



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

May 25, 2010

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

APPROVAL OF SHORT SALE CLOSING AGREEMENT

TO: Chicago Title
Attention: Diana Jackman
Phone #: 480-998-9298
Fax #: 480-538-1960

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

PROPERTY ADDRESS: [REDACTED]

SALES PRICE:	\$185,000.00	
CLOSING COST:	\$5,636.34	
Seller's Concessions:	\$0.00	
COMMISSION:	\$6,300.00	
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:	\$93,063.66	(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 04-09-10 in the amount of 975.35-

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:



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