

January 11, 2013

4 pages

Learn How Seattle Short Sales, Inc.

Can Help You Short Sale Your Property

<http://SeattleShortSales.com>

1-800-603-3525

SUND REALTY GROUP

ATTN: [REDACTED]

(206) 926-[REDACTED] PH

(206) 299-3426 fax

LN# [REDACTED]

PNC MORTGAGE

[REDACTED]/LOSS MITIGATION

(800)367-9305 x [REDACTED]

(855) 244-9786 fax

Re: [REDACTED]
[REDACTED]

SULTAN WA 98294

Attached is the Preliminary Approval of Short Sale for the offer of \$109,950.00

Please review each page and contact me, if you have questions.

NOTE: We are not permitted to pay the Home Warranty, Broker Administrative Commission, Miscellaneous Fees, Loss Mitigation Fees or First Time Home Buyer Programs.

The Homeowner is responsible for signing the Purchase Contract.

The Release will be handled by National City Mortgage Payoff Department.

Max realtor commission will be 6%.

The contract must read “contingent on bank approval”.

The account must be at least 31 days delinquent at the time of Closing.

Properties are sold in an “as is” condition.

Please do not have the seller sign these forms.

****The title company or closing atty must email all contact information, company name, contact person, phone, fax & email address with buyer’s final hud 24-48 hours prior to closing.****

****The title company or closing atty must notate the subject line with PNC loan number & final hud.****

Thank You

**Sales Contract Review
Pre-foreclosure Sale Program**

**U. S. Department of Housing
and Urban Development**
Office of Housing
Federal Housing Commissioner

OMB Approval No.2502-0464
(exp. 10/31/2012)

Public reporting burden for this collection of information is estimated to average 9 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This information is required to obtain benefits. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

Section 204 of the National Housing Act authorizes the Secretary to pay an insurance claim that bridges the gap between the fair market value proceeds from the HUD-approved third party sale of a property. The respondent's maybe lenders (mortgagee's), counselors and homeowners who are attempting to sell their properties prior to foreclosure. The Privacy Act of 1974 pledges assurances of confidentiality to respondents. HUD generally discloses this data only in response to a Freedom of Information request.

Mortgagee Contact Person: [REDACTED]		Phone Number: [REDACTED]	Account/Control Number: [REDACTED]	FHA Case Number: [REDACTED]
Homeowner Name(s): [REDACTED]		Property Address: [REDACTED]		
Homeowner Name(s): [REDACTED]		SULTAN WA 98294		
Date of Sales Contract: 4/25/12	Date contract Received by Mortgagee: 05/17/12	Sales Agent and Firm: SUND REALTY GR	Phone Number: [REDACTED]	Sales Commission & Rate \$6597 @ 6%
Offered By: [REDACTED]		Address: [REDACTED] SULTAN WA 98294		
Listing Price: \$ 95,000	Price Offered: \$ 109,950	Appraised Value: \$ 95,000	90% of Appraised Value: \$ 85,500	Estimated Net Sales Proceeds: \$ 89,750.43

Mortgagee (or HUD) Review of the Sales Contract

The Sales Contract offered by the individuals listed above is:

- Accepted
 Rejected (List reasons below)

This Sales Contract is rejected for the following reasons(s):

[REDACTED] 01/11/13
Mortgagee Signature and Date



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

Date: January 11, 2013 PRELIMINARY APPROVAL

To: SUND REALTY GROUP
[Redacted]
Phone # (206) [Redacted]
Fax # (206) 299-3426

0
0
Phone # -
Fax # -

From: PNC Mortgage, a Division of PNC Bank NA
[Redacted]
Phone # 800-367-9305 X 0
Fax # 0

Subject: PNC Loan # [Redacted]
VA # [Redacted]
[Redacted]
SULTAN WA 98294

Attached is the preliminary approval of the short sale for the above noted property.
** DO NOT ** have the seller sign these forms. You will need to have the title
company or closing attorney fax to me the final settlement (HUD-1) ** 24 HOURS
BEFORE CLOSING ** for my final approval. I will provide final short sale approval
documents at that time.



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

January 11, 2013

Preliminary Approval

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

APPROVAL OF SHORT SALE CLOSING AGREEMENT

TO: 0

Attention: 0
Phone #: -
Fax #: -

PNC Loan #
VA #

SELLER'S NAME:

PROPERTY ADDRESS:

SULTAN WA 98294

SALES PRICE: \$109,950.00
CLOSING COSTS: \$13,602.57
COMMISSION: \$6,597.00
CLOSING DATE: January 31, 2013 OR BEFORE
NET PROCEEDS: \$89,750.43 (No Less Than)

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 October 4, 2012 in the amount of \$796.58

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 MORTGAGE'S

APPROVAL. We require the proceeds check by February 1, 2013

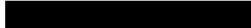
Please forward the proceeds and other documents to:

PNC MORTGAGE
A DIVISION OF PNC BANK NA
DAVID DAVIS Loss Mitigation Bldg 5
3232 Newmark Drive
Miamisburg, Ohio 45342

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Terms of the Short Sale

PNC Loan #



VA #

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".

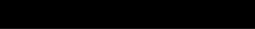
SPECIAL DISCLOSURES:

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 this loan has a foreclosure action pending, upon receipt of the settlement figure contained in this letter, PNC Mortgage, a Division of PNC Bank NA will dismiss the pending foreclosure action.

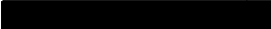
If you agree with the terms please sign below:

This is only a preliminary approval.



Date

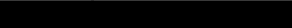
This is only a preliminary approval.



Date

Forwarding Address

Sincerely,



Loss Mitigation Dept.

PNC Mortgage, a Division of PNC Bank NA

Phone # 1-800-367-9305 ext. 0

Fax # 0

This is an attempt to collect a debt. Any information obtained will be used for that purpose. However, if you have received a discharge in bankruptcy affecting our right to collect your loan as a personal obligation, and if the loan was not reaffirmed in the bankruptcy case, PNC Mortgage, a division of PNC Bank, National Association will only exercise its rights against the property itself, and is not attempting to collect the discharged debt from you personally.