



NEWS RELEASE October 15, 2008

Chicago, Illinois--Fidelity National Financial Family of Companies introduces UCCPlus Owner's Policy, setting a new standard of "Best-Practice Protection" for the mezzanine loan market.

Fidelity's new *UCCPlus Owner's Policy* insures an entity purchasing a limited liability company interest, a limited partnership interest or an equity interest in a traditional corporation, that the purchaser takes *ownership* of that interest, free and clear of competing security interests or claims of a lien creditor.

According to Gary M. Zimmerman, Senior Vice President and Chief Underwriting Counsel of Fidelity's Chicago-based UCC Insurance Division, "only *UCCPlus* insures *ownership*, well beyond the 'free of encumbrance' claims of competing UCC Policies. And only *UCCPlus* ownership protection is available with virtually unlimited financial single-risk limits, and is the ideal complement to Fidelity's industry-leading *UCCPlus Lender's Policy* for Mezzanine loan transactions".

In a traditional mezzanine finance transaction, the *UCCPlus Lender's* policy insures the investor's or lender's security interest in Article 8 and Article 9 collateral, typically pledges of limited liability or limited partnership interests; for validity, enforceability, attachment, perfection and priority.

Policies include cost-of-defense in the event of a loss as a result of the lender's security interest not being properly perfected or having proper priority. With the *UCCPlus Owner's Policy*, the purchaser's interest in a LLC, LP or corporation is insured against loss or damage sustained or incurred by the Purchaser as a result of a failure of ownership, the claim of a prior security interest or the claim of a lien creditor.

"We refer to our new *UCCPlus Owner's Policy* as an "Owner's policy" in that it essentially insures *ownership* of the LLC, LP or corporate interest being purchased", stated Ted Sprink, Senior Vice President and National Marketing Director of Fidelity's UCC Insurance Division. "Our competitor's policy is limited in scope to insure that the asset is free of encumbrances... far short of actual ownership", Sprink added.

Sprink indicated that most lender's require UCC insurance for mezzanine loans for the purpose of enhancing the value of loans securitized or otherwise sold into the secondary market. He referred to the recent Moody's report titled "US CMBS

and CRE CDO: Moody's Approach to Rating Commercial Real Estate Mezzanine Loans" as industry confirmation of the value and importance of UCC insurance for lenders, investors, buyers, sellers and third party professionals seeking to maximize value, minimize costs and shift risk.

Fidelity National Financial (FNF) and the Fidelity National Title Group (FNTG) comprise one of the United State's largest and most respected title insurance and escrow companies, producing policies under the Alamo Title, Chicago Title, Fidelity National Title, Security Union and Ticor Title insurance company brands. FNTG currently issues nearly one in every 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.

Further details concerning Fidelity's *UCCPlus* Mezzanine Program are available by contacting Gary M. Zimmerman at 312-223-2441 (gary.zimmerman@fnf.com) or Theodore H. Sprink at 760-931-4731 (tsprink@fnf.com) or by visiting www.uccplus.com .