



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

August 24, 2010

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

APPROVAL OF SHORT SALE CLOSING AGREEMENT

TO:

Attention:
Phone # :
Fax # :

PNC Mortgage Loan #:
SELLER'S NAME:



PROPERTY ADDRESS:



SALES PRICE:	\$245,000.00	
CLOSING COST:	\$2,683.34	
Seller's Concessions:	\$7,350.00	
COMMISSION:	\$14,700.00	
Payment to Second Mortgage:	\$0.00	Payable to
Payment to HOA:	\$0.00	
CLOSING DATE:	September 3, 2010	OR BEFORE - OR THERE COULD BE ADDITIONAL CHARGES
Interest Per Diem:	\$78.74 per day after 9/3/2010	
PROMISSORY NOTE 1*:	\$0.00	0.00
PROMISSORY NOTE 2*:	\$0.00	
Cash from Seller:	\$0.00	

NET PROCEEDS: \$220,266.66 (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 September 17, 2010 in the amount of \$1,054.15

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 September 7, 2010 .
Please forward the proceeds and other documents to:

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