): COD1268.doc - Deed (General Warranty) COD1295.doc - Deed (General Warranty - Legal) COD1355.doc - Deed (General Warranty Assumption) COD1373.doc - Deed (General Warranty) CRS COD1405.doc - Deed (General Warranty - Short Sale) COD1407.doc - Deed (General Warranty - Short Sale - Legal) COD1269.doc - Deed (Special Warranty) COD1404.doc - Deed (Special Warranty - Short Sale) COD1406.doc - Deed (Special Warranty - Short Sale - Legal)			

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<i>Tax Water and Assessment Agreement (2)</i>			
New/Mod Change Request	Requested By Heritage & CT	Incident No. INC250530751	TFS No. 894404
Updated to pull the new paragraph in section II only when "has" is chosen for the drop down. Also, corrected typo of hereby.			
Affected item(s): COD1356.doc - Tax Water and Assessment Agreement COD1033.doc - Tax Water and Assessment Agreement (Legal)			

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FLORIDA

DOCUMENTS

Escrow

<i>Hold Harmless (Homestead Exemption)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Bayshore Title / State Counsel	INC250522496	894863
Updated language, please render to view.			
Affected item(s): FLD1312.doc - Hold Harmless (Homestead Exemption)			

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<i>Letter (Survey Request)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	FT Orlando	INC250497888	892097
Updated to look to cell phone numbers.			
Affected item(s): FLD1065.doc - Letter (Survey Request)			

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<i>Property Information Reports (2)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	LCT	INC250486569	891970
Updated for LCT only to look to requirements instead of certain exceptions.			
Affected item(s): FLD1209.doc - Property Information Report FLD1346.doc - Property Information Report - Tax Deed			

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MY SCREENS

All Screens

New/Mod Mod	Requested By Tami Sturdivant	Incident No. INC250500631	TFS No.
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The **Expressions** have been modified to display the,

- > **Buyer**
- > **Seller**
- > **Property**
- > **Settlement Date**

This change is visible when the **My Screens > FL Custom Screens** is selected.

Buyer: Buyer Organization, LLC	Property: 859 Old River Road
Seller: Seller Holdings, LLC	Settlement Date: 10/24/2025

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Checklist Tasks Screen

New/Mod Mod	Requested By Tami Sturdivant	Incident No. INC250500631	TFS No.
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A custom **Checklist Tasks** screen has been added to the General screens to allow for the **Notes** to be expanded by default.

This change is visible when the **My Screens > FL Custom Screens** is selected.

The screenshot displays the 'Checklist Tasks' screen. On the left is a sidebar with a 'General' tab selected. The main area shows a table of tasks:

Status	Task	Milestone	Category	Occurs	Due Date	Assigned To	Completed Date
Required	AUD01 Third Party Deposit Instructions Signed	No		Pre-closing	12/10/2025 08:32 ...		
Required	AUD02 Third Party Deposit Lender Approval	No		Pre-closing			
Required	AUD03 Wire Safe Alert Sent Securely	No		Pre-closing	12/05/2025 08:32 ...		
	AUD04 Absentee Owner Transaction	No		Pre-closing			
	AUD05 Verbal Verification of Wires - Payoff 1	No		Pre-closing			
	AUD06 Verbal Verification of Wires - Payoff 2	No		Pre-closing			
Required	AUD07 File to File transfers proper authorization from...	No		Pre-closing			
Required	AUD08 File to File transfers proper authorization from...	No		Pre-closing			
	AUD09 Current Title Report (later date/date down)	No		Pre-closing			
N/A	AUD10 1099	No		Pre-closing			12/05/2025 08:32 ...
	AUD11 Recordings Sent	No		Pre-closing			
	AUD12 Recording Confirmation	No		Pre-closing			

Below the table, there are filters for 'Occurs' (Pre-closing selected), 'Code' (AUD01), 'Task' (AUD01 Third Party Deposit Instructions Signed), 'Status' (Required), 'Due' (12/10/2025 08:32 AM), and 'Completed' (None). At the bottom, a 'Notes (0)' section is highlighted with a red box, showing a table with columns for 'Created', 'Last Modified', and 'Note'.

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HAWAII

DOCUMENTS

Escrow

<i>Absentee Letters (4)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	System Admin		892600
Updated to pull the Title Office (T) if the Escrow Office (A) is not populated.			
Affected item(s): SSCORPD5923.doc - Letter (Refi - Absentee Owner) SSCORPD5923.doc - Letter (Listing - Absentee Owner) SSCORPD5880.doc - Letter (Notice Transaction Confirmation-Absentee Owner) TBD SSCORPD5832.doc - Letter (Notice Transaction Confirmation-Absentee Owner)			

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<i>FIRPTA - No T.I.N. Instructions</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	TG HI		894401
Added prompt for users to select signatories.			
Affected item(s): SSCORPD5185.doc - FIRPTA - No T.I.N. Instructions			

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<i>Letter (Opening Buyer Project)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	TG HI		894709
Language updated and prompt for the privacy notice has been added.			
Affected item(s): HID1277.doc - Letter (Opening Buyer Project)			

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IDAHO

DOCUMENTS

Escrow

<i>Absentee Letters (4)</i>			
New/Mod Change Request	Requested By System Admin	Incident No.	TFS No. 892600
Updated to pull the Title Office (T) if the Escrow Office (A) is not populated.			
Affected item(s): SSCORPD5923.doc - Letter (Refi - Absentee Owner) SSCORPD5923.doc - Letter (Listing - Absentee Owner) SSCORPD5880.doc - Letter (Notice Transaction Confirmation-Absentee Owner) TBD SSCORPD5832.doc - Letter (Notice Transaction Confirmation-Absentee Owner)			

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<i>Indemnity for DOT</i>			
New/Mod New Request	Requested By Regional Counsel	Incident No.	TFS No. 891973
New document; please render to view.			
Affected item(s): IDD1162.doc - Indemnity for DOT			

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ILLINOIS

DOCUMENTS

Escrow

<i>Attorney Agent Exam Form</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	FT Metro		892101
For FT Metro only: update to hard code the fax and email at the top of the form.			
Affected item(s): ILD0230.doc - Attorney Agent Exam Form			

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<i>Escrow Folder Cover Sheet</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	CT Metro	INC250511177	892887
Various changes; please render to view in full.			
Affected item(s): ILD0342.doc - Escrow Folder Cover Sheet			

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<i>Fannie Mae Recorded Documents Schedule</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	IL	INC250534691	894608
Updated for IL users to pull the UW logo.			
Affected item(s): SSCORPD6013.doc - Fannie Mae Recorded Documents Schedule			

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<i>Letter (Transaction Confirmation)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	CT Downstate	INC250519125	893769
Updated the below profiles to always pull the Escrow Office email address.			
"5245 Peoria" or "5245 Pekin" "5253 Champaign" "5271 Springfield" "5606 Bloomington" "5615 Ottawa" "\CT Downstate"			
Affected item(s): SSCORPD5832.doc - Letter (Transaction Confirmation)			

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REPORTS

<i>Closing Buyer Attorney</i>			
New/Mod Change Request	Requested By CT CHI Sales	Incident No.	TFS No. 890869
Added checkbox parameter to add open order date. When checked the column will show at the end of the report			
Affected item(s): SSCORP5528.rpt - Closing Buyer Attorney			

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INDIANA

DOCUMENTS

Escrow

<i>Acknowledgment of Refusal to File Homestead Exemption</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	FT IN	INC250500762	892895
Added prompt for the first paragraph for the FIDS profile only.			
Affected item(s): IND1012.doc - Acknowledgment of Refusal to File Homestead Exemption			

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<i>Affidavit (Issuance of ALTA 49.1)</i>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	IN	INC250533056	894705
New document; please render to view.			
Affected item(s): IND1375.doc - Affidavit (Issuance of ALTA 49.1)			

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LOUISIANA

DOCUMENTS

Title

<i>ALTA Homeowner's Policy of Title Insurance 2021 (LA)</i>			
New/Mod New Request	Requested By internal Maintenance	Incident No.	TFS No. 891904
New state-specific and product specific version that renders faster than Master Owner's Policy.			
Affected item(s): LAD1164.doc - ALTA Homeowner's Policy of Title Insurance 2021 (LA)			

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MISSOURI

DOCUMENTS

Escrow

<i>Northeast Public Sewer District</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	St. Louis Title	INC250495035	891831
Updated to the most recent version Effective 05/2025.			
Affected item(s): MOD1239.doc - Northeast Public Sewer District			

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<i>Real Estate Tax Payment Indemnity</i>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	St. Louis Title	INC250508754	892691
New document; please render to view.			
Affected item(s): MOD1271.doc - Real Estate Tax Payment Indemnity			

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MONTANA

DOCUMENTS

Escrow

<i>Absentee Letters (4)</i>			
New/Mod Change Request	Requested By System Admin	Incident No.	TFS No. 892600
Updated to pull the Title Office (T) if the Escrow Office (A) is not populated.			
Affected item(s): SSCORPD5923.doc - Letter (Refi - Absentee Owner) SSCORPD5923.doc - Letter (Listing - Absentee Owner) SSCORPD5880.doc - Letter (Notice Transaction Confirmation-Absentee Owner) TBD SSCORPD5832.doc - Letter (Notice Transaction Confirmation-Absentee Owner)			

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NEBRASKA

REPORTS

<i>NY Title Bill</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	FRVH Ops		893416
<p>Updated for Riverhead Ops as follows:</p> <ol style="list-style-type: none"> Blank description Lines with amounts: If buyer and/or seller debit has a fee in the front on a line, but no description in the Company Charges section, then show the amount on the ReadyDocs with the blank description. Else keep the current logic Sales Tax: New section "STX" will show last in the Company Charges section. <p>Affected item(s): NYD1029.spdoc - NY Title Bill</p>			

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<i>Title Bill Application</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	FRVH Ops		893532
<p>Updated for Riverhead Ops as follows:</p> <ol style="list-style-type: none"> Blank description Lines with amounts: If buyer and/or seller debit has a fee in the front on a line, but no description in the Company Charges section, then show the amount on the ReadyDocs with the blank description. Else keep the current logic Sales Tax: New section "STX" will show last in the Company Charges section. <p>Affected item(s): NYD1030.spdoc - Title Bill Application</p>			

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NEVADA

DOCUMENTS

Escrow

<i>El - Deed in Lieu</i>			
New/Mod New Request	Requested By TT NV	Incident No. INC250510178	TFS No. 892889
New document; please render to view.			
Affected item(s): NVD1484.doc - El - Deed in Lieu			

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<i>Solar Acknowledgment</i>			
New/Mod Change Request	Requested By NV	Incident No. INC250533785	TFS No. 894600
Added property address and order number.			
Affected item(s): NVD1479.doc - Solar Acknowledgment			

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Title

<p><i>CLTA Trustee's Sale Guarantee (w-NV Mod) & Tax Guarantee Homeowner's Association Foreclosure Sale Guarantee (NV)</i></p>			
<p>New/Mod Change Request</p>	<p>Requested By CPF-Las Vegas\NVSTEP-Nevada</p>	<p>Incident No. INC250513228, 229, 230</p>	<p>TFS No. 894269</p>
<p>The modifications below have been completed for some custom fields used by the below Nevada guarantees.</p> <p><u>External RN:</u> The modifications below have been completed for some custom fields used by the below Nevada guarantees.</p> <p><u>Regular TSG</u></p> <ul style="list-style-type: none"> The label for the fourth prompt (item 3.d.ii. on Schedule A of the Nevada regular TSG form) will now read " Enter the name(s) and address(es) of persons who have recorded request for notice " (intentionally without caps; appropriate for all guarantees that currently use this custom field). <p><u>HOA TSG</u></p> <ul style="list-style-type: none"> The label for the second prompt (for item 3.d.ii. on Schedule A of the Nevada HOA TSG form) will now read "Enter the address(es) of the debtor(s) shown on the last recorded deed". NOTE: A new custom field was created for this on the Nevada specific HOA TSG, as the label for the existing/previous CF (used by multiple other guarantees) is required to retain its current phrasing. The label for the third prompt (item 3.d.iii. on Schedule A of the HOA TSG form) will now read "Enter the name(s) and address(es) of persons who have recorded request for notice" (intentionally without caps; appropriate for all guarantees that currently use this custom field). <p><u>TAX TSG</u></p> <ul style="list-style-type: none"> The label for the third prompt (item 3.d.i. on Schedule A of the Nevada TAX TSG form) will now read "Enter the address(es) of the trustor(s) or mortgagor(s) in the Tax Trustee Deed" (existing custom field specific to the NV package; not used by any other guarantees). The label for the fourth prompt (item 3.d.ii. on Schedule A of the Nevada TAX TSG form) will now read "Enter the name(s) and address(es) of persons entitled to receive copies of notices" (switched to custom field with correct label for item 3.d.ii. preamble). NOTE: This modification was not requested, however, the correction was required to display the proper label to coincide with the 3.d.ii. preamble of this form.) The label for the fifth prompt (item 3.d.iii. on Schedule A of the Nevada TAX TSG form) will now read "Enter the name(s) and address(es) of state taxing agencies entitled to receive copies of notices" (switched to custom field with correct label for item 3.d.iii. preamble). 			

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NEW YORK

DOCUMENTS

Title

<i>Special Search forms</i>			
New/Mod Change Request	Requested By CT NY NCS	Incident No.	TFS No. 894057
Four new special search forms added at the request of CT NY NCS.			
Affected item(s): NYD1888.doc - Easement Search NYD1899.doc - Judgment and Lien Search NYD1921.doc - Attorney Search NYD1922.doc - Informational Continuation			

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REPORTS

<i>NY Title Bill</i>			
New/Mod Change Request	Requested By Reports Team	Incident No.	TFS No. 888207
Updated to ignore the lack of a lender contact if the transaction is a cash sale so the document does not error if there is one.			
Affected item(s): NYD1029.spdoc - NY Title Bill			

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NORTH CAROLINA

DOCUMENTS

Escrow

<i>Corporate Title File Second Review Compliance Form</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	CTNC	INC250424534 and INC250495542	891844
Updated to show commitment countersig and text for CTNC operations.			
Affected item(s): SSCORPD5611.doc - Corporate Title File Second Review Compliance Form			

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<i>Wire Account Notification (NCS - Commercial)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	CT NC	INC250493769	892394
For NCS\Chicago\CT operations only: Updated ACCOUNT NAME to always pull from the escrow office contact.			
Affected item(s): SSCORPD5545.doc - Wire Account Notification (NCS - Commercial)			

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OHIO

DOCUMENTS

Escrow

<i>Escrow Acceptance (2)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	CT OH	INC250491315	891967
Various updates requested by state counsel. Please render to view.			
Affected item(s): OHD1379.doc - Escrow Acceptance OHD1206.doc - Escrow Acceptance (Legal) - eSign			

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<i>Future Tax Search Request</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	CT OH	INC250501630	892390
Updated verbiage for questions.			
Affected item(s): OHD1309.doc - Future Tax Search Request			

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OKLAHOMA

DOCUMENTS

Escrow

<i>Special Certificate (Buyers Check)</i>			
New/Mod New Request	Requested By AllFirst	Incident No. INC250535362	TFS No. 894711
New document; please render to view.			
Affected item(s): OKD1333.doc - Special Certificate (Buyers Check)			

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OREGON

DOCUMENTS

Phrase(s)

El phrase slrtbk01			
New/Mod Change Request	Requested By WT-Bend	Incident No.	TFS No. 892172
Additional text added:			
<p>SELLER RENT BACK: It is understood and agreed that the undersigned seller is paying <One And No/100 Dollars (\$1.00)> to the undersigned buyer for possession by the seller after the close of this escrow. Should the undersigned parties want to make any adjustments to the amounts paid through escrow after escrow is closed, it shall be handled between the parties outside of escrow with no further responsibility and/or liability to <Settlement Agent Name>. <All matters regarding the refund of the security deposits shall be handled between the parties outside of escrow with no further responsibility and/or liability to <Settlement Agent Name>>. It is understood and agreed that the Seller herein is responsible for obtaining an insurance policy outside of this escrow for Seller's personal property on the subject real property for the duration of Seller's possession. The undersigned parties agree to hold <Settlement Agent Name> harmless from liability, responsibility, and risk of loss whatsoever (including but not limited to court costs and attorney fees) for any matters which may arise regarding unpaid premiums, denial of coverage or unpaid claims with respect to the insurance coverage for personal property or the dwelling itself.</p>			

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MY SCREENS

Exam Screen

New/Mod Mod	Requested By Penny Hoskins	Incident No. INC250516674	TFS No.
-----------------------	--------------------------------------	-------------------------------------	----------------

The following fields have been removed/added on the **Exam** screen:

- > **Removed**
 - » **Effective Date**
 - » **Effective Time**

- > **Added**
 - » **Commitment/Prelim number**
 - » **Underwriter**
 - » **Revision**
 - » **Issued date/time**
 - » **Effective date/time**

These changes are visible when the **My Screens > OR Title Screens** is selected.

Exam

Rush order

Transaction type: Purchase, Refinance, Equity, Other

Commercial, Construction, Cash sale, Out of county

Order type: Title & Escrow, Product type: Sale/ Re-Sale, Policy type: Simultaneous

Escrow office: A Tigor Title Comp..., Escrow officer/Closer: []

Title office: T Tigor Title Comp..., Title officer/Examiner: []

Contacts

Effective Date: (None), Effective Time: 08:00 AM **← REMOVED**

Revision Label: [], Revision ID: []

Contacts

Commitment/Prelim number: []

Underwriter: []

Revision: []

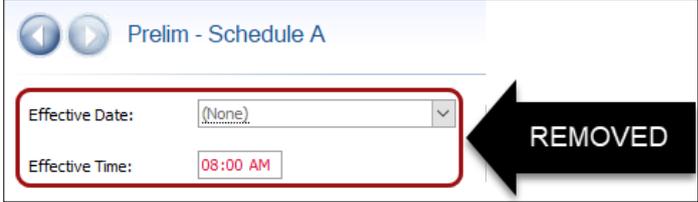
Issued date/time: (None)

Effective date/time: (None)

Revision Label: [], Revision ID: []

← ADDED

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<i>Prelim – Schedule A Screen</i>			
New/Mod Mod	Requested By Penny Hoskins	Incident No. INC250516674	TFS No.
<p>The following fields have been removed from the Prelim – Schedule A screen.</p> <ul style="list-style-type: none"> > Effective Date > Effective Time <p>This change is visible when the My Screens > OR Title Screens is selected.</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;">  </div>			

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TEXAS

DOCUMENTS

[Escrow](#)

Wiring Instructions			
New/Mod Change Request	Requested By South TX OAC	Incident No.	TFS No. 893350
Hard coded in account names for the Fidelity Houston non-TX escrow accounts.			
Affected item(s): TXFNFESC_WiringInstructions.doc - Wiring Instructions			

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REPORTS

<i>SPAdmin-Custom Source of Business Export</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	FNF i Rpt Admin		893400
Updated the County Manager as follows: - TX: CTI Houston 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 Rpt Admin		893381
Updated the County Manager as follows: - TX: CTI Houston Affected item(s): SSCORP5268.rpt – SPAdmin-Custom Source of Business Export-Missing Fields			

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UTAH

DOCUMENTS

[Escrow](#)

<i>Escrow Instructions</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	FNT Utah		892576
Updated Escrow Instructions to enable pull-in Additional Instruction phrases.			
Affected item(s): UTD1049.doc - Escrow Instructions UTD1053.doc - Escrow Instructions (Blank)			

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VIRGINIA

DOCUMENTS

Title

ALTA Loan Policy 2021
ALTA Owner's Policy 2021

New/Mod Change Request	Requested By MD FNTG Agency	Incident No.	TFS No. 893322
----------------------------------	---------------------------------------	---------------------	--------------------------

At the direction of Virginia State Counsel, Schedule A of the 2021 ALTA Loan and 2021 ALTA Owner's policies have been updated to include the following Co-Insurance language with the 'Amount of Insurance' when an ALTA23--06 or ALTA23.1-06 endorsement is added to the policy for VA properties.

\$(pulls in from policy) (which represents [PROMPT FILL IN]% of the Aggregate Amount of Insurance of \$[PROMPT FILL IN] reflected on the attached ALTA23[.1]-06 Endorsement with [defaults to "each Co-Insurer" if third PROMPT FILL IN for 'co-insuring underwriter' name is not filled in])

In addition, a paragraph in bold will also be shown beneath 'Amount of Insurance':

Date of Policy	Amount of Insurance	Premium
	\$400,000.00 (which represents 70.00% of the Aggregate Amount of Insurance of \$555,555.00 reflected on the attached ALTA 23-06 Endorsement with each Co-Insurer)	\$456.00

NOTE: This policy is issued contemporaneously with the policy reflected on the ALTA 23-06 Co-Insurance Endorsement attached hereto, which policies total the Aggregate Amount of Insurance of Five Hundred Fifty-Five Thousand Five Hundred Fifty-Five And No/100 Dollars (\$555,555.00) as shown therein. It is understood and agreed that for all loss or aggregate losses against which said policies protect, the Company shall be liable only for the Percentage of Liability up to the Amount of Insurance as allocated to the Company therein. In no event shall the Company be liable for loss in excess of the Amount of Insurance as shown therein.

Affected item(s):

- COMD1170.doc - ALTA Loan Policy 2021 (DC VA MD)
- COMD1169.doc - ALTA Owner's Policy 2021 (DC VA MD)

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WASHINGTON

DOCUMENTS

Escrow

Absentee Letters (4)

New/Mod	Requested By	Incident No.	TFS No.
Change Request	System Admin		892600
Updated to pull the Title Office (T) if the Escrow Office (A) is not populated.			
Affected item(s): SSCORPD5923.doc - Letter (Listing - Absentee Owner) SSCORPD5923.doc - Letter (Refi - Absentee Owner) SSCORPD5832.doc - Letter (Notice Transaction Confirmation-Absentee Owner) SSCORPD5880.doc - Letter (Notice Transaction Confirmation-Absentee Owner) TBD			

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REETAs

New/Mod	Requested By	Incident No.	TFS No.
Change Request	System Admin		891780
Updated character count that will pull to the Seller/Grantor and Buyer/Grantee Name section. Also, the January 1, 2026 version is now available.			
Affected item(s): WA00001070.doc - Master Real Estate Excise Tax Affidavit (04/01/2025) WA00001074.doc - Master Real Estate Excise Tax Affidavit (04/01/2025) Exempt WA00000305.doc - Master Real Estate Excise Tax Affidavit (04/01/2025) Multi Deed WA00001075.doc - Master Real Estate Excise Tax Affidavit (04/01/2025) Multiple Affidavits WA00001072.doc - Master Real Estate Excise Tax Affidavit (04/01/2025) Multiple Location WA00000975.doc - MH Real Estate Excise Tax Affidavit (01/01/2026) WA00001044.doc - Master Real Estate Excise Tax Affidavit (01/01/2026) WA00001067.doc - Master Real Estate Excise Tax Affidavit - Exempt (01/01/2026) WA00001064.doc - Master Real Estate Excise Tax Affidavit (01/01/2026) Multi Deed WA00001065.doc - Master Real Estate Excise Tax Affidavit (01/01/2026) Multiple Affidavit WA00001066.doc - Master Real Estate Excise Tax Affidavit (01/01/2026) Multiple Location WA00001088.doc - Master Real Estate Excise Tax Affidavit (12/01/2024) WA00001090.doc - Master Real Estate Excise Tax Affidavit - Exempt (12/01/2024) WA00001036.doc - Master Real Estate Excise Tax Affidavit (12/01/2024) Multi Deed WA00001091.doc - Master Real Estate Excise Tax Affidavit (12/01/2024) Multiple Affidavits WA00001089.doc - Master Real Estate Excise Tax Affidavit (12/01/2024) Multiple Location			

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REPORTS

<i>Revenue by Sales Rep/Title Officer (CT)</i>			
New/Mod Troubleshooting	Requested By CT Seattle Tacoma	Incident No.	TFS No. 892233
Sales Rep Picklist logic modified to resolve issue when multiple reps selected			
Affected item(s): SSCORP5234.rpt - Revenue by Sales Rep/Title Officer (CT)			

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WISCONSIN

DOCUMENTS

Escrow

<i>Affidavit (Owner's - Commercial Refi-Mod)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	CT/FT	INC250472903	892094
New document; please render to view.			
Affected item(s): WID0133.doc - Affidavit (Owner's - Commercial Refi-Mod)			

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<i>Outgoing Wire Authorization</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Settlement		894423
In accordance with ISO 20022 changes and Tech Memo 157-2013, Wire forms were updated to reflect complete address of the intended recipient.			
Affected item(s): WID0004.doc - Outgoing Wire Authorization			

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<i>Seller's Authorization</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	FT WI	INC250527042	893894
Updated hard coded fax number for FT WI.			
Affected item(s): WID0308.doc - Seller's Authorization			

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<i>Wire Account Notification (NCS - Commercial)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	CT WI	INC250487525	891975
Updated for FTMS\UW CT WI and FT WI\UW FT WI to show the Settlement Agent regardless of file type.			
Affected item(s): SSCORPD5545.doc - Wire Account Notification (NCS - Commercial)			

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FIRST TITLE OF GEORGIA

DOCUMENTS

Escrow

<i>Fannie Mae Recorded Documents Schedule</i>			
New/Mod Change Request	Requested By First Title	Incident No. INC250457701	TFS No. 892089
For First Title only: Auto populate the signature of the title officer, their title and the current date and also auto populates the addressee to the lender address (pulled from the lender contact).			
Affected item(s): SSCORPD6013.doc - Fannie Mae Recorded Documents Schedule			

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LIBERTY TITLE

DOCUMENTS

Escrow

<i>Closing Confirmation (IL)</i>			
New/Mod Change Request	Requested By Liberty Title	Incident No. INC250506461	TFS No. 892500
Updated the Oak Lawn location.			
Affected item(s): LIBD1124.doc - Closing Confirmation (IL)			

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NCS

DOCUMENTS

Escrow

<i>Corporate Title File Second Review Compliance Form</i>			
New/Mod Change Request	Requested By NCS CO	Incident No. SSCORPD5611	TFS No. 892554
NCS CO Only: Updated to prompt for either title officer or title examiner for the 2nd signature section.			
<u>Affected item(s):</u> SSCORPD5611.doc - Corporate Title File Second Review Compliance Form			

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REPORTS

<i>CO Draw Summary by Payee</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	NCS CO-UT		889466
Added Running Total and Contract Amount for NCS CO-UT			
Affected item(s): SSCORPD3012.spdoc - Draw Summary / CO Draw Summary			

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<i>Co-Insurance Breakdown</i>			
New/Mod	Requested By	Incident No.	TFS No.
New Request	NY CTI		892435
New report for NY Ops to track Co-Insurance percentages			
Affected item(s): SSCORP5635.rpt - Co-Insurance Breakdown			

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<i>Corporate and Consolidated Invoice</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	NCS NY Ops		890857
Updated as follows:			
CTI: Looks at specific fields for properties not the Brief Legal.			
CLT & FNT: Guarantees formatting to show as "Mortgage Foreclosure Guarantee"			
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 CTI NY		888204
Updated for NY as follows:			
CLT & FNT:			
a. Added a prompt prior to the Contacts parameter "Bill to Marketing Source" Yes/No. If YES, then skip the contacts parameter and show the document with the first Marketing Source found in the file. If NO, then show the contacts picklist parameter as it does now.			
b. Logic and Format: For transactions where there are Guarantees, the description should show as "Mortgage Foreclosure Guarantee"			
CTI:			
a. Date to pull to the Invoice Statement, from the Statement Header			
b. For GFE Version only, added Ancillary blurb and removed mention of "Final Statement" blurb			
Affected item(s): NYD5998.spdoc - Invoice Statement			

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