

UCCPlus Policy v. Legal Opinion Advantage: UCCPlus

Lenders have typically relied upon heavily qualified legal opinions of outside counsel with regard to the attachment, perfection and priority of a lender’s security interest under Article 8 and Article 9 of the UCC. The **UCCPlus** Policy offers distinct benefits and greater protection to the Lender and limits liability to outside counsel.

Ten clear and distinct advantages of the **UCCPlus** Policy over a legal opinion:

	<u>Legal Opinion</u>	<u>UCCPlus</u>
1. Backed by the financial strength and claims reserves of the only Fortune 500 Company in the title insurance industry.	No	Yes
2. Protects against fraud and forgery.	No	Yes
3. Provides for costs of legal defense in the event of a loss under the terms of the Policy.	No	Yes
4. Provides complete coverage for Attachment, Perfection and Priority under the UCC.	No	Yes
5. Coverage is not limited jurisdictionally (where the firm or individual attorney is located or is authorized to practice).	No	Yes
6. Provides coverage for search report inaccuracies, errors and omissions.	No	Yes
7. Provides coverage for filing office errors.	No	Yes
8. Provides coverage for documentation defects.	No	Yes
9. Provides coverage for the “gap” period between the last search date and the date of perfection.	No	Yes
10. Provides coverage for the life of the loan, including all successors-in-interest.	No	Yes

For more information, please contact your local title representative or
Gary M. Zimmerman, Senior Vice President, Fidelity National Financial Family of Companies
 312.223.2441 • gary.zimmerman@fnf.com • www.uccplus.com