

Learn How Seattle Short Sales, Inc.

Sales Contract Review
Pre-foreclosure Sale Program

Can Help You Short Sale Your Property

<http://SeattleShortSales.com>

1-800-603-3525

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including reviewing instructions, searching existing data sources, gathering the data needed, reviewing the collection of information, and completing and reviewing the collection of information. This information is required to obtain or maintain your business, and is not necessary for the collection of information 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 mortgage 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]		ENUMCLAW WA 98022	

Date of Sales Contract: 03/17/2013	Date contract Received by Mortgagee: 09/04/2013	Sales Agent and Firm: [REDACTED]	Phone Number: [REDACTED]	Sales Commission & Rate \$ 3,540.00 @ 6%
Offered By: [REDACTED]		Address: [REDACTED] Buckley, WA 98321		
Listing Price: \$ 59,000.00	Price Offered: \$ 59,000.00	Appraised Value: \$ 56,000.00	90% of Appraised Value: \$ 50,400.00	Estimated Net Sales Proceeds: \$ 49,480.00

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]

9/12/13

Mortgagee Signature and Date



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

Date: September 12, 2013 PRELIMINARY APPROVAL

To: Windermere Professionals
[Redacted]
Phone # [Redacted]
Fax # [Redacted]

WFG National Title
0
Phone # -
Fax # -

From: PNC Mortgage, a Division of PNC Bank NA
[Redacted]
Phone # [Redacted] 0
Fax # 0

Subject: PNC Loan # [Redacted]
VA # [Redacted]
[Redacted]
ENUMCLAW WA 98022

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

September 12, 2013

Preliminary Approval

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

APPROVAL OF SHORT SALE CLOSING AGREEMENT

TO: WFG National Title
Attention: 0
Phone #: -
Fax #: -

PNC Loan #
VA #

SELLER'S NAME:
PROPERTY ADDRESS:

ENUMCLAW WA 98022

SALES PRICE: \$59,000.00
CLOSING COSTS: \$5,980.00
COMMISSION: \$3,540.00
CLOSING DATE: November 1, 2013 OR BEFORE
NET PROCEEDS: \$49,480.00 (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 April 3, 2013 in the amount of \$842.43

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 November 2, 2013
Please forward the proceeds and other documents to:

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

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Terms of the Short Sale
PNC Loan # [REDACTED]
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.

[REDACTED] _____ Date

This is only a preliminary approval.

[REDACTED] _____ Date

_____ Forwarding Address

Sincerely,
[REDACTED]

Loss Mitigation Dept.
PNC Mortgage, a Division of PNC Bank NA
Phone # [REDACTED] 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.



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

Re: PNC Loan Number: [REDACTED]
Mortgagor Name: [REDACTED]
Property Address: [REDACTED] ENUMCLAW WA 98022

September 12, 2013

SELLERS) NAME(S): [REDACTED]

SALES PRICE: \$59,000.00

DEFICIENCY: \$100,984.35

Dear Borrower:

If all of the terms and conditions of this approval letter are satisfied, upon closing of the sale of the referenced property and our receipt of the net sales proceeds in accordance with the approval letter, we will waive our rights to pursue a deficiency for the remaining balance of your loan after application of the net sales proceeds.

Sincerely,

PNC Mortgage