

SoftPro Standard & Enterprise v31.1

Release Notes v31.1 | April 4, 2018

4800 Falls of Neuse Road, Suite 400 | Raleigh, NC 27609
p (800) 848–0143 | f (919) 755–8350 | www.softprocorp.com

Copyright and Licensing Information

Copyright © 1987–2018 by SoftPro, Raleigh, North Carolina.

No part of this publication may be reproduced in any form without prior written permission of SoftPro. For additional information, contact SoftPro, 4800 Falls of Neuse Road, Raleigh, NC 27609, or contact your authorized dealer.

Microsoft, Windows, and MS–DOS are registered trademarks of Microsoft Corporation in the United States and/or other countries. WordPerfect is a registered trademark of Corel Corporation. Crystal Reports is a registered trademark of SAP AG. HP LaserJet is a registered trademark of Hewlett Packard Development Company, L.P. GreatDocs is a registered trademark of Harland Financial Solutions Incorporated. RealEC Technologies, Inc. is majority owned by Lender Processing Services. All other brand and product names are trademarks or registered trademarks of their respective companies.

IMPORTANT NOTICE - READ CAREFULLY

Use of this software and related materials is provided under the terms of the SoftPro Software License Agreement. By accepting the License, you acknowledge that the materials and programs furnished are the exclusive property of SoftPro. You do not become the owner of the program, but have the right to use it only as outlined in the SoftPro Software License Agreement.

All SoftPro software products are designed to ASSIST in maintaining data and/or producing documents and reports based upon information provided by the user and logic, rules, and principles that are incorporated within the program(s). Accordingly, the documents and/or reports produced may or may not be valid, adequate, or sufficient under various circumstances at the time of production. UNDER NO CIRCUMSTANCES SHOULD ANY DOCUMENTS AND/OR REPORTS PRODUCED BE USED FOR ANY PURPOSE UNTIL THEY HAVE BEEN REVIEWED FOR VALIDITY, ADEQUACY AND SUFFICIENCY, AND REVISED WHERE APPROPRIATE, BY A COMPETENT PROFESSIONAL.

Table of Contents

Summary of Changes	4
ProForm	4
Pro1099	4
ProTrust	4
(31.1) 4/4/2018	5
ProForm	5
CDF	5
Options	5
CFPB Updates	6
Loan Information & Funding	6
Post-Closing Construction Inspection and Handling	6
CDF Page 3— Calculating Cash to Close	7
Down Payment/Funds from Borrower	7
Funds for Borrower	8
Adjustments and Other Credits	8
CDF Page 4	8
Loan Disclosures: Escrow Account	
CDF Page 5 and CDF Addendum	10
Confirm Receipt: Consumer Signature Lines	10
CDF Addendum without print options	11
Documents	12
Merge Docs	12
ReadyDocs	12
Pro1099	12

Summary of Changes

This release includes several notable changes:

ProForm

- CDF Option #5: Users will now be warned to optional Closing Disclosure forms for transactions not involving seller (Refinance) that the Seller side fees will be removed from pages 2 and
 Users should also be given a choice to cancel prior to the fees being removed.
- CFPB Updates were added to this release to address the regulatory changes detailed in the CFPB's final amendment to the TILA-RESPA Integrated Disclosure rule.
- The numeric value entered in the Margin field for ARM data can now be spelled out.

Pro1099

• Updated the IRS FIRE Website url with the new HTTPS web address.

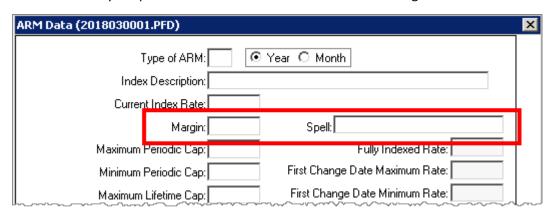
ProTrust

- Bug fix for the Reconciliation utility.
- Bug fix for printing checks from the disbursements register without a payee.

(31.1) 4/4/2018

ProForm

- ProForm data was automatically being saved when previewing a ReadyDoc file in print preview;
 resolved. 358611
- When splitting an odd amount 50% between buyer and seller on the title insurance premium screen (HUD line 1108), the system was charging an extra penny to the Seller; resolved. 353256
- Added the ability to spell out the numeric value entered in the Margin field for ARM data.



CDF

Added an option to select "None" to the Fee Type dropdown. 358619

Options

- Modifications were made to the rules behind CDF Option #5. 355473, 447938
 - A warning message has been modified which will remind users that checking/unchecking
 Option #5 will affect fees that are entered on CDF Pages 2 & 3.
 - Certain Seller related fields will become disabled or will not complete their calculations once
 Option #5 is successfully selected.
 - You will be notified when overlaying a file or template with Option #5 selected into a file that has purchase-related data entered.
- Depending on the data in the order, you will be required to change or remove the specified criteria before you are able to use Option #5. This would include the following: 355474
 - o The order must be marked as either Refinance or Equity before you can select option #5.
 - The order must not contain sellers or a sales price.

- Status of Current Period Taxes (City/Town, County, or Assessments) must not have a proration calculation between buyer & seller, including changing the tax status from To be Paid by Buyer or To be Paid by Seller.
- The order must not contain a commission being paid to the Listing Agent, Selling Agent, or Other Agent.
- Updated F1 Help to reference the change that the CDF Option #5 for transactions not involving the seller can only be used when the **Transaction Type = Refinance**. 447563

CFPB Updates

The software enhancements outlined below address the regulatory changes detailed in the CFPB's final amendment to the TILA-RESPA Integrated Disclosure rule. These changes were effective on October 10th, 2017, but are not mandatory until October 1st, 2018.

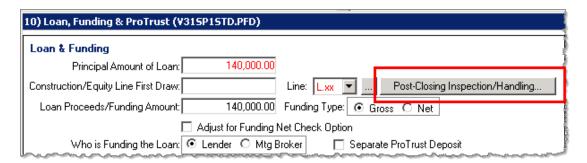
Note that with the final amendment changes being made in the application for this release, it is no longer necessary to render the INTERIM CDF documents in conjunction with any manual workarounds. INTERIM doc packages have been removed from the SoftPro ReadyDocs tree and the existing CDF document sets will work with the final amendment changes.

Loan Information & Funding

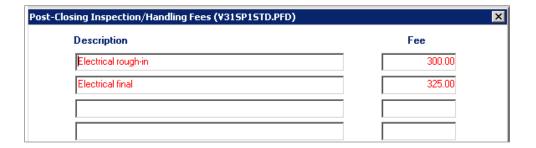
Post-Closing Construction Inspection and Handling

Post-closing construction loan inspection and handling fees are now required to be disclosed on an Addendum. To facilitate this, a change has been made on the Loan Information & Funding screen.

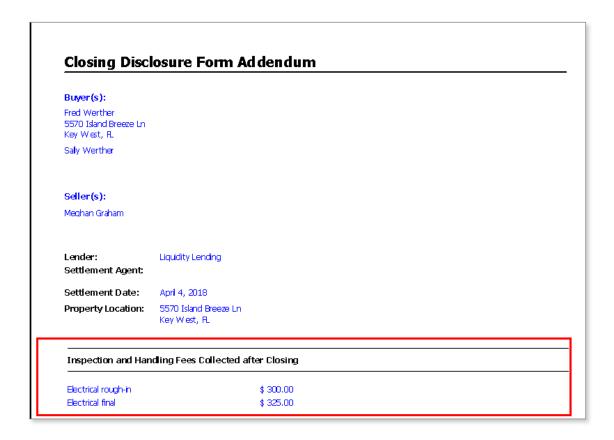
A Post-Closing Inspection/Handling... button has been added:



The button will load a new Post-Closing Inspection/Handling Fees dialog:



- Each dialog reflects fees that are recorded against a single loan.
- The CDF Addendum has been updated to accommodate these new lines:



• This section will only print on the Addendum when amounts are entered on this screen.

CDF Page 3- Calculating Cash to Close

Down Payment/Funds from Borrower

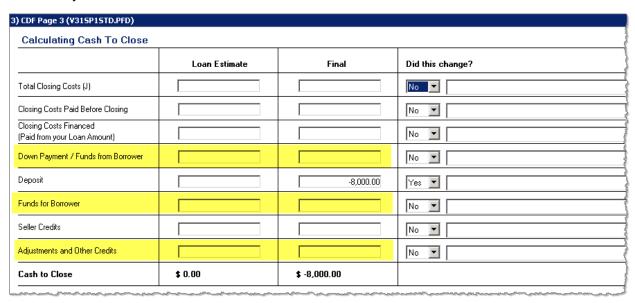
• The Calculating Cash to Close table will now show any existing liens that were entered on line L.03, in the Down Payment/Funds from Borrower or Funds for Borrower, and exclude this amount from Adjustments and Other Credits.

Funds for Borrower

The Calculating Cash to Close table will now show existing liens as part of the Down
Payment/Funds from Borrower or Funds for Borrower amounts and exclude this amount from
Adjustments and Other Credits.

Adjustments and Other Credits

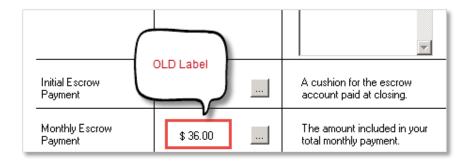
The Calculating Cash to Close table will now show existing liens as part of the Down
Payment/Funds from Borrower or Funds for Borrower amounts, and exclude this amount from
Adjustments and Other Credits.



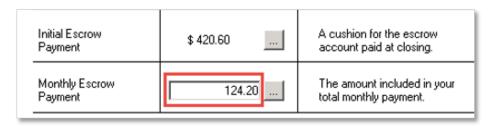
CDF Page 4

Loan Disclosures: Escrow Account

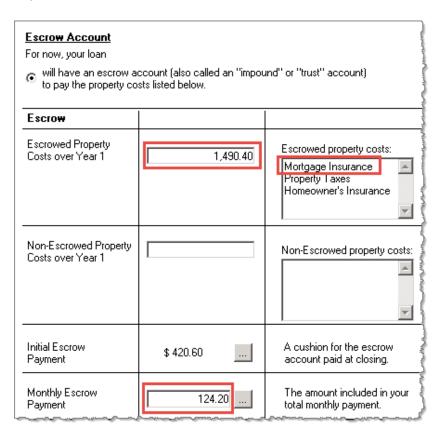
- The Escrow Account section will now include mortgage insurance if mortgage insurance is being escrowed. The Mortgage Insurance will be added to the Escrowed Property Costs over Year 1 as well as being referenced in the Escrowed property costs section.
- The Monthly Escrow Payment row has been changed into a field. This field will include the escrowed mortgage insurance amount, and may be edited manually.
 - o Previously, the Monthly Escrow Payment row was not editable, per the image below.



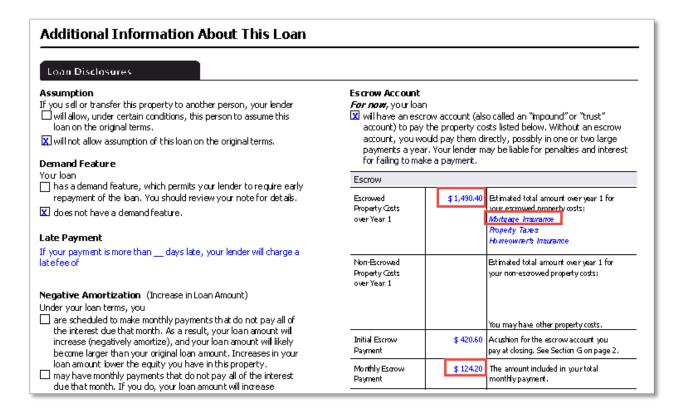
o The Monthly Escrow Payment field can now be edited manually.



 The escrowed mortgage insurance amount is now included in the Monthly Escrow Payment field.



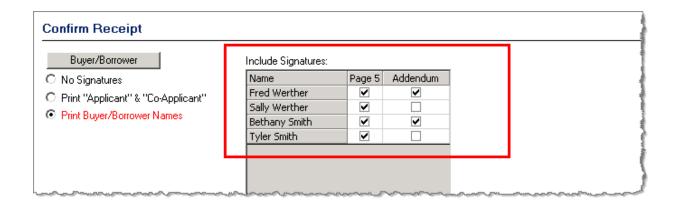
The Escrow Account section on the rendered document will reflect the mortgage insurance:



CDF Page 5 and CDF Addendum

Confirm Receipt: Consumer Signature Lines

An **Include signatures** grid has been added to the CDF Page 5 screen. Creditors can use this grid to indicate which buyer/borrower contacts should have a signature line available on the ReadyDocs.



- The grid contains all buyer/borrower contacts in the order.
- The first 2 borrowers that are associated to the CDF's loan will automatically have Page 5 and Addendum checked. All other borrowers on the loan will default their signature on the Addendum only.

CDF Addendum without print options

• The prompt that displayed when printing the addendum to "Select to not print signature lines" has been removed. Users can now dictate in the Addendum checkbox column which Borrower names appear on the Addendum.

Borrower(s):		
Fred Werther 5570 Island Breeze Ln Key West, RL		
Saly Werther		
Bethany Smith		
Tyler Smith		
Seller(s):		
Medhan Graham		
Lender: Settlement Agent:	Liquidity Lending	
Settlement Date:		
Property Location:	5570 Island Breeze Ln Key West, RL	
Confirm Receipt		
By signing, you are only received this form.	y confirming that you have received this form. You do not have to accept this loan because you have s	igned o
Fred Werther	Date	

Documents

Merge Docs

- The 1099-S, 1099-S w/ Solicitation, and Certification for 1099 Reporting Exemption now have options for masking SSNs. 374234, 374236, 373562
- Not all data was being displayed on Word Merge Substitute 1099-S and Substitute 1099-S w/
 Solicitation documents when the Settlement Date was 2018 or higher; resolved.

ReadyDocs

 The ALTA Commitment for Title Insurance header was updated with the Adopted Date of 8/1/2016.

Pro1099

- The IRS changed the url to the IRS FIRE Website to an *https* address. Updated the Pro1099 link, "Access the IRS FIRE Web Site" to the new website address. 434584
 - Updated the F1 Help page, "Contacting the IRS" with the new IRS FIRE Website address.
 447557