



The Power of Perfection

The contract you sign with a customer is not enough to provide full protection for your interest in equipment and other personal property that is affixed to real estate. To do that, you must perfect your interest by filing a public notice of that interest with the appropriate jurisdictions.

Lien Solutions

Tap the Benefits of eFixture Filings

Bringing the Ease of Electronic Filing to Fixtures

The ability to conduct electronic filings is a welcome way to bring speed and accuracy to any filing process. Not only can time be saved, but accuracy can be enhanced – eliminating errors that can compromise compliance and put your interest in assets at risk. Now, the power of eFiling is coming to Fixtures.

Working at the forefront of change is part of our commitment to you. As states and counties adopt electronic filing for fixtures, Lien Solutions works to make

sure you can take advantage of this option. We currently support eFixture filing for 400 counties throughout the U.S. As more jurisdictions adopt electronic filings for fixtures, we will continue to expand our support of this method.



eFixture filings can cover a range of collateral types:

- Built-in: for example, a walk-in freezer
- Bolted-down: for example, a commercial air-conditioning unit
- Structure built around: for example, new doors or windows in a house



The Benefits of Fixture Filings

Fixture filings are an important part of our core UCC solution, powered by our web-enabled iLien platform. Fixture filings are made at the county level and deal with equipment that – as the name suggests – is physically affixed to a property in some way. For example, an HVAC system built into a property, or a solar system attached to the roof of a home.

Fixture filings are important because they can allow you to obtain priority over another lender with an interest in the property where an asset is affixed. For example, as a secured party, you may acquire a position that has priority over a pre-existing mortgage. And fixture filings are effective against both real estate and personal property claimants.

A fixture filing can require additional filing steps and often means additional due diligence. But, the result is an additional layer of protection for your financial interest.

Discover the benefits of having a responsive, expert partner

Lien Solutions is the unsurpassed market leader in Uniform Commercial Code (UCC) filings and searches, and a pioneer of UCC filing automation. Providing comprehensive lien management, debtor due diligence and monitoring and risk management solutions,

Lien Solutions works with lenders, corporations and other lending organizations to help protect and optimize your security interests. Our dedicated support team is ready to assist you at every step – from account setup, to installation and training, to ongoing technical support. As you make the most of our tools to manage your portfolio, help is just a phone call away.

Contact Lien Solutions to schedule a demonstration of our iLien File offerings. There's no cost or obligation.

Lien Solutions is not a law firm and does not provide legal, accounting or other professional advice. Customers should consult with their legal counsel and other advisors regarding their use of the products and services offered by Lien Solutions.

Contact information: Lien Solutions
2929 Allen Parkway
Suite 3300
Houston, TX 77019
800.833.5778
lien.solutions@wolterskluwer.com

Please visit www.liensolutions.com for more information.

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