

Information

Effective date

January 06, 2009

Use

The *Credit Line Deed of Trust – Maryland* (Form 630085) is used to perfect a security interest in real estate located in Maryland. 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 is used to secure revolving lines, loans with future advances and multiples obligations of the borrower identified. If a single fully funded note is to be secured, the Maryland Deed of Trust form may be used.

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 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 an open end credit plan line of credit secured by a customer's dwelling (primary residence or secondary or vacation home). The form contains provisions in violation of federal law governing these types of transactions. An Equity Line Deed of Trust form must be used.
- 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 used.

Instructions

The table below shows section names and descriptions for the items required in the Credit Line Deed of Trust – Maryland (Form 630085).

Section	Description
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 <i>CCSC address</i> if the instrument is to be returned to SunTrust• 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 <i>CCSC address</i> ,
Maximum credit amount (Heading Implied)	<i>Maximum amount</i> of credit to be secured (written and numeric).

Section	Description								
Date (Heading Implied)	<i>Effective date</i> of the credit line deed of trust.								
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 listed, names must agree exactly with the names as property is titled.</p> <p>Indicate <i>Grantor's name</i> and <i>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><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. 								
Address (Heading Implied)	<i>Address</i> of Grantor for purpose of notice.								
Trustee (Heading Implied)	<p><i>Name</i> of person authorized to serve as trustee.</p> <p><u>Reference:</u> Contact Regional Credit Administration for a list of persons who are qualified to serve as trustees for Maryland real estate.</p> <p>Note: It is recommended that the Trustee be a Maryland resident.</p>								
Trustee's address (Heading Implied)	<i>City or county</i> where the trustee named above resides.								
Second Trustee (Heading Implied)	<i>Name</i> of second trustee.								
Second Trustee's address (Heading Implied)	<i>City or county</i> where the second named trustee resides. Delete "with a place of business in."								
Property address	<i>Street address</i> of the real estate, or brief <i>legal description</i> if no street address.								
Debtor (Heading Implied)	<p><i>Names of all</i> Borrowers whose credit is to be secured.</p> <p><u>Example:</u> John Williams, Williams Plumbing and Heating, LLC, Samuel Williams and Williams Distributors, Inc.</p>								
Obligations (Heading Implied)	<p><i>Description</i> of current transaction and any other existing indebtedness to be secured.</p> <p><u>Example:</u> Note of John Williams in the amount of \$125,000 dated June 5, 2002.</p>								
Total Debt (Heading Implied)	<i>Total principal outstanding at the time the instrument is executed.</i>								
2	<p>Determine lien position.</p> <table border="1" data-bbox="509 1556 1395 1717"> <thead> <tr> <th data-bbox="509 1556 748 1587">CHECK the...</th> <th data-bbox="748 1556 1395 1587">IF the credit line deed of trust is....</th> </tr> </thead> <tbody> <tr> <td data-bbox="509 1587 748 1619">first box</td> <td data-bbox="748 1587 1395 1619">a first lien.</td> </tr> <tr> <td data-bbox="509 1619 748 1650">second box</td> <td data-bbox="748 1619 1395 1650">a second lien.</td> </tr> <tr> <td data-bbox="509 1650 748 1717">third box</td> <td data-bbox="748 1650 1395 1717">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.
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first box	a first lien.								
second box	a second lien.								
third box	neither a first nor second lien and indicate lien position.								
23 Riders	Check the box if the property is a condominium or located in a Planned Unit Development and a Condominium or PUD Rider is being recorded with the Deed of Trust, or if any other Rider is being recorded with the Deed of Trust. Identify the type of Rider.								

Section	Description
Signature(s) of Grantor(s)	<p><i>Signature</i> of all parties with an ownership interest in the property.</p> <p>Note: The names as typed or printed must agree with the names shown as "Grantor" on Page 1.</p>
Acknowledgement	<p><i>All Signatures must be properly notarized.</i></p>
Certification of Preparation page 8	<p><i>Name and title</i> of the person completing the form. The form must be completed by either a Bank representative <u>or</u> a licensed Maryland attorney.</p>
Affidavit of Consideration and Disbursement page 10	<p>The Affidavit of Consideration must be completed by a Notary Public. The Notary will insert the name and title of the person certifying the amount of proceeds being disbursed.</p>
Affidavit of Licensure	<p>If the property conveyed by the deed of trust is residential real estate, a SunTrust representative must appear before a notary and the notary section must complete and sign the affidavit of licensure</p>
Property information (Heading Implied) Page 10	<p><i>Property information</i> required. This information will generally be completed by the closing agent, but may be completed by a Bank representative.</p> <p>Enter each item of the property description (available from the legal description of the real estate).</p> <p>Note: The <i>street address, Grantor's Name and Address, and Trustee's Name and Address</i> must agree with the information entered on Page 1.</p>
Exhibit A Page 11	<p>Reference the attached deed of trust by specifying:</p> <ul style="list-style-type: none"> • the <i>date</i> of the credit line deed of trust and , • the <i>name(s)</i> of the Grantor(s) Enter the full <i>legal description</i> of the real estate. <p>Note: The Exhibit A attached to the form may be used or a separate Exhibit A may be prepared by the closing agent. If a separate Exhibit A is used, "Exhibit A to attached Credit Line Deed of Trust, dated (<i>date of the CLDT</i>) by (<i>name of the Grantor(s)</i>)" should be added to the prepared exhibit.</p>