

## **Fidelity National Financial Family of Companies introduces Canadian PPSA/Plus Insurance Protection**

November 10, 2008, Chicago, Illinois --- PPSA/Plus insures the lender's security interest in commercial loans originated and documented in Canada under the Canadian PPSA Code for validity, enforceability, attachment, perfection and priority. Policies include PPSA search and filing functions, and provide for cost-of-defense in the event of a third party challenge to the lender's security interest.

According to Gary M. Zimmerman, Senior Vice President and Chief Underwriting Counsel, of Fidelity's UCC Division, "the new Canadian PPSA/Plus Policy is a natural extension of the UCCPlus program widely used by lenders and investors in the United States". Zimmerman stated that "it is likely Canadian lawyers and lenders will come to rely on PPSA Insurance Protection rather than local legal opinions, in much the same way there has been a shifting of risk take place in the United States to insurance coverage rather legal opinions with significant characterizations and many assumptions".

Theodore Sprink, Senior Vice President and National Marketing Director of Fidelity's UCC Division stated that "Canada's PPSA/Plus Policy is the most valuable policy of its type in the marketplace, in that there is the opportunity for lenders to enhance the value of loans sold into the secondary market by virtue of the enhanced credit quality made possible by the insuring of the documentation by a Fortune 500 title insurer."

Sprink added, "PPSA/Plus protects lenders from documentation defects, search errors, filing deficiencies and indexing problems. In addition to providing lenders unprecedented loan documentation protection, PPSA/Plus protects against fraud and forgery, while providing a valuable second set of eyes for the benefit of lender's counsel".

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.