



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

Date: December 8, 2009

To: J Rockford Realtor
Alex Tse
Phone # 925-788-1432
Fax # 925-408-0769

First American Title Co.
Tisha Morris
Phone # 925-460-0790
Fax # 866-648-7805

From: PNC Mortgage, a Division of PNC Bank NA
Penny Carey
Phone # 800-367-9305 X 54771
Fax # 937-910-4009
Loss Mitigation Fax # 937-913-

Subject: PNC Loan # [REDACTED]
[REDACTED]

PLEASE SEND THE FOLLOWING TO MY ATTENTION:

- 1a. Net proceeds check (Not Less Than) \$311,861.79
- 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
AND THEY MAY NEED TO BRING FUNDS TO THE CLOSING**

**FAX ALL OF THESE DOCUMENTS & COPIES OF ALL CHECKS
TO FAX #937-913-7887 THE DAY OF THE CLOSING
SO THAT I CAN STOP THE SCHEDULED FORECLOSURE SALE.**



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

December 8, 2009

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

APPROVAL OF SHORT SALE CLOSING AGREEMENT

TO: First American Title Co.
Attention: Tisha Morris
Phone # : 925-460-0790
Fax # : 866-648-7805

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

PROPERTY ADDRESS: [REDACTED]
Roseville, CA 95747

SALES PRICE:	\$350,000.00	
CLOSING COST:	\$11,838.21	
Seller's Concessions:	\$0.00	
COMMISSION:	\$21,000.00	
Payment to Second Mortgage:	\$0.00	Payable to
Payment to HOA:	\$5,300.00	Payable to Villas at Morgan Creek
CLOSING DATE:	January 15, 2010	OR BEFORE - OR THERE COULD BE ADDITIONAL CHARGES
PROMISSORY NOTE 1:	\$0.00	0.00
PROMISSORY NOTE 2:	\$0.00	
Cash from Seller:	\$0.00	
NET PROCEEDS:	\$311,861.79	(No Less Than)

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 November 19, 2009 in the amount of \$3,598.92

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 48 hrs after close
Please forward the proceeds and other documents to:

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

Page 2
Terms of the Short Sale
PNC Loan # [REDACTED]

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:

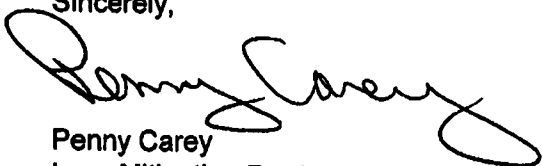
PNC Mortgage, a Division of PNC Bank NA does not provide legal or tax advice. You are encouraged to seek advice from competent experts regarding the legal and tax consequences associated with any program we may offer.

If you agree with the terms please sign below:

[REDACTED] Date

Forwarding Address

Sincerely,



Penny Carey
Loss Mitigation Dept.
PNC Mortgage
a Division of PNC Bank Na
Phone # 800-367-9305 ext. 54771
Fax # 937-910-4009