

# Introduction

## ABOUT US

With origins that can be traced back 150 years, Fidelity National Title Insurance Company, through its underwriting subsidiaries, is one of the nation's premier real estate service companies, providing title insurance and other real estate-related products and services.

Fidelity employees are committed to providing our customers with a level of satisfaction that is unparalleled in the title insurance industry. Based on our experience and expertise, we are confident that you'll appreciate the Fidelity Difference.

## THE FIDELITY COMMITMENT

At Fidelity, commitment is not just a word--it's a conviction. We take pride in our desire to serve our customers to the best of our ability. The quality of Fidelity's customer service and the level of employee loyalty and commitment are enhanced by our employee stock ownership. Stock ownership serves as a motivational force for Fidelity employees who recognize the Company's success is dependent upon their efforts and contributions.

Fidelity employees uphold the six corporate precepts upon which the Company was founded:

- Bias For Action
- Autonomy and Entrepreneurship
- Employee Ownership
- Minimal Bureaucracy
- Close Customer Relationships
- Highest Standard of Conduct

## HISTORY OF FNTIC

### 1848

Western Title Insurance Company (now Fidelity National Title Insurance Company of California) traced its origin to C.V. Gillespie (founder), a notary public and searcher of records in San Francisco.

### 1906

At the time of the San Francisco earthquake and fire, employees of Western Title Insurance Company and their wives were credited with saving the title plant and other valuable records of the company.

### 1920

The original Western Title Insurance Company was formed.

### 1961

Fidelity National Title Insurance Company (FNTIC), a Nebraska corporation, received a certificate of authority and began doing business in Nebraska.

### 1980

FNTIC acquired the assets of a small underwriter in Tucson, Arizona. It was at this time that the Company's current principals were first affiliated with FNTIC.

### 1981

FNTIC, with agency operations in the Arizona counties of Maricopa and Pima, was purchased from CIGNA. FNTIC was ranked 48th in the country among title insurance companies with revenue of \$6.2 million.

Corporate offices for FNTIC were moved from Denver, Colorado, to Scottsdale, Arizona.

### 1984

Controlling interest of FNTIC was sold to Fidelity National Financial, Inc. ("Fidelity" or the "Company"), its present holding company. William P. Foley, II, became President and Chairman of the Board.

### 1985

The Securities and Exchange Commission approved the sale of Fidelity's stock to the employees of its various subsidiaries. Fidelity became the nation's first and only employee-owned title insurance underwriter.

**1987**

Fidelity began trading on the American Stock Exchange under the symbol FNF.

Fidelity Acquired Western Title Insurance Company.

Fidelity moved corporate headquarters from Scottsdale, Arizona, to Irvine, California.

**1989**

Fidelity acquired Western Title in Portland, Oregon.

Fidelity purchased an El Paso-based title agency, which represented Fidelity's first direct title operation within the state of Texas.

**1991**

Fidelity established Premier Lenders, a concept unique to the title industry. All title work for lenders in the California counties of Los Angeles, Orange, Riverside, San Bernardino and San Diego is performed out of one regional office.

**1992**

Fidelity began trading on the New York Stock Exchange under the symbol FNF.

Fidelity acquires Meridian Title Insurance Company, and Security Title and Guarantee Company, expanding Fidelity's direct operations base to include Florida, Michigan, Missouri, New Jersey, New York, North Carolina, and Pennsylvania.

**1993**

Fidelity completed its acquisition of Agency Sales and Posting, Arizona Sales and Posting, Inc. and Pente Enterprises, Inc.

**1994**

Fidelity acquired ACS Systems, Inc., a computer software development company to enhance FNTIC's electronic data interchange through the development and marketing of its trust, escrow and title related software.

### **1995**

Fidelity acquires Western Title Company of Washington, creating the opportunity to expand direct operations into Washington.

Fidelity acquires the accounts receivable and the book of business of World Title Company, formerly in conservatorship. Fidelity acquires 100% of the stock of World Tax Service... enhancing its market position in California.

### **1996**

ACS unveiled ExpressNet (now FlexNet), an integrated solution for electronic commerce between back office systems and external service providers, realtors and lenders.

Fidelity acquired Nations Title Inc, 8th largest title underwriter in the United States, made FNTIC the 4th largest title underwriter in the U.S. and doubled the existing agency base.

Fidelity acquired Alliance Home Warranty (now Fidelity Home Warranty)

Fidelity acquired CRM, now Fidelity Tax Service

### **1997**

FlexNet™, Fidelity National Lender Express Network, is established as the single source through one interface for bundled services to include title and escrow, tax, credit, flood, foreclosure appraisal, document and recording, and electronic commerce services.

Fidelity acquired First Title Corporation, a title company with offices throughout the southeastern United States.

Fidelity acquired three credit reporting companies Ifland Credit Services, Credit Reports, Inc., and Classified Credit Data, Inc. All three have been merged and operate as Fidelity National Credit Services, Inc.

Fidelity acquired Bron Research, Inc., a flood certification company headquartered in Austin, TX. which now operates as Fidelity National Flood, Inc.

Fidelity acquired Express Network, Inc., a provider of attorney services such as courier, messenger, courthouse filing, process serving, investigation and reprographics.

### **1998**

Fidelity acquired Granite Financial, Inc., an industry consolidator in the small-ticket lease financing market

Fidelity sold wholly-owned subsidiary ACS to Micro General, Inc. ACS provides software, systems integration and telecommunication services to small to medium size businesses in the real estate industry.

FNTIC merged with Alamo Title, the ninth largest title insurer in the United States. As a result FNTIC is now the second largest underwriter in Texas.

Fidelity formed RealEC.com, the first multiple title underwriter alliance for electronic commerce. Fidelity and Stewart Title are the founding and initial members. It is designed to be an open electronic commerce network to order and deliver essential real estate information services in the real estate transaction process.

### **1999**

FNF, through Micro General, sponsored and financed a new interest transaction intermediary company called Escrow.com.

FNF announces its plan to acquire Chicago Title Corp. and its title insurance subsidiaries - Chicago Title, Ticor Title and Security Union Title, thus creating the world's largest title insurance organization.

### **2000**

FNF completes its acquisition of Chicago Title Corp., creating the largest title insurance organization in the world.

FNF moved into its new corporate headquarters in Santa Barbara, California.

FlexNet and Chicago Title's CastleLink operation are merged to form Fidelity National Lender's Solution - the single solution for mortgage products and services.

## **Fidelity National Title Insurance Company**

(FNTIC) takes pride in title and escrow services that meet customer demands for efficient and timely processing and quality products. Through its nationwide network of direct operations and agents, FNTIC provides title

insurance, underwriting, escrow and closing services to residential, commercial and industrial clients, lenders, developers, attorneys, real estate professionals and consumers.

**FNTIC also performs other title-related services such as:**

- Escrow
- Reconveyances
- Recordings
- Attorney services
- Flood certification
- Credit reporting
- Collection and trust activities
- Trustee sales guarantees
- Real estate tax service
- Foreclosure publishing & posting
- Exchange intermediary services
- Real estate information & technology services

**Fidelity also performs specialty finance functions such as:**

- Originating
- Funding
- Purchasing
- Selling
- Securitizing
- Servicing equipment leases for a broad range of businesses