

Information

Effective date

January 10, 2011

Use

A *Credit Line Deed Of Trust - Virginia* (Form 630086) is used to perfect a security interest in real estate located in Virginia. It must be filed in the office of the clerk of the court in the city or county where the real estate is located. A credit line deed of trust enables SunTrust to maintain its lien position for existing **and future** advances up to the total amount specified therein and may be used to secure multiple obligations. If only a single note is to be secured, the Virginia Deed of Trust form may be used.

A copy of the credit line deed of trust and the clerk's receipt must be maintained in the collateral file until the original, recorded credit line deed of trust is returned from the court.

Cautions

Observe the following cautions when using the credit line deed of trust.

- The credit line deed of trust **CANNOT** be used to secure a consumer purpose revolving, open end line of credit. The form contains provisions in violation of federal law governing these types of transactions. An Equity Line Deed of Trust form must be used.
- Rescission - Any time you are extending credit which is to be secured by an **existing credit line deed of trust** and the transaction is rescindable (a consumer purpose loan secured by Owner-occupied property used as a primary residence), the Rescission Notice must be given. The second box on the Right of Rescission Notice identifying the transaction as "An Additional Credit Transaction" should be checked.

Instructions

The table below shows section names and descriptions for the items required in the *Credit Line Deed Of Trust - Virginia* (Form 630086).

| Section | Description |
|--|---|
| PIN/Tax Map Reference No. | <i>Personal Identification Number (PIN)/Tax Map Reference number</i> (obtained from legal description or tax office). |
| Address for return of recorded instrument | Enter the mailing address where the original instrument is to be returned after recordation. <ul style="list-style-type: none"> • Applicable CCSC address if the instrument is to be returned to SunTrust <ul style="list-style-type: none"> • Atlanta CCS 211 Perimeter Center Parkway GA-Atlanta-0039 Atlanta, GA 30346 • Richmond CCS 10710 Midlothian Turnpike VA-RIC-2405 Richmond, VA 23235 • You may also enter the name and address of a third party, such as the closing attorney. • Or you may enter underlines to be completed by the closing attorney. |
| SunTrust Bank Address for purpose of legal notice | Enter the applicable CCSC address. <ul style="list-style-type: none"> • Atlanta CCS 211 Perimeter Center Parkway GA-Atlanta-0039 Atlanta, GA 30346 • Richmond CCS 10710 Midlothian Turnpike VA-RIC-2405 Richmond, VA 23235 |
| as of (Heading Implied) | <i>Date</i> the credit line deed of trust is to be effective. |
| Grantors (Heading Implied) | <p><i>Names of Grantors.</i> All <i>persons</i> or <i>entities</i> that have an ownership interest in the property are Grantors. Since Grantors will be indexed according to the names shown on the form, names must agree exactly with the names as the property is titled.</p> <p>Indicate <i>Grantor's name and form of ownership</i>. If Grantor is a business, identify the <i>form of business</i> (corporation, partnership, limited liability company, etc.). If the Grantor acquired title is some other name, or uses different permutations of their name, the fact should be noted.</p> <p>Note: The surname must be in all caps or underlined. Do not place first or middle names in all caps or underline.</p> <p><u>Examples:</u></p> <ul style="list-style-type: none"> • John J. JONES, married, and Peter SMITH, unmarried, as joint tenants. • John J. JONES and Mary JONES, husband and wife, as tenants by the entirety. • Jones Plumbing, Inc. a Virginia Corporation. |
| Trustees (Heading Implied) | <p><i>Name and address</i> of two (2) Virginia residents authorized to serve as trustees.</p> <p><u>Reference:</u> Contact Regional Credit Administration for a list of persons who are</p> |

| Section | Description | | | | | | | | |
|---|--|--------------|---|-----------|---------------|------------|----------------|-----------|--|
| | <p>qualified to serve as trustees. Trustees must be residents of Virginia.</p> <p>Notes:</p> <ul style="list-style-type: none"> For SunTrust employees serving as trustees do not enter the Trustee's home address. Use the following SunTrust address as the Virginia business address for the trustee's address: <p style="text-align: center;">SunTrust Bank 7818 Parham Road Richmond, VA 23294</p> <ul style="list-style-type: none"> The surname must be in all caps or underlined. Do not place first or middle names in all caps or underline. | | | | | | | | |
| Business address for Trustees | <p>Address to be used for the Trustees.</p> <p>Notes:</p> <ul style="list-style-type: none"> Trustees must have a Virginia address. Street address must be used; post office box address is not acceptable For SunTrust employees serving as trustees do not enter the Trustee's home address. Use the following SunTrust address as the Virginia business address for the trustee's address: <p style="text-align: center;">SunTrust Bank 7818 Parham Road Richmond, VA 23294</p> | | | | | | | | |
| Preparer (Heading Implied) | <p>Enter "<i>SunTrust Bank</i>"</p> <p>Note: If closing attorney will complete the form, attorney should enter his/her name here.</p> | | | | | | | | |
| Maximum credit amount (Heading Implied) | <p><i>Maximum principal amount</i> of credit to be secured (written and numeric).</p> | | | | | | | | |
| Property Location (Heading Implied) | <p><i>City or county</i> where the property is located.</p> | | | | | | | | |
| Property address (Heading Implied) | <p><i>Street address</i> of the property, or <i>abbreviated legal description</i> if no street address.</p> | | | | | | | | |
| Debtor (Heading Implied) | <p><i>Names of all</i> Borrowers whose credit is to be secured.</p> | | | | | | | | |
| Obligations (Heading Implied) | <p><i>Description of current</i> transaction and other existing indebtedness to be secured.</p> <p><u>Example:</u> Note of ABC, Inc. in the amount of \$125,000 dated June 6, 2002.</p> | | | | | | | | |
| 2 | <p>Determine lien position.</p> <table border="1" data-bbox="509 1583 1151 1772"> <thead> <tr> <th data-bbox="509 1583 748 1646">CHECK the...</th> <th data-bbox="748 1583 1151 1646">IF the credit line deed of trust is....</th> </tr> </thead> <tbody> <tr> <td data-bbox="509 1646 748 1680">first box</td> <td data-bbox="748 1646 1151 1680">a first lien.</td> </tr> <tr> <td data-bbox="509 1680 748 1713">second box</td> <td data-bbox="748 1680 1151 1713">a second lien.</td> </tr> <tr> <td data-bbox="509 1713 748 1772">third box</td> <td data-bbox="748 1713 1151 1772">neither a first nor second lien, and indicate lien position.</td> </tr> </tbody> </table> | CHECK the... | IF the credit line deed of trust is.... | first box | a first lien. | second box | a second lien. | third box | neither a first nor second lien, and indicate lien position. |
| CHECK the... | IF the credit line deed of trust is.... | | | | | | | | |
| first box | a first lien. | | | | | | | | |
| second box | a second lien. | | | | | | | | |
| third box | neither a first nor second lien, and indicate lien position. | | | | | | | | |
| 16e | <p><i>Amount</i> of fire and extended coverage insurance required.</p> <p>Caution: By law, the amount of insurance required may not exceed the value of</p> | | | | | | | | |

| Section | Description |
|----------------------------|--|
| | the improvements to the real estate. In determining the replacement value of the improvements, you may use the value placed on the improvements by the insurer or use the value from the appraisal. |
| 23 | Check the box if a condominium, PUD, or other rider is attached and identify the type of rider. |
| Signature(s) of Grantor(s) | <p data-bbox="475 386 1240 415"><i>Signature</i> of all parties with an ownership interest in the property.</p> <p data-bbox="475 445 1414 506">Note: The names as typed or printed must agree exactly with the names shown as "Grantor" on Page 1.</p> |
| Acknowledgements | All signatures must be notarized. |
| Exhibit A | <p data-bbox="475 543 1386 604">Note: This Exhibit A may be used, or the Legal Description from the title work may be labeled as Exhibit A and substituted for this Exhibit A.</p> <p data-bbox="475 604 997 634">If this Exhibit A is used, complete as follows:</p> <p data-bbox="475 663 1073 693">Reference the attached deed of trust by specifying:</p> <ul data-bbox="505 693 997 783" style="list-style-type: none"> <li data-bbox="505 693 997 722">• the <i>date</i> of the credit line deed of trust, <li data-bbox="505 722 883 751">• the <i>name</i> of the Grantor, and <li data-bbox="505 751 997 783">• a full <i>legal description</i> of all real estate. |