



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

Date: June 11, 2010

To: Realty Executives  
Seth Rich

Phone # 602-562-2990  
Fax # 480-451-8433

Chicago title  
Dianna Jackson

Phone # 480-998-9298  
Fax # 480-538-1960

From: PNC Mortgage, a Division of PNC Bank NA  
Sherry Brown

Phone # 800-367-9305 X 54139  
Fax # sherry.brown@pncmortgage.com  
Loss Mitigation Fax # 937-913-

Subject: PNC Loan # [REDACTED]  
[REDACTED]

**PLEASE SEND THE FOLLOWING TO MY ATTENTION:**

- |     |   |             |
|-----|---|-------------|
| 1a. | Net proceeds check (Not Less Than)  | \$98,630.58 |
| 1b. | Signed Promissory Note (If applicable)*   | \$0.00      |
| 1c. | Copy of check to the Second Mortgage Holder   | \$0.00      |
| 1d. | Copy of check from the seller   | \$0.00      |
| 2   | Signed (buyer & seller) HUD-1 Settlement Statement  |             |
| 3   | Signed Approval of Short Sale Closing Agreement   |             |
| 4   | Signed Unearned Premium Refund Agreement  |             |
| 5   | Signed Affidavit of "Arm's Length Transaction"  |             |
| 6   | NO MONEY IS TO BE GIVEN TO THE SELLERS<br>AND THEY MAY NEED TO BRING FUNDS TO THE CLOSING |             |

\* Please note - All Promissory Notes MUST BE NOTARIZED



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

**APPROVAL OF SHORT SALE CLOSING AGREEMENT**

TO: Chicago title  
Attention: Dianna Jackson  
Phone #: 480-998-9298  
Fax #: 480-538-1960

PNC Mortgage Loan #:  
SELLER'S NAME: [REDACTED]

PROPERTY ADDRESS: [REDACTED]

SALES PRICE:	\$110,000.00	
CLOSING COST:	\$4,769.42	
Seller's Concessions:	\$0.00	
COMMISSION:	\$6,600.00	
Payment to Second Mortgage:	\$0.00	Payable to
Payment to HOA:	\$0.00	
CLOSING DATE:	June 30, 2010	OR BEFORE - OR THERE COULD BE ADDITIONAL CHARGES
Interest Per Diem:	\$0 per day after 6/30/2010	
PROMISSORY NOTE 1*:	\$0.00	0.00
PROMISSORY NOTE 2*:	\$0.00	
Cash from Seller:	\$0.00	
NET PROCEEDS:	\$98,630.58	(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 April 9, 2010 in the amount of 1073.90-

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 July 2, 2010 .  
Please forward the proceeds and other documents to:

PNC MORTGAGE  
A DIVISION OF PNC BANK NA  
Sherry Brown Loss Mit. Bldg 5  
Loss Mitigation QC/Closing Team  
3232 Newmark Drive  
Miamisburg, Ohio 45342

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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



Forwarding Address



Sincerely,

Sherry Brown  
Loss Mitigation Dept.  
PNC Mortgage

a Division of PNC Bank Na

Phone # 800-367-9305 ext. 54139

Fax # sherry.brown@pncmortgage.com