



PNC Mortgage,
A Division of PNC Bank, NA
3232 Newmark Drive • Miamisburg, Ohio 45342
Telephone (800) 367-9305

Learn How Seattle Short Sales, Inc.

Can Help You Short Sale Your Property

<http://SeattleShortSales.com>

April 13, 2011

1-800-603-3525

WE ARE A DEBT COLLECTOR.

WE MAY REPORT/HAVE REPORTED INFORMATION ABOUT YOUR ACCOUNT TO CREDIT BUREAUS. LATE PAYMENTS, MISSED PAYMENTS, OR OTHER DEFAULTS ON YOUR ACCOUNT MAY BE REFLECTED IN YOUR CREDIT REPORT.

RE: Homeowner: [REDACTED]

PNC Loan No. [REDACTED]

Property Address: [REDACTED]

KIRKLAND WA 98034

Dear [REDACTED]

Subject to the following terms and conditions, this letter confirms that PNC Mortgage, a Division of PNC Bank, NA, has agreed to accept less than the full amount due to release its interest in the property securing the above referenced loan.

1. The net sale proceeds will not be less than **\$8,000.00** at closing as a direct payment to PNC Mortgage in certified funds.
2. [REDACTED] must not receive any funds at closing or from sale of this property.
3. This approval is valid until **4/30/2011**. Closing after this date will require further approval.
4. This loan will continue to report to the credit bureaus reflecting the payment history and the remaining balance due until the balance is paid in full.
5. We recommend that you contact your tax advisor to discuss any potential tax implications with this transaction.
6. **Should title to the property be transferred in whole or in part prior to the close of escrow; this approval is canceled without further notice.**
7. **If [REDACTED] file bankruptcy prior to closing; this agreement is canceled without further notice.**
8. The remittance check of **\$8,000.00** in CERTIFIED FUNDS ONLY; must be made payable to PNC Mortgage and mailed to:

PNC Mortgage, a Division of PNC Bank, NA
Bruce H. Eckler, Loss Mitigation, Bldg #5
3232 Newmark Drive
Miamisburg, OH 45342

Accepting the Agreed Short Sale Amount to release our interest in the property does not discharge your responsibility for the remaining balance due on the loan. If you have not already made acceptable payment arrangements for the deficiency balance; please contact us to arrange an acceptable method for payment of the remaining balance.

We appreciate your cooperation in the payment of this obligation. If you are unable to keep this agreement; it is imperative that you contact me within five days of the date of this letter to avoid further collection activity. I am available to answer any questions you may have, so please do not hesitate to call me toll free at 1-800-367-9305, ext [REDACTED]

Special Disclosure:

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:

[REDACTED] Date

[REDACTED] Date

Forwarding Address:

Phone:

Sincerely,

[REDACTED]

Loss Mitigation Department
PNC Mortgage, a Division of PNC Bank, NA