

## **UCC*Plus* Risk Management Program to Deliver Much Needed Liquidity and Credit Quality to Non-Real Estate Lending**

Liquidity Tool Sets New Standard of “Best-Practice Protection” for Secured Lenders

November 10, 2008, Chicago, Illinois --- The Fidelity National Financial Family of Companies today announced it is offering UCC*Plus* Risk Management to assist secured lenders in the non-real estate commercial loan segments by insuring the security interest in non-real estate collateral for validity, enforceability, attachment, perfection and priority. Program coverage includes UCC search and filing functions; and protects the lender from fraud, forgery, documentation defects and search office errors and omissions.

Designed to help lenders better withstand increased regulatory scrutiny, tighter underwriting standards, increased operational risk and tougher regulatory capital requirements, the UCC*Plus* Risk Management program provides secured lenders with additional protection intended to minimize loan loss reserves and reduce regulatory capital requirements, which translates to greater liquidity and credit quality, an important factor to the secondary market. UCC*Plus* 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.

The program provides much-needed risk management in the current financial services market, according to Theodore H. Sprink, Senior Vice President and National Marketing Director of Fidelity’s UCC Insurance Division. “The current market is filled with greater operational risk, investor worry, regulatory scrutiny, rating agency concern, credit quality issues and liquidity problems,” Sprink notes. “To date the media have attached these issues to the sub-prime real estate market, and now these impacts are being evaluated within other lending divisions such as the non-real estate commercial loan market.”

Secured commercial loans are often underwritten and funded based on reliance collateral, and therefore subject to Article 8 and Article 9 of the Uniform Commercial Code. The UCC program anticipates the secondary market will increasingly place a

premium on loans and commercial loan portfolios in which the secured lender has obtained insurance for lien attachment, perfection and priority.

Sprink suggests, "It's only a matter of time before the current credit quality and liquidity problems infiltrate non-real estate commercial loan market segments. And just like the sub-prime market, rising defaults and greater reliance on non-real estate collateral will profoundly impact the (already distressed) financial health of major lenders."

For more information about Fidelity's *UCCPlus* Risk Management Program visit [www.uccplus.com](http://www.uccplus.com), or contact Theodore H. Sprink at 760-931-4731 or [tsprink@fnf.com](mailto:tsprink@fnf.com).

### **About *UCCPlus***

*UCCPlus* is a division of Fidelity National Title Group (FNTG), a subsidiary of Fidelity National Financial (NYSE: FNF). FNTG's title insurance underwriters, which include Fidelity National Title, Chicago Title, Ticor Title, Security Union Title and Alamo Title, comprise one of the nation's largest and most respected title insurance and escrow companies. FNTG's underwriters currently issue nearly one in three residential and commercial title insurance policies in the U.S. The company also provides centralized title and closing services to national lenders through its ServiceLink division. *UCCPlus* is not available in all 50 states. More information about the *UCCPlus* program can be found at [www.uccplus.com](http://www.uccplus.com).

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.