

# Multifamily Selling and Servicing Guide

Effective as of December 1, 2025

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### **306.01** Uniform Commercial Code (UCC) Financing Statements

#### ✓ Requirements

#### You must:

Ensure that the Security Instrument creates a Lien on all Personal Property.

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- Ensure that the Lien is a perfected first priority Lien.
- Assign each UCC security interest to Fannie Mae.



## **Glossary**

L

Lien, mortgage, bond interest, pledge, security interest,

charge, or encumbrance of any kind.

**Synonyms** 

Liens

P

Personal Property Furniture, fixtures, equipment, and other tangible

personal property located on or used in connection with

the Property.

S

Properties and securing the Loan Document obligations.

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**Synonyms** 

Security Instruments

• Security Instrument's

U

UCC Uniform Commercial Code