

SOFTPRO SELECT

January 2026

RELEASE NOTES



Testing Release Date: January 2, 2026
Production Release Date: January 12, 2026



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ALL STATES/SITES

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Escrow

<i>Addition of the word "THE" to the legal preamble</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	FNT CA NCS		897190
<p>The Preamble before legal descriptions was revised to show the word "THE" before the unincorporated area for all except for AZ operations that do not show unincorporated areas.</p> <p>Note: Title products for CA will have this change, but this will show for other states (where applicable) in the February build.</p>			
<p>THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:</p> <p>Property 1 Escrow Legal Property 1 Escrow Legal Property 1 Escrow Legal Property 1 Escrow Legal Property 1 Escrow</p>			

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<i>Addition of the word "THE" to the legal preamble</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	FNT CA NCS		897190 & 897219
<p>THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:</p> <p>Property 1 Escrow Legal Property 1 Escrow Legal Property 1 Escrow Legal Property 1 Escrow Legal Property 1 Escrow</p>			
<p>Affected item(s): SCA0002866.doc - ALTA Owner's Policy 2006 (CA) SCA0002867.doc - ALTA Loan Policy 2006 (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) SCA0002915.doc - ALTA Owner's Policy 2021 (CA) SCA0002916.doc - ALTA Loan Policy 2021 (CA) SCA0002918.doc - CLTA Preliminary Report Form 2006 (CA - SOCAL) SCA0002925.doc - DRAFT - CLTA Preliminary Report Form 2006 (CA) SCA0002994.doc - ALTA Homeowner's Policy of Title Insurance 2021 (CA) SCA0002998_CTIE.doc - Master Preliminary Report (2023) SCA0002998_CTLA.doc - Master Preliminary Report (2023) SCA0003001.doc - CLTA Preliminary Report Form 2023 (CA) SCA0003004.doc - CLTA Preliminary Report Form 2023 (CA - SOCAL)</p>			

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<i>Assignee Instructions</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Settlement		897436
<p>Updated per Escrow Tech Memo 47-2005 Purchase Agreement Assignments.</p>			
<p>Affected item(s): SSCORPD5527.doc - Assignee Instructions</p>			

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RELEASE NOTES

JANUARY 2026

[EI - Interest Bearing Accounts \(2\)](#)

New/Mod	Requested By	Incident No.	TFS No.
Change Request	Settlement		895220
<p>Prompt added to select the earned interest box while rendering. Please render document in full.</p> <p>Affected item(s): SSCORPD5445.doc - EI - Interest Bearing Accounts (IBA) SSCORPD1844.doc - EI - Interest Bearing Accounts (IBA) (Legal)</p>			

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[EI - Post Closing Refunds](#)

New/Mod	Requested By	Incident No.	TFS No.
Change Request	Settlement		897316
<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): SSCORPD5959.doc - EI - Post Closing Refunds</p>			

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[Privacy Notice Update](#)

New/Mod	Requested By	Incident No.	TFS No.
Change Request	FNF Corporate		897230
<p>Updated to reflect the most recently provided version. Please render to view in full.</p> <p>Affected item(s): SSCORPD0911.doc - Privacy Statement</p>			

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[WireSafe Fraud Alerts \(9\)](#)

New/Mod	Requested By	Incident No.	TFS No.
Change Request	CT CA	INC250550743	895868
<p>Updated to always show the bank address for ALL operations nationwide per the new Federal Reserve Wiring Guidelines.</p> <p>Affected item(s): SSCORPD5541.doc - WireSafe Fraud Alert (Buyer Only) 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) SSCORPD6024.doc - WireSafe Fraud Alert (Buyer Entity Only) SSCORPD6025.doc - WireSafe Fraud Alert (Seller Entity Only)</p>			

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SV Accounting Forms (v1.8.1.0)

New/Mod Mod	Requested By	Incident No.	TFS No.
<p>**ALL STATES (EXCEPT IN /MI /MN /OH)</p> <p>This release includes:</p> <p>RESOLVED: The integration stalls resulting in Select freezing once the user navigates away from the Register after performing the Print/Post All Disbursements in the Register and attempts to close the order.</p> <p>A five-minute timeout has now been implemented providing the user the ability to navigate elsewhere in Select with the task rendering reports continuing in the background. If an exception occurs before the timeout has expired, users will be alerted to the error (existing functionality). If the exception occurs after the timeout has expired and the product is no longer hooked to the user interface, the error would not be visible to the user.</p> <p>In both cases, the product will still log to the database table and windows event viewer logs. The retry process logic is still present as well.</p>			

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SV Default Folder (v2.1.0.0)

New/Mod Mod	Requested By	Incident No.	TFS No.
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**ALL STATES (EXCEPT FL)

This release includes:

- The special characters, “\” and “/”, are not accepted in folder names.

RESOLVED: Error: *“An exception was thrown: An item with the same key has already been added.”*

The resolution prevents this error going forward, however, if a mapping is producing this error prior to the release, the resolution in this release has no impact. Contact Support to coordinate with the Development Team for assistance.

RESOLVED: Error: *“Sequence contains no matching element.”*

The issue was incurred when profiles associated with a mapping were disabled and the mapping was accessed again. Going forward a Warning message is displayed versus the error.

RESOLVED: The **Add Folder** button in existing mappings is disabled when existing folders have documents mapped to it that are associated with a ReadyDoc Tree that is now disabled.

RESOLVED: Previously mapped documents now associated with a disabled ReadyDoc Tree were converted to a folder.

RESOLVED: The folder rename box persists when renaming a folder to an invalid name and deleting it.

RESOLVED: **Last Modified On** briefly shows timestamp other than local time when clicking **Apply**.

RESOLVED: Renaming an existing mapping manager produces a secondary null mapping entry.

RESOLVED: **Last Modified By** user displays as System instead of actual user.

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REPORTS

Batch Privacy Notice Letter

New/Mod Change Request	Requested By DSG Admin	Incident No.	TFS No. 896703
1) Updated to only use the order open date when identifying which orders with a balance to include in the batch			
2) Include the previous week based on the cutoff date for every year going back 7 years.			
Affected item(s): SSCORP5406.rpt - Batch Privacy Notice Letter			

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Dormant Ledgers

New/Mod Change Request	Requested By PAC NW IT	Incident No.	TFS No. 893313
Added Settlement Date column			
Affected item(s): SSCORP0007.rpt - Dormant Ledgers			

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Office Control Summary

New/Mod Change Request	Requested By Reports Team	Incident No.	TFS No. 893541
Added Programming Notes			
Affected item(s): SSCORP5010.rpt - Office Control Summary			

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Order Tasks by Order Date

New/Mod Change Request	Requested By Escrow Connect Admin	Incident No.	TFS No. 896090
Updated columns for the Escrow Connect option			
Affected item(s): SSCORP5475.rpt - Order Tasks by Order Date			

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Order Tasks by Task Dates

New/Mod Change Request	Requested By Escrow Connect Admin	Incident No.	TFS No. 896066
Updated columns for the Escrow Connect option			
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	CT SoCal Escrow Admin - Config		893965
Updated Fonts for the Buyer and Seller Statements were updated to match the Master and avoid company names wrapping to a new line.			
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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Template Log

New/Mod	Requested By	Incident No.	TFS No.
Change Request	Config and Imp. Teams		896455
Updated to add a Brief version			
Affected item(s): SSCORP5157.rpt - Template Log			

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ARIZONA

DOCUMENTS

Title

ALTA Commitment 2021 (AZ)			
New/Mod Change Request	Requested By Mohave AZ	Incident No.	TFS No. 896214
For Mohave profiles only: Updated to show Title Officer name and Title Office address on Schedule A.			
Affected item(s): AZD1254.doc - ALTA Commitment 2021 (AZ)			

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Loan / Owner Policy Screens

New/Mod	Requested By	Incident No.	TFS No.
Mod	Cristal Detura Mandi Zollotuchen		

The following screens have been modified:

- > Change to screen name
 - » **Loan Policy - to - Loan Policy ONLY**
 - » **Owner Policy - to - Owner Policy ONLY**
- > Added label to top of screen
 - » **Loan Policy ONLY: SCREEN IS USED FOR LOAN POLICY ONLY**
 - » **Owner Policy ONLY: SCREEN IS USED FOR OWNER POLICY ONLY**
- > Removed **Revision Label** and **Revision ID** fields (in **Policies to be Issued** section)
 - » **Loan Policy ONLY**
 - » **Owner Policy ONLY**

These changes are visible when the **My Screens > AZ-NV Title Screens -Policy Products** screen is selected.

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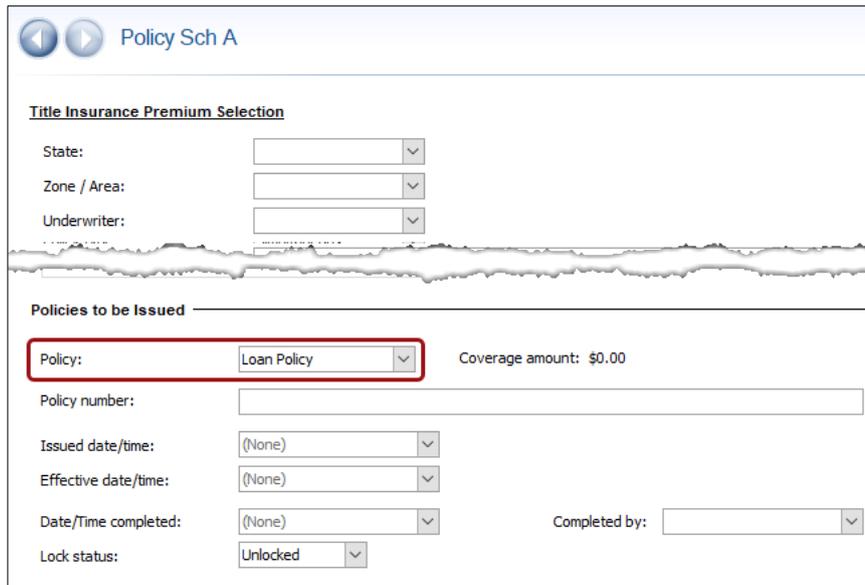
Policy Sch A Screen

New/Mod Mod	Requested By Cristal Detura Mandi Zollotuchen	Incident No.	TFS No.
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The **Policy Sch A** screen has been modified as follows:

- > Added **Policy** Guarantee Selector drop-down
- > Removed **Revision Label** and **Revision ID** fields

These changes are visible when the **My Screens > AZ-NV Title Screens -Policy Products** screen is selected.



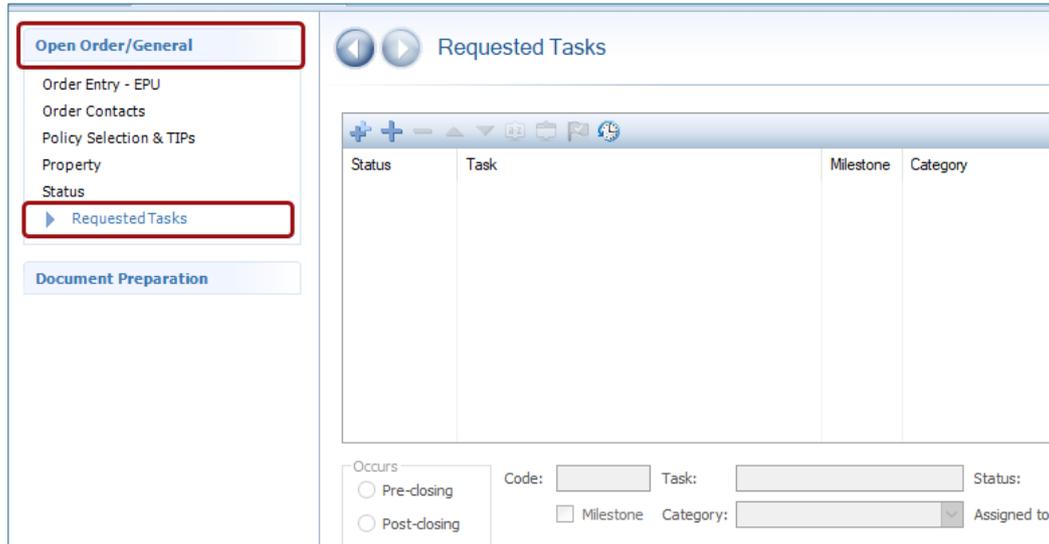
The screenshot shows the 'Policy Sch A' interface. Under the 'Title Insurance Premium Selection' section, there are dropdown menus for 'State', 'Zone / Area', and 'Underwriter'. Below this is the 'Policies to be Issued' section, which contains a 'Policy' dropdown menu (highlighted with a red box) set to 'Loan Policy', a 'Coverage amount' of '\$0.00', a 'Policy number' text field, and several date/time dropdown menus (all set to '(None)'). There is also a 'Completed by' dropdown menu and a 'Lock status' dropdown menu set to 'Unlocked'.

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Requested Tasks Screen

New/Mod Mod	Requested By Cindy Roddy	Incident No. INC250534482	TFS No.
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The **Requested Tasks** screen has been added to the **Open Order/General** screen section. This change is visible when the **My Screens > Arizona I EPU Screens** is selected.

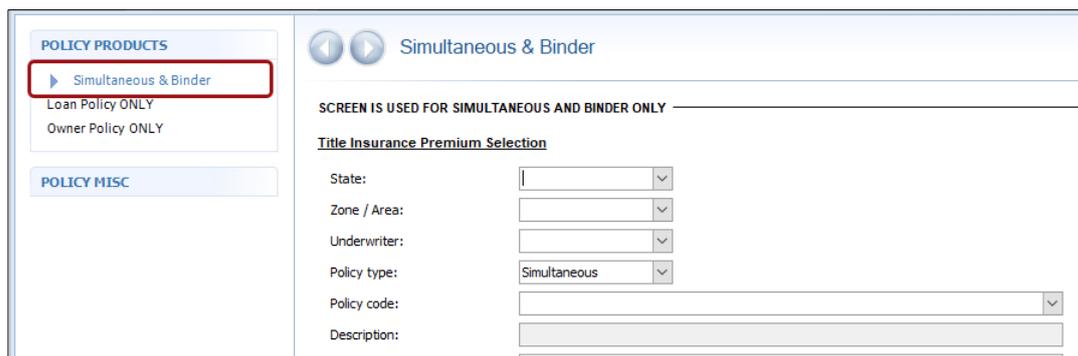


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Simultaneous & Binder Screen

New/Mod Mod	Requested By Cristal Detura Mandi Zollotuchen	Incident No.	TFS No.
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The **Simultaneous & Binder** screen has been added to the **Policy Products** screen section. This change is visible when the **My Screens > AZ-NV Title Screens -Policy Products** screen is selected.



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CALIFORNIA

DOCUMENTS

Escrow

<i>Assignment of Buyer (2)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Settlement		897602
Disabled in favor of the corporate version "Assignee Instructions".			
Affected item(s): SCA0002864.doc - Assignment of Buyer SCA0002865.doc - Assignment of Buyer - no Seller Signature			

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<i>Fire Insurance Info Form</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	FNT LA		896235
Removed Stillwater Insurance Group language for FNT\LA profiles			
Affected item(s): SCA0000121.doc - Fire Insurance Info Form			

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<i>TSG 10 Day Letter</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	LT CA	INC250539852	895487
Added line for "Other Fees".			
Affected item(s): SCA0000992.doc - TSG 10 Day Letter			

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<i>Wire Documents to Reflect Bank Address</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	CT CA	INC250550730	896056
In accordance with ISO 20022 changes and Tech Memo 157-2013, Wire forms were updated to reflect complete address of the intended recipient.			
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.			
Affected item(s): SCA0001004.doc - Broker's Demand SCA0000096.doc - Disbursement of Proceeds-Refunds SCA0003190.doc - Disbursement of Proceeds-Refunds (LT)			

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Title

CLTA Preliminary Report Form 2023 (CA - SOCAL)

New/Mod Change Request	Requested By CLT CA NCS	Incident No.	TFS No. 897032
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For NCS operations, updating to show the Escrow Company's name on the first page for Title Only orders.

PRELIMINARY REPORT



Fidelity National Title*
Insurance Company

1001 Title Way, Suite 100
Anywhere, CA 99999

Prelim Number:

Issuing Policies of **Fidelity National Title Insurance Company**

<p>Order No.: CJ CD COMM CA Project: CJ's Test Commercial Purchase</p>	<p>Title Officer: Sandy L Moore Email: SandraL.Moore@thisnotreal.com Phone No.: 919-829-0143 Fax No.: ■</p> <p>Escrow Office: The Escrow Company Escrow Officer: Joseph D Kirby Email: JKirby@notreal.com Address: 1600 Fidelity Avenue, Suite 1200 Greenville, CA 99999 Phone No.: (888)111-5555 Fax No.: (888)111-4321</p> <p>Loan No.: ■</p>
--	--

Property: 100 Pine Cone Avenue, Unit H, Sacramento, CA 55555

Affected item(s):

- SCA0003004.doc - CLTA Preliminary Report Form 2023 (CA - SOCAL)
- SCA0002918.doc - CLTA Preliminary Report Form 2006 (CA - SOCAL)

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REPORTS

<i>Binder Report</i>			
New/Mod Change Request	Requested By LT SoCal Admin	Incident No.	TFS No. 895348
Updated to exclude EO or EO/TO for LT SoCal operations, to exclude Escrow Only transactions for all others.			
Affected item(s): SSCORP5582.rpt - Binder Report			

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<i>Closed Orders (Detail by Branch and MR)</i>			
New/Mod Change Request	Requested By Reports, Imp & Config Teams	Incident No.	TFS No. 892580
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): SSCORP5597.rpt - Closed Orders (Detail by Branch and MR)			

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<i>Closings by Post Date</i>			
New/Mod Change Request	Requested By SoCal TT EI Sales Admin	Incident No.	TFS No. 896221
Updated the logic for SoCal Ticor EI to also include files with a Transaction Type of "Other"			
Affected item(s): SSCORP5572.rpt - Closings by Post Date			

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<i>Data Download</i>			
New/Mod Change Request	Requested By Reports, Imp & Config Teams	Incident No.	TFS No. 892538
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): SSCORP5577.rpt - Data Download			

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COLORADO

DOCUMENTS

Escrow

<i>Disbursement of Proceeds - Final Instructions</i>			
New/Mod Change Request	Requested By CO FNT	Incident No.	TFS No. 896095
Updated to meet wire requirements			
Affected item(s): COD1228.doc - Disbursement of Proceeds - Final Instructions			

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REPORTS

<i>EPU Task Summary/Productivity by County Manager</i>			
New/Mod Change Request	Requested By Co EPU Admin	Incident No.	TFS No. 894274
Added three new EPU tasks and columns			
Affected item(s): SSCORP5149.rpt - EPU Task Summary/Productivity by County Manager			

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<i>EPU Task Summary/Productivity by Employee</i>			
New/Mod Change Request	Requested By Co EPU Admin	Incident No.	TFS No. 894282
Added three new EPU tasks and columns			
Affected item(s): SSCORP5150.rpt - EPU Task Summary/Productivity by Employee			

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<i>EPU Trends</i>			
New/Mod Change Request	Requested By Co EPU Admin	Incident No.	TFS No. 894284
Added three new EPU tasks and columns			
Affected item(s): SSCORP5152.rpt - EPU Trends			

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DISTRICT OF COLUMBIA

DOCUMENTS

Title

<i>ALTA 25-06 - Same as Survey</i> <i>ALTA 25.1-06 - Same as Portion of Survey</i>			
New/Mod Change Request	Requested By MD Agency	Incident No. INC250536884	TFS No. 896398
When rendering the endorsement as a Proforma, a checkbox field will prompt for the option to include "last revised _____" (with blank line) if the last revised date is not filled in. (This will still drop off if non-proforma and the last revised date is not filled in.)			

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FLORIDA

DOCUMENTS

Escrow

<i>Notice of Commencement</i>			
New/Mod Change Request	Requested By State Counsel	Incident No.	TFS No. 895883
Document has been disabled.			
Affected item(s): FLD1097.doc - Notice of Commencement			

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<i>Wire-Proceeds Instructions</i>			
New/Mod Change Request	Requested By FL	Incident No.	TFS No. 897438
Added line for the address of the account holder.			
Affected item(s): FLD1134.doc - Wire-Proceeds Instructions			

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HAWAII

DOCUMENTS

Escrow

[2026 Hawaii State Form Updates \(8\)](#)

New/Mod Change Request	Requested By HI	Incident No.	TFS No. 897323
Updated to reflect the most recent versions.			
<p>Affected item(s): HID1005.doc - Form P-64A (Conveyance Tax Certificate) HID1008.doc - Form P-64B (Exemption from Conveyance Tax) HID1040.doc - Instructions (N-289 - HARPTA Certification for Exemption) HID1070.doc - N-289 (HARPTA Certification for Exemption) HID1111.doc - Form N-288B (2026) HID1112.doc - Form N-288C (2026) HID1417.doc - Form N-288 (2026) HID1418.doc - Form N-288A (2026)</p>			

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IDAHO

INTEGRATIONS

<i>TitleSearch Export (v4.13.0.0)</i>			
New/Mod Mod	Requested By	Incident No.	TFS No.
<p>This release includes:</p> <ul style="list-style-type: none"> • Commitment documents are now only exported to the title search repository if they include either an Effective Date or Issued Date. If both dates are missing, the document is skipped, and an information error is logged. • The Installer, <ul style="list-style-type: none"> ○ Automatically includes the product version in its filename by reading it from the DLL, eliminating the need for manual updates. The legacy UAT installer was removed and user configuration settings preserved during upgrades. ○ Has been updated to silently proceed if the Select folder already exists, avoiding unnecessary alerts during typical installation. If the folder is missing (Select.exe is not installed), the installer stops and displays the message: <i>You must install Select before installing this application.</i> ○ No longer registers the TitleSearchExportServiceRegistration.xml file, as the service endpoint is now hardcoded into the product. Additionally, the Select Server and Login information screen has been removed to simplify the installation process. • The outdated DocumentParentConfiguration setting has been hidden from view and is no longer referenced in the installer code. While the underlying code remains for safety reasons, its functionality was previously removed reducing confusion for users. <p>RESOLVED: Documents categorized as Management – Title failed to publish correctly, displaying an error and not appearing in the local folder or FTP (unlike document with the Title category), due to a type mismatch in the code where a comparison involving TitleProductType caused a runtime error during the publishing process.</p> <p>RESOLVED: Invoice documents published through TSE appear in the Attachments tab, but individual folders were not created for them in the local file folder due to a flaw in how the system handles folder creation for invoice documents. This occurred whether the invoice was published alone or merged with another document; the latter scenario triggering an error message during publishing.</p> <p>RESOLVED: Documents with export-enabled categories only published to local and FTP folders when merged but failed to publish when distributed individually due to an unmerged document workflow improperly checking for supported Title Product Types, unlike the merged workflow which bypassed this check.</p>			

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ILLINOIS

DOCUMENTS

[Escrow](#)

<i>Assignee Instructions</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Settlement		897449
Updated per Escrow Tech Memo 47-2005 Purchase Agreement Assignments.			
Affected item(s): ILD0187.doc - Assignee Instructions			

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<i>Investment Options</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	FT Metro	INC250467005	896411
Revised document coding to provide 2 investment options for FT Metro, while continuing to provide 4 investment options for all other operations.			
Affected item(s): ILD0181.doc - Investment Options			

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INDIANA

DOCUMENTS

Escrow

<i>Indiana Property Tax Benefits</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Cochran, Justin		896097
Updated to most recent version.			
Affected item(s): IND1005.doc - Indiana Property Tax Benefits			

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<i>Instructions (Contract Assignee)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Settlement		897452
Updated per Escrow Tech Memo 47-2005 Purchase Agreement Assignments.			
Affected item(s): IND1166.doc - Instructions (Contract Assignee)			

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REPORTS

<i>1099-Misc Detail</i>			
New/Mod Change Request	Requested By Corp 1099 Dept	Incident No.	TFS No. 893296
Updated for the MW database so that contacts match all other databases, per the 1099 dept.			
Affected item(s): SSCORP5250.rpt - 1099-Misc Detail			

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KANSAS

DOCUMENTS

Title

<i>SE 554 - Maximum Actual Loss</i>			
New/Mod Change Request	Requested By Form Filing	Incident No.	TFS No. 896449
At the direction of State Counsel, the language of the SE 554 "Maximum Actual Loss" endorsement will be updated per Form filing effective January 19, 2026.			

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MARYLAND

DOCUMENTS

Title

<i>ALTA 25-06 - Same as Survey</i> <i>ALTA 25.1-06 - Same as Portion of Survey</i>			
New/Mod Change Request	Requested By MD Agency	Incident No. INC250536884	TFS No. 896398
When rendering the endorsement as a Proforma, a checkbox field will prompt for the option to include "last revised _____" (with blank line) if the last revised date is not filled in. (This will still drop off if non-proforma and the last revised date is not filled in.)			

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MAINE

DOCUMENTS

[Escrow](#)

<i>2026 REW Forms</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	ME		896015
Updated to reflect the most recent version.			
Affected item(s): MED1021.doc - Form REW-1-1040 MED1031.doc - Form REW-1-1040 (Instructions) MED1025.doc - Form REW-1-1041 MED1026.doc - Form REW-1-1041 (Instructions) MED1027.doc - Form REW-1-1120 MED1028.doc - Form REW-1-1120 (Instructions) MED1033.doc - Form REW-5			

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MICHIGAN

MY SCREENS

[All Screens](#)

New/Mod Mod	Requested By Tina Paller Penny Spangler	Incident No. INC250527446	TFS No.
-----------------------	--	-------------------------------------	----------------

The **Expressions** have been modified to display the,

- > **Property**
- > **Settlement Date**
- > **Policy Type**
- > **Order Status**

This change is visible when one of the following **My Screens** is selected:

- > **MI – Commercial**
- > **MI – CT – Commercial Screens**
- > **MI – Escrow**
- > **MI – Title**

Property: 123 4th St, Oakland, C...	Settlement date: 12/17/2025
Policy Type: Loan Only	Order Status: InProcess

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MINNESOTA

REPORTS

<i>1099-Misc Detail</i>			
New/Mod Change Request	Requested By Corp 1099 Dept	Incident No.	TFS No. 893296
Updated for the MW database so that contacts match all other databases, per the 1099 dept.			
Affected item(s): SSCORP5250.rpt - 1099-Misc Detail			

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MISSOURI

DOCUMENTS

Title

<i>SE 554 (Maximum Actual Loss)</i>			
New/Mod Change Request	Requested By Form Filing	Incident No.	TFS No. 896449
At the direction of State Counsel, the language of the SE 554 "Maximum Actual Loss" endorsement will be updated per Form filing effective January 19, 2026.			

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MONTANA

DOCUMENTS

Escrow

<i>DNRC Water Right Ownership Update (Fee Log Sheet)</i>			
New/Mod Change Request	Requested By Penny Hoskins	Incident No.	TFS No. 897260
Form updated to match recent updates from Montana DNRC.			
Affected item(s): MTD0132.doc - DNRC Water Right Ownership Update (Fee Log Sheet)			

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TitleSearch Export (v4.13.0.0)

New/Mod Mod	Requested By	Incident No.	TFS No.
<p>This release includes:</p> <ul style="list-style-type: none"> • Commitment documents are now only exported to the title search repository if they include either an Effective Date or Issued Date. If both dates are missing, the document is skipped, and an information error is logged. • The Installer, <ul style="list-style-type: none"> ○ Automatically includes the product version in its filename by reading it from the DLL, eliminating the need for manual updates. The legacy UAT installer was removed and user configuration settings preserved during upgrades. ○ Has been updated to silently proceed if the Select folder already exists, avoiding unnecessary alerts during typical installation. If the folder is missing (Select.exe is not installed), the installer stops and displays the message: <i>You must install Select before installing this application.</i> ○ No longer registers the TitleSearchExportServiceRegistration.xml file, as the service endpoint is now hardcoded into the product. Additionally, the Select Server and Login information screen has been removed to simplify the installation process. • The outdated DocumentParentConfiguration setting has been hidden from view and is no longer referenced in the installer code. While the underlying code remains for safety reasons, its functionality was previously removed reducing confusion for users. <p>RESOLVED: Documents categorized as Management – Title failed to publish correctly, displaying an error and not appearing in the local folder or FTP (unlike document with the Title category), due to a type mismatch in the code where a comparison involving TitleProductType caused a runtime error during the publishing process.</p> <p>RESOLVED: Invoice documents published through TSE appear in the Attachments tab, but individual folders were not created for them in the local file folder due to a flaw in how the system handles folder creation for invoice documents. This occurred whether the invoice was published alone or merged with another document; the latter scenario triggering an error message during publishing.</p> <p>RESOLVED: Documents with export-enabled categories only published to local and FTP folders when merged but failed to publish when distributed individually due to an unmerged document workflow improperly checking for supported Title Product Types, unlike the merged workflow which bypassed this check.</p>			

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NEBRASKA

DOCUMENTS

Title

<i>SE 554 (Maximum Actual Loss)</i>			
New/Mod Change Request	Requested By Form Filing	Incident No.	TFS No. 896449
At the direction of State Counsel, the language of the SE 554 "Maximum Actual Loss" endorsement will be updated per Form filing effective January 19, 2026.			

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NEVADA

DOCUMENTS

Escrow

<i>Creditor Payments Instruction</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	CPF Las Vegas	INC250531659	895453
Updated to match approved version by Settlement. Please render to view changes.			
Affected item(s): NVD1341.doc - Creditor Payments Instruction			

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<i>EI - Sale (EIS)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	FNT Agency	INC250550557	896076
Updated phrases to be under its own section labeled ADDITIONAL TERMS.			
Affected item(s): NVD1220.doc - EI - Sale (EIS)			

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<i>Grant Bargain Sale Deed (Other)</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	NV NCS		896307
For NV NCS only: updated to pull in the RPTT amount from the statement instead of a prompt for this version.			
Affected item(s): NVD1302.doc - Grant Bargain Sale Deed (Other) NVD1326.doc - Grant Bargain Sale Deed (Other) with DOV			

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<i>LLC Consent Form</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Las Vegas, NV	INC250551712	896069
Added custom field prompt for signature names.			
Affected item(s): NVD1066.doc - LLC Consent Form			

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<i>Recording Instructions - Out of County</i>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Jodie Harvey		896230
FLAV\FT profiles will now see prompt for delivering the loan policy.			
Affected item(s): NVD1483.doc - Recording Instructions - Out of County			

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RELEASE NOTES

JANUARY 2026

Title

<i>Supplemental Report - Coverage Amount and Proposed Insured</i>			
New/Mod Change Request	Requested By TT Reno	Incident No.	TFS No. 896736
For TT Reno only, updated to see the Title Officer's signature.			
Affected item(s): SSCORPD1845.doc - Supplemental Report - Coverage Amount and Proposed Insured			

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RELEASE NOTES

JANUARY 2026

NEW JERSEY

DOCUMENTS

Escrow

<i>Notice of Settlement - Discharge</i>			
New/Mod Change Request	Requested By Sioban Humphrey	Incident No.	TFS No. 896710
New document; please render to view.			
Affected item(s): NJD1122.doc - Notice of Settlement - Discharge			

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NEW YORK

DOCUMENTS

Title

<i>ALTA TIRSA 25 & 25.1</i>			
New/Mod Change Request	Requested By NY NCS operations	Incident No.	TFS No. 896014
NY Counsel has approved the suppression of “, and designated Job No.” if a Job No. has not been entered in the order.			

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NORTH CAROLINA

DOCUMENTS

Escrow

<i>Absentee Owner Letters (2)</i>			
New/Mod Change Request	Requested By FT NC	Incident No. INC250453091	TFS No. 897500
FT NC only: removed logos.			
Affected item(s): SSCORPD5923.doc - Letter (Listing - Absentee Owner) SSCORPD5923.doc - Letter (Refi - Absentee Owner)			

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OHIO

DOCUMENTS

Escrow

<u>ABAs</u>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	OH	INC250533617	895480
Various updates per request; please render to view in full.			
Affected item(s): OHD1481.doc - ACT ABA KY CT Southern nka ACT ABA KY OHD1479.doc - ACT ABA MI CT Toledo nka ACT ABA MI OHD1460.doc - ACT ABA OH - eSign OHD1498.doc - Creative ABA OH - eSign OHD1492.doc - Woodland ABA OH Coldwell Banker OHD1493.doc - Woodland ABA OH Elite Sotheby's			

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<u>Filing Sheet</u>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	CT OH	INC260004259	897506
FNOX and FILL profile only: Added "Send invoice to Sonia.Alvarez@ctt.com"			
Affected item(s): OHD1242.doc - Filing Sheet			

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<u>FNOX Document Revisions</u>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	Andrea Putrino		896681
Updated specific documents to pull EA phone to header for FNOX profiles only.			
Affected item(s): OHD1235.doc - Deed Request OHD1309.doc - Future Tax Search Request OHD1289.doc - Survey Request OHD1021.doc - Survey Request - AT OHD1286.doc - Water Status Request			

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<u>Required Information Sheet - eSign (2)</u>			
New/Mod	Requested By	Incident No.	TFS No.
Change Request	CT OH	INC250566971	897319
Added "or US TIN" to the SSN line label.			
Affected item(s): OHD1435.doc - Required Information Sheet - eSign OHD1296.doc - Required Information Sheet (Legal) - eSign			

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REPORTS

<i>1099-Misc Detail</i>			
New/Mod Change Request	Requested By Corp 1099 Dept	Incident No.	TFS No. 893296
Updated for the MW database so that contacts match all other databases, per the 1099 dept.			
Affected item(s): SSCORP5250.rpt - 1099-Misc Detail			

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TEXAS

DOCUMENTS

[Escrow](#)

<i>Assignee Instructions</i>			
New/Mod Change Request	Requested By Settlement	Incident No.	TFS No. 897607
Updated per Escrow Tech Memo 47-2005 Purchase Agreement Assignments.			
Affected item(s): TXFNFESC_AssigneeInstructions.doc - Assignee Instructions			

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Title

<i>Commitment for Title Insurance (T-7) - 2014</i>			
New/Mod Change Request	Requested By TX Compliance/Admin	Incident No.	TFS No. 896816
At the direction of Texas Compliance/Admin, Schedule A of the T-7 Commitment will now reflect the policy name for the T-11 Policy of Title Insurance (USA) under item "1.f. OTHER "if the policy is added to the order. (The policy name was not previously included as this is not indicated on the promulgated Texas form.)			
Affected item(s): SSTXD00285.doc - Commitment for Title Insurance (T-7) - 2014 without Jacket SSTXD00282.doc - Commitment for Title Insurance (T-7) - 2014			

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VIRGINIA

DOCUMENTS

Title

<i>Affidavit (Issuance of ALTA 49 or 49.1)</i>			
New/Mod New Request	Requested By VA Bulletin 2025-12	Incident No.	TFS No. 896810
New document in accordance with Virginia Bulletin 2025-12.			
Affected item(s): VAD1091.doc - Affidavit (Issuance of ALTA 49 or 49.1)			

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<i>ALTA 25-06 - Same as Survey</i>			
<i>ALTA 25.1-06 - Same as Portion of Survey</i>			
New/Mod Change Request	Requested By MD Agency	Incident No. INC250536884	TFS No. 896398
When rendering the endorsement as a Proforma, a checkbox field will prompt for the option to include "last revised _____" (with blank line) if the last revised date is not filled in. (This will still drop off if non-proforma and the last revised date is not filled in.)			

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WASHINGTON

DOCUMENTS

Escrow

<i>Affidavit (Notice of Opportunity)</i>			
New/Mod New Request	Requested By State Counsel	Incident No.	TFS No. 897021
New document; please render to view.			
Affected item(s): WA00001113.doc - Affidavit (Notice of Opportunity)			

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<i>Appointment of Successor Trustee (LPB 75) (2)</i>			
New/Mod Change Request	Requested By CT/FT Vancouver	Incident No.	TFS No. 895490
Updated to not include the Exhibit A when the new prompt is left empty.			
Affected item(s): WA00001025.doc - Appointment of Successor Trustee (LPB 75) WA00000003.doc - Appointment of Successor Trustee (LPB 75) Letter			

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LPB Doc Changes

New/Mod Change Request	Requested By TT-Kennewick	Incident No.	TFS No. 895919
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Updated to move the placement of the information in the top left for Benton County properties.

Affected item(s):

- WA00001025.doc Appointment of Successor Trustee (LPB 75)
- WA00000003.doc Appointment of Successor Trustee (LPB 75) Letter
- WA00000004.doc Assignment of Deed of Trust (LPB 21)
- WA00000927.doc Assignment of Deed of Trust (LPB 21) Letter
- WA00000008.doc Bargain and Sale Deed (LPB 15)
- WA00000813.doc Bargain and Sale Deed (LPB 15) Letter
- WA0000019.doc Deed and Purchaser's Assignment RE Contract (LPB 14)
- WA0000020.doc Deed and Seller's Assignment RE Contract (LPB 13)
- WA00000929.doc Deed and Seller's Assignment RE Contract (LPB 13) Letter
- WA0000021.doc Deed of Trust (LPB 22)
- WA00000930.doc Deed of Trust (LPB 22) Letter
- WA0000022.doc Deed of Trust-Short Form (LPB 20)
- WA00000932.doc Deed of Trust-Short Form (LPB 20) Letter
- WA0000069.doc Deed of Trust with Due on Sale and Due Date (LPB 22A)
- WA00000931.doc Deed of Trust with Due on Sale and Due Date (LPB 22A) Letter
- WA0000030.doc Mortgage-Statutory Form (LPB 50)
- WA00000933.doc Mortgage-Statutory Form (LPB 50) Letter
- WA0000038.doc Partial Release of Judgment (LPB 63)
- WA00000934.doc Partial Release of Judgment (LPB 63) Letter
- WA0000036.doc Partial Release of Lien (LPB 61)
- WA00000935.doc Partial Release of Lien (LPB 61) Letter
- WA0000037.doc Partial Release of Mortgage (LPB 52)
- WA00000936.doc Partial Release of Mortgage (LPB 52) Letter
- WA0000039.doc Partial Waiver of Lien (LPB 65)
- WA00000937.doc Partial Waiver of Lien (LPB 65) Letter
- WA00001030.doc Personal Representative Deed (LPB 74)
- WA00001029.doc Personal Representative Deed (LPB 74) Letter
- WA0000046.doc Quit Claim Deed (LPB 12)
- WA00000814.doc Quit Claim Deed (LPB 12) Letter
- WA0000048.doc Real Estate Contract-Long Form (LPB 45)
- WA00000939.doc Real Estate Contract-Long Form (LPB 45) Letter
- WA0000067.doc Real Estate Contract-Short Form (LPB 44)
- WA00000940.doc Real Estate Contract-Short Form (LPB 44) Letter
- WA0000050.doc Release of Lien (LPB 60)
- WA0000087.doc Request for Notice (LPB 29)
- WA0000053.doc Request for Notice (LPB 29) Letter
- WA0000068.doc Satisfaction of Mortgage (LPB 51)
- WA00000942.doc Satisfaction of Mortgage (LPB 51) Letter
- WA0000057.doc Special Power of Attorney-Purchase-Encumber (LPB 71)
- WA00000818.doc Special Power of Attorney-Purchase-Encumber (LPB 71) Letter
- WA0000058.doc Special Power of Attorney-Sale (LPB 70)
- WA00000819.doc Special Power of Attorney-Sale (LPB 70) Letter
- WA0000059.doc Statutory Warranty Deed (LPB 10)
- WA00000816.doc Statutory Warranty Deed (LPB 10) Letter
- WA00001056.doc Statutory Warranty Deed (LPB 10) - NCS
- WA0000060.doc Statutory Warranty Deed - Fulfillment (LPB 11)
- WA00000817.doc Statutory Warranty Deed - Fulfillment (LPB 11) Letter
- WA0000061.doc Subordination Agreement - Existing Loan (LPB 35)
- WA00000943.doc Subordination Agreement - Existing Loan (LPB 35) Letter
- WA00000756.doc Subordination Agreement - New Loan (LPB 35) Legal
- WA00000944.doc Subordination Agreement - New Loan (LPB 35) Letter
- WA0000065.doc Waiver of Lien (LPB 64)
- WA00000945.doc Waiver of Lien (LPB 64) Letter

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REPORTS

<i>Transaction Form</i>			
New/Mod Change Request	Requested By FT Pierce Escrow Admin	Incident No.	TFS No. 894914
Updated for some FT Pierce profiles to: 1. Show date on all posted receipts 2. Show the user's signature who posted the receipt for all receipt types NOTE: Incoming wires logic is different due to WMA Affected item(s): SSCORP5002.rpt - Transaction Form			

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WISCONSIN

DOCUMENTS

Escrow

<i>Homeowner's Policy Owner's Affidavit</i>			
New/Mod New Request	Requested By WI	Incident No.	TFS No. 895474
New document; please render to view.			
Affected item(s): WID0332.doc - Homeowner's Policy Owner's Affidavit			

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<i>Wire Information</i>			
New/Mod Change Request	Requested By CT WI	Incident No.	TFS No. 895855
Updated for "UW CT WI" profiles to pull information from the file instead of being hard coded.			
Affected item(s): SSCORPD5330.doc - Wire Information (International) SSCORPD6011.doc - Wire Information (no prompts) SSCORPD1807.doc - Wire Information			

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Title

<i>ALTA Homeowner's Policy of Title Insurance 2021 (WI)</i>			
New/Mod New Request	Requested By WI Counsel	Incident No.	TFS No. 895235
New document; please render to view.			
Affected item(s): WID0326.doc - ALTA Homeowner's Policy of Title Insurance 2021 (WI)			

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WYOMING

DOCUMENTS

Escrow

EI - Disbursement

New/Mod Change Request	Requested By FNT WY	Incident No.	TFS No. 896865
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For FNT WY only, updated to: Transfer to purchase (enter file no. or address) _____



CHICAGO TITLE COMPANY

**DISBURSEMENT OF PROCEEDS/WIRE
TRANSFER INSTRUCTIONS
(BORROWER)**

Courtney Windley, Documents Manager
Chicago Title Insurance Company
1001 Settlement Way, Suite 100
Anywhere, WY 99999
Phone: (800)555-1234 Fax: (800)555-4321

Date: December 30, 2025
Ref. No.: SettleRefNum11111
Escrow No.: CJ PO COMM WY-CW
Property: 100 Pine Cone Avenue, Unit H
Tempe, WY 32807

The undersigned hereby authorizes and directs Chicago Title Insurance Company to wire transfer funds, as indicated below, to the Receiving Bank and Account or to disburse proceeds/refunds as indicated below. The undersigned warrants that the information provided in this Authorization is complete and accurate.

NET PROCEEDS DUE THE UNDERSIGNED to be:

- Wire Transfer (complete instructions below) (Your bank may charge you for this service)
- Deposit in Local Bank (attach VOIDED check)
- Hold for Pick Up CALL _____ when check is ready
- Transfer to purchase (enter file no. or address) _____**
- Overnight Delivery (No P.O. Boxes) to: _____

Affected item(s):
SSCORPD1895.doc - EI - Disbursement
SSCORPD5366.doc - EI - Disbursement (Legal)

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REPORTS

Post Exceptions Report

New/Mod Change Request	Requested By WY Ops - CO CPF	Incident No.	TFS No. 895357
Updated for WY to only account for one custom task for Policy logic			
Affected item(s): SSCORP5268.rpt - SPAdmin-Custom Source of Business Export-Missing Fields			

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CA AGENCY

REPORTS

<i>Commissions by Escrow Officer FNT LA</i>			
New/Mod Change Request	Requested By CA Agency Admin	Incident No.	TFS No. 894698
Updated for Escrow Holding profiles to reduce the fees in the Escrow column by the amount from bill code ECR, when present in the file			
Affected item(s): SSCORP5594.rpt - Commissions by Escrow Officer FNT LA			

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FIRST TITLE

DOCUMENTS

[Escrow](#)

Freddie Mac Recorded Documents Schedule

New/Mod	Requested By	Incident No.	TFS No.
Change Request	First Title		896340
Address reference was corrected for First Title of Georgia operations.			
Affected item(s): SSCORPD6023.doc - Freddie Mac 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. INC250549386	TFS No. 895590
Updated "Oak Lawn Nook" to "Oak Lawn FlexNest".			
Affected item(s): LIBD1124.doc - Closing Confirmation (IL)			

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REPORTS

<i>Title Grading</i>			
New/Mod Change Request	Requested By Lib Title Admin	Incident No.	TFS No. 893286
Added two columns to reflect completed date for 2 tasks			
<u>Affected item(s):</u> SSCORP5613.rpt - Title Grading			

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NCS

MY SCREENS

Order Contacts Screens

New/Mod	Requested By	Incident No.	TFS No.
Mod	Christopher Reyes	INC250544489	

All **Order Contact** screens have been modified to show the **Outgoing Wire Information** section expanded by default.

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

Outgoing Wire Information

<p>Bank name: <input type="text"/></p> <p>ABA routing number: <input type="text"/></p> <p>Credit account name: <input type="text"/></p> <p>Credit account number: <input type="text"/></p> <p>Special instructions: <input type="text"/></p> <p>Further credit: <input type="text"/></p> <p>Intermediary bank: <input type="text"/></p> <p>Intermediary bank number: <input type="text"/></p> <p>Beneficiary bank: <input type="text"/></p> <p>Beneficiary bank number: <input type="text"/></p>	<p>Verified with name: <input type="text"/></p> <p>Verified date/time: <input type="text" value="(None)"/> <input type="button" value="v"/></p> <p>Verified phone number: <input type="text"/></p> <p>Verified by name: <input type="text"/></p> <p>Verified comments: <input type="text"/></p> <p><input type="checkbox"/> Repeat beneficiary</p> <p><input type="checkbox"/> Verified in person</p>
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Notes (0)

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RELEASE NOTES

JANUARY 2026

REPORTS

Title Bill Application

New/Mod	Requested By	Incident No.	TFS No.
Change Request	NCS NY FNT Admin		895881
Updated for NY FNT how Mortgage and Purchase descriptions and amounts show for insured and uninsured products			
<u>Affected item(s):</u> NYD1030.spdoc - Title Bill Application			

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Transaction Form

New/Mod	Requested By	Incident No.	TFS No.
Change Request	VA SMS Escrow Admin		893553
Defaulted Escrow Officer's signature on Receipts for SMS Ops			
<u>Affected item(s):</u> SSCORP5002.rpt - Transaction Form			

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