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Chicago, Illinois--Fidelity National Financial Family of Companies introduces UCCPlus Risk Management Program, setting a new standard of "Best-Practice Protection" for Secured Lenders

Fidelity has introduced ***UCCPlus Risk Management*** as a credit quality and liquidity tool for secured lenders facing greater regulatory scrutiny, tighter underwriting standards, increased operational risk and tougher regulatory capital requirements.

The new ***UCCPlus Risk Management Program*** allows secured lenders in the non-real estate commercial loan segments to minimize loan loss reserves, reduce regulatory capital requirements and improve liquidity by enhancing credit quality *through the use of a new risk management tool that insures the lenders security interest in non-real estate collateral for validity, enforceability, attachment, perfection and priority.*

UCCPlus insures the lender's security interest in commercial loans for validity, enforceability, attachment, perfection and priority. Coverage includes UCC search and filing functions; and protects the lender from fraud, forgery, documentation defects and search office errors and omissions. ***UCCPlus*** also reduces lender's legal fees, providing for the cost-of-defense in the event of a challenge to the lender's lien priority on reliance collateral.

Policies can be ordered by placing one phone call to Fidelity's ***UCCPlus Risk Management Program***, or by completing a one-page form that allows Fidelity's ***UCCPlus*** commercial finance lawyers and paralegals to gather and underwrite the transaction.

Many of the nation's leading publications have reported on ***credit quality and liquidity problems*** related to the collapse of the "sub-prime" real estate market segment. And, it has been reported that many industry experts may have failed to consider the significant exposure and danger in ***unrecognized risk*** inherent in the sub-prime markets.

According to Theodore H. Sprink, Senior Vice President and National Marketing Director of Fidelity's UCC Insurance Division, "banks that benefited from originating newly created loan products frequently downplayed both credit worthiness and the importance of reliance collateral". "These relaxed underwriting standards, now pose greater operational risk, investor worry, regulatory scrutiny, rating agency concern, credit quality issues and liquidity problems", Sprink added.

It is the *non-real estate commercial loan market*, in the view of many, which has remained under the radar screen of investors, regulators and rating agencies. Secured commercial loans, often *underwritten and funded based on reliance collateral*, are subject to Article 8 and Article 9 of the Uniform Commercial Code.

Not unlike the sub-prime market, Sprink suggested that rising defaults and greater reliance on non-real estate collateral, may have a profound impact on the financial health of major lenders, should the current credit quality and liquidity problems spread into non-real estate commercial loan market segments.

Sprink indicated the title insurance industry specifically developed "UCC Insurance" as a risk management tool, to provide an element of back-stopping the threat to the bank's security interest in non-real estate collateral. It is anticipated by Sprink that the secondary market will come to place a premium on loans and commercial loan portfolios in which the secured lender has obtained insurance for lien attachment, perfection and priority.

Fidelity National Financial (FNF) and the Fidelity National Title Group (FNTG) comprise one of the nation's largest and most respected title insurance and escrow companies, producing policies under the Fidelity National Title, Chicago Title, Ticor Title, Security Union Title and Alamo Title insurance company brands. FNTG currently issues nearly one in three residential and commercial title insurance policies in the U.S., also providing centralized title and closing services to national lenders through its ServiceLink entity.

Additional details concerning Fidelity's *UCCPlus Risk Management Program* are available by contacting Theodore H. Sprink at 760-931-4731, via e-mail tsprink@fnf.com, or by visiting www.uccplus.com .