



PNC Bank
P.O. Box 5570
Brecksville, OH 44101-0570

Learn How Seattle Short Sales, Inc.

Can Help You Short Sale Your Property

<http://SeattleShortSales.com>

1-800-603-3525

[Redacted]
Aptos, CA 95003-2903

Date: June 24, 2011
Re: PNC Bank ("PNC") Home Equity Installment Note -OR- Home Equity Line of Credit
Account number ending in: xxxxxxxxxxxx [Redacted] (the "Account")
Property address: [Redacted] Everett, WA 98208 (the "Property")

This paragraph is a special notice to our customers who have filed a petition for protection under the United States Bankruptcy Code. Unless you have signed a reaffirmation agreement with PNC Bank, and that agreement has been filed with the bankruptcy court (and not subsequently rescinded or disallowed in accordance with the Bankruptcy Code), you should disregard all portions of this letter which state or suggest that you still have a personal liability to pay PNC Bank. You may wish to consult with an attorney regarding this letter, your bankruptcy and the ability of PNC Bank to enforce its lien on the collateral. If you have obtained a discharge under the Bankruptcy Code this letter is for informational purposes or to protect our interests in the collateral.

Dear [Redacted]

Based on the information provided and a fully executed Purchase Agreement, you ("Seller") have been approved for a Short Sale pursuant to which:

- a) PNC will release the mortgage pledged as collateral for the Account upon receipt of a minimum of \$5,000.00;
- b) PNC will continue to pursue collection and Seller will remain liable for the remaining deficiency balance after receipt of the PNC Proceeds of Sale, which will be approximately \$22,968.80. Additional interest and fees may increase the actual amount of the deficiency balance. If the Account is an open-end Home Equity Line of Credit Account, the line will be closed and no additional funds may be borrowed on the line; and
- c) Shortly after receiving the PNC Proceeds of Sale, the deficiency balance will be reported to credit reporting agencies as "charged-off" which could negatively impact your credit score.

This offer is subject to the following requirements:

1. Seller of the Property receives \$0 back at closing;
2. Any overages, tax credits, or additional sale proceeds of any kind must increase the amount of PNC Proceeds of Sale unless otherwise due to a more senior lien holder;
3. PNC must receive a true and correct copy of the HUD-1 signed at closing;
4. Seller acknowledges that except for the release of the PNC mortgage and the closing of the line (if Account is an open-end Home Equity Line of Credit Account), all other terms and conditions of the Account remain in full force and effect; and
5. This offer is valid until July 24, 2011. In order to accept, certified funds must be received no later than 4:00 PM on that date, payable to PNC Bank, and sent to the following address:

6750 Miller Road
Attn: Payment Processing
Loc: BR-YB58-01-3
Brecksville, OH 44141

If you have any questions or concerns, we can be reached at the telephone number below.

Thank you,

Short Sale Department
1-866-622-2657, ext. [REDACTED]

The separate laws of Connecticut, the District of Columbia, New York City, North Carolina and Vermont each require that their respective residents be furnished with this notice:

This is an attempt to collect a debt. Any information obtained will be used for that purpose.