



COMMONWEALTH OF VIRGINIA

*Fairfax Circuit Court*

4110 Chain Bridge Road  
Fairfax, Virginia 22030-4048

JOHN T. FREY  
Clerk of Circuit Court

703-246-2770 TDD 703-352-4139



BARBARA A. KENNEY  
Chief Deputy

September 27, 2011

**EFFECTIVE OCTOBER 17, 2011, NEW RULES FOR FILING REFINANCE TRUST**

Dear Land Records Patron:

In recent years, the General Assembly has killed several bills that would have fixed the refinance with the same lender statute. The bills have been killed because the General Assembly has been unable to determine the fiscal impact of any changes to the statute. They have been unable to determine the fiscal impact because clerks' around the state do not collect separate data on refinances. In an effort to give the General Assembly information concerning the potential fiscal impact of changing the refinance with the same lender statute, starting October 17, 2011, you will need to select the following when filing your documents:

Document type on the coversheet:

- ◆ Refinance Trust
  - Exemption:
    - 803 – Same Lender Refinance
    - No exemption – Different Lender Refinance
- ◆ Refinance Trust Correction

Both "consideration" and "amount not taxed" fields are required if you are filing exemption 803.

No other document types will be allowed on a coversheet with a refinance trust or refinance trust correction.

**Starting October 17, 2011, document type trust will no longer be accepted for a refinance trust.**

The refinance trust document types are available now and you may start using them before the deadline mentioned above.

Examples:

Refinance Trust with the same lender:

- Document Type: Refinance Trust
- Exemption: 803
- Consideration: Required
- Amount Not Taxed: Required

Refinance Trust with a different lender:

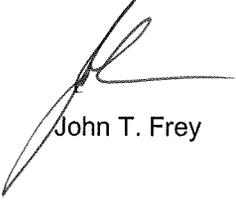
- Document Type: Refinance Trust
- Exemption: <blank>
- Consideration: Required
- Amount Not Taxed: <blank>

Refinance Trust Correction:

- Document Type: Refinance Trust Correction
- Exemption: <blank>
- Consideration: <blank>
- Amount Not Taxed: <blank>

Thank you for your help in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "John T. Frey". The signature is stylized with a large, sweeping initial "J" and "F".

John T. Frey