



The Advantages of **UCCPlus** vs. Legal Opinion

Major-market loan transactions involving Article 8 and 9 security interests have historically relied on legal opinion as to the nature of the lender’s rights in UCC collateral, a limited interpretation that represents liability to outside counsel. Here are the advantages of the **UCCPlus Risk Management Program**.

	<u>Legal Opinion</u>	<u>UCCPlus</u>
1. Supported by published independent financial strength rating and claims reserve.	No	Yes
2. Protection as to legal costs to defend a challenge to a lender’s security interest.	No	Yes
3. National coverage for multiple jurisdictions.	No	Yes
4. Indemnification as to loss of collateral due to improper attachment, perfection or priority of lender’s UCC security interest.	No	Yes
5. Coverage as to lender priority, including “gap period.”	No	Yes
6. Coverage as to search report inaccuracies, errors and omissions.	No	Yes
7. Coverage as to filing office errors and omissions and financing statement inaccuracies.	No	Yes
8. Coverage against documentation defects.	No	Yes
9. Protection against fraud and forgery.	No	Yes
10. Coverage as to authenticity and authority of document signatories.	No	Yes
11. Protection as to proper attachment, perfection and priority.	No	Yes
12. Protection for life of loan benefiting original lender and successors-in-interest.	No	Yes

For more information, please contact your local Title Representative or **Theodore H. Sprink, Senior Vice President, Fidelity National Title Group**
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