



PNC Mortgage
a Division of PNC Bank NA
3232 Newmark Drive
Miamisburg, Ohio 45342

June 6, 2011

**** We must review a final HUD-1 prior to closing ****

APPROVAL OF SHORT SALE CLOSING AGREEMENT

TO: CHICAGO TITLE
Attention:
Phone #: 480-998-9298
Fax #:

PNC Mortgage Loan #: [REDACTED]

SELLER'S NAME: [REDACTED]

BUYER'S NAME: [REDACTED]

PROPERTY ADDRESS: [REDACTED]

SALES PRICE:	\$98,000.00	
CLOSING COST:	\$3,742.00	
Seller's Concessions:	\$0.00	
COMMISSION:	\$5,760.00	
Payment to Second Mortgage:	\$0.00	Payable to
Payment to HOA:	\$0.00	
CLOSING DATE:	July 18, 2011	OR BEFORE - OR THERE COULD BE ADDITIONAL CHARGES
Interest Per Diem:	\$45.05 per day after 7/18/2011	
PROMISSORY NOTE 1*:	\$0.00	0.00
PROMISSORY NOTE 2*:	\$0.00	
Cash from Seller:	\$1,500.00	
NET PROCEEDS:	\$87,998.00 (No Less Than)	

*** Please note - All Promissory Notes MUST BE NOTARIZED
NO MONEY IS TO BE GIVEN TO THE SELLERS AND THEY MAY NEED TO BRING FUNDS TO THE CLOSING**

We require a fully executed copy of the signed HUD-1 Settlement Statement.

PNC Mortgage will not be responsible for the payment of any real estate taxes including, without limitation, the real estate taxes being paid twice. PNC Mortgage paid the last installment of taxes on [REDACTED] in the amount of [REDACTED]

Any refunds related to this account or escrow balance remaining are payable to PNC Mortgage, a Division of PNC Bank NA and will not be refunded to the seller.

VARIANCE IN THESE TERMS REQUIRE PNC'S APPROVAL. We require the proceeds check by [REDACTED]
Please forward the proceeds and other documents to:

PNC MORTGAGE
A DIVISION OF PNC BANK NA
GARY-MICHAEL CLAR Loss Mitigation Bldg 5
Loss Mitigation QC/Closing Team
3232 Newmark Drive
Miamisburg, Ohio 45342

Page 2
Terms of the Short Sale
PNC Loan #



We will prepare and record the Satisfaction of Mortgage/Deed of Trust. We will also report the Credit Bureau "legally satisfied for less than full debt".

SPECIAL DISCLOSURES:

PNC Mortgage, a Division of PNC Bank NA does not provide legal or tax advice. You are encouraged to seek advice from competent experts regarding the legal and tax consequences associated with any program we may offer.

If you agree with the terms please sign below:

_____	Date	_____	Date
_____	Date	_____	Date

Forwarding Address

Sincerely,

GARY-MICHAEL CLARK
 Loss Mitigation Department
 PNC Mortgage
 a Division of PNC Bank Na
 Phone No.: 1-800-367-9305 ext. 9E+09
 Fax No.: 855-769-7851