

PNC Moltgage a Divisio i of PNC Bank NA 3232 Ne vmark Drive Miamisburg, Ohio 45342

Date:

June 29, 2011

Learn How Seattle Short Sales, Inc.

Can Help You Short Sale Your Property

To:

Phone # 800-603-3525 ext

http://SeattleShortSales.com

1-800-603-3525

Phone # Fax #

From:

PNC Mortgage, a Division of PNC Bank NA

Phone No.: 1-800-367-9305 X

Fax No.: 937-910-4009

Email: @pncmortgage.com

Subject.

PNC Loan #

PLEASE SEND THE FOLLOWING TO MY ATTENTION:

1a. Net proceeds check (Not Less Than) \$121,508.97

1b. Signed Promissory Note (If applicable)* \$0.00

1c. Copy of check to the Second Mortgage Holder \$1,000.00

1d. Copy of Check From Seller \$0.00

2 Signed (buyer & seller) HUD-1 Settlement Statement

3 Signed Approval of Short Sale Closing Agreement

4 Signed Unearned Premium Refund Agreement

5 Signed Affidavit of "Arm's Length Transaction"

6 NO MONEY IS TO BE GIVEN TO THE SELLERS

AND THEY MAY NEED TO BRING FUNDS TO THE CLOSING

7 Copy of Subordinate Lien Holder(s) Approval Letter(s), if applicable

* Please note - All Promissory Notes MUST BE NOTARIZED



PNC Mortgage a Di rision of PNC Bank NA 323: Newmark Drive Miai ilsburg, Ohio 45342

Date: June 29, 2011

To:

Fax Number:

From: PNC Mortgage, a Division of PNC Bank NA

Phone No.: 1-800-367-9305 X Fax No.: 937-910-4009

Email: Spncmortgage.com

Subject: PNC Loan #
Seller's Name:

Property \ddress:

PUYALLUP WA 98372

The enrire PNC Mortgage Closing Package must be sent to the PNC Negotiator at the number listed above immediately after the closing:

- 1. SIGNED HUD-1 Settlement Statement
- SIGNED Approval Letter
- Affidavit of "Arm's Length Transaction" MUST BE SIC NED by all parties (Both Agents, Buyer, Seller, and Settlement Agent)
- 4. SIGNED Unearned Premium Refund Agreement
- 5. If Power of Attorney (POA), it MUST be approved 24 hours prior to closing
- 6. Copy of proceeds check
- 7. Copy of Subordinate Lien Holder(s) Approval Letter(s), if applicable

^{**}Failure to comply with these instructions could result in clc sing funds being returned.



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

June 29, 2011

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

APPROVAL OF SHORT SALE CLOSING AGREEMENT

TC:			
	Attention:		
	Phone # :		
	Fax#:		
	1807.		
PNC Mortgage Loan #:			
The mortgage needs.			
SE LLER'S NAME:			
<u> </u>			
	_		
BUYER'S NAME:			
	9	-	
		=	
	C)	
DE ODERTY ADDRESS.			
PF OPERTY ADDRESS:	PUYALLUP WA 98372		
OA: FO PRIOF.			
SALES PRICE: CLOSING COST:	\$140,000.00 \$6,291.03		
Seller's Concessions:	\$4,200.00		
COMMISSION:	\$7,000.00		
Payment to Second Mortgage:	*·•	Payable to	
Payment to HOA:	\$0.00	-	
CL OSING DATE:	July 29, 2011		JLD 3E ADDITIONAL CHARGES
Interest Per Diem:	\$0 per day after 7/29/2		DED SE ADDITIONAL CHARGES
PF OMISSORY NOTE 1*:	\$0.00		0.00
PF:OMISSORY NOTE 2":	\$0.00		0.00
Cash from Seller:	\$0.00		
	4		
NET PROCEEDS:	\$121,508.97	(No Lesa Thán)	
* Flease note - All Promissory N	otes MUST BE NOTARIZ	ZED	
NO MONEY IS TO BE GIVEN TO	<u>THE SELLERS AND THI</u>	<u>EY MAY NEED TO BRIN</u>	<u>G F UNDS TO THE CLOSING</u>
Wie require a fully executed copy	of the signed HUD-1 S	ettlement Statement	
P) C Mortgage will not be respons			
wir nout limitation, the real estate to installment of taxes on	April 4, 2011	in the amount of	\$ (80.03
installment of taxes on	April 4, 2011	iti tile amboni ot	a 100.05
Ar y refunds related to this accoun	t or eacrow belence reme	ining are payable to	
Pr C Mortgage, a Division of PNC			
VARIANCE IN THESE TERMS RE	QUIRE PNC'S		
AF PROVAL. We require the proc	eeds check by	48 hours after closing	
Please forward the proceeds and o	other documents to:	-	
F			
	PNC MORTGAGE		
	A DIVISIÓN OF PNC B		_
		Loss Mitigation Bidg :	5
	Loss Mitigation QC/Clo	osing T ea m	
	3232 Newmark Drive		

Miamisburg, Ohio 45342

Page 2
Terms of the Short Sale
PNC Loan #

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 you agree with the terms please sign below:

Fax No.: 937-910-4009

	Date		Date
		<u> </u>	<u> </u>
·	Date		Date
		Forwarding Address	
		-	
Sincer∋ly,			
Cirioci ziy,			
Loss Mitigation Department			
PNC Mortgage			
a Division of PNC Bank Na			
Phone No.: 1-800-367-9305	ext.		

UNEARNED PREMIUM REFUND AGREEMENT

Date: June 29, 2011

RE: PNC Mortgage Loan #

Homeowner's Name:

Property Address:

PUYALLUP WA 98372

Policy #

ALLSTATE INSURANCE

Expiration Date:

February 28, 2012

Last Premium Paid: \$511.00

In accordance with a closing agreement executed with PNC Mortgage a Divis on of PNC Bank NA I/we hereby assign to PNC Mortgage a Divis on of PNC Bank NA all rights to cancel and receive any unuser insurar ce premiums.

Any refunds that are normally sent directly to the insured are to be for rarded to PNC Nortgage, a Division of PNC Bank NA pursuant to this request.

PNC MORTGAGE
A DIVISION OF PNC BANK NA
QC/Closing Department Loss Mitigation Bldg. 5
3232 Newmark Drive
Miamisburg, Ohio 45342

Date

Date

O Date

A FIDAVIT OF "ARM'S LENGTH TRANSACTION"

Seller and Seller's Real Estate Agent

Property A:Idress

PUYALLUP WA 96372

By executing this affidavit Seller and Seller's Real Estate Agent certify under penelty;

Hereby af irm that this is an "Arm's Length Transaction" defined as;

Seller and the Buyer are unrelated to each other by family, marriage or commercial enterprise.

There are to agreements, understandings or contracts between the parties that the borrower is

permitted to remain as a tenant on the Mortgaged Premises.

Neither th: Borrower(s) nor the purchaser(s) will receive any funds or commissions from the sale of the Mor paged Premises.

There are no agreements, understandings or contracts relating to the current sale or subsequent sale of the Mortgaged Premises that have not been disclosed to the lender and or servicer.

Seller and Suyer understands, agrees and intends that there is a reliance upon statements made in the efficient at consideration for a reduction of the payoff amount of the Mortgage and agreement to the sal a of Mortgage. Premises,

Seller and Buyer agree to indemnify the lender and or servicer for any and all loss resulting from any negligent or intentional misrepresentation made in this affidevit, including, but not limited to, the amount of the reduced payoff of the Mortgage.

Seller and Buyer understand that a misrepresentation may subject the reaponable party to civil and/or criminal ils billty.

The affidat it will survive the closing of the transaction.

		(Seller) Date		(Seller) Date
		(Seller) Date		(Seller) Date
State of:				
County of:				
Before me	a Notary Public, in and for said Coun	ty, personally appeared the abov	re named	
		and		
type of Ide	sonally known to me or who has produ entification]. Who acknowledged that i exact and deed.		trument, and that the a ime is	
n Testimo	ny Whereof, I have hereunto subscrib	ed my name and affixed my office	ial seal at	
this	day of	[date	I -	
Notary Se	al is Required)			(Signature)
		Notary Public, State of:		
		My Commission Expires:		
		, <u> </u>		
(Sellers A	ent)	Date		
Print Nam	for Sellers Agent		Print Company for Sellers	Agent

Before me Shane Wi	: a Notary Public, in and for said Coun Jiamson	ty, personally appeared the abov	re named	
type of id	sonally known to me or who has produ entification]. Who acknowledged that i as act and deed.	rced he/she did sign the foregoing ins	trument, and that the s ame la	
In Testimo	ny Whereof, I have hereunto subscrib	ed my name and affixed my offic	ial scal at	
thia	day of	[date	1].	
(Notary St	ral is Required)			(Signature)
		Notary Public, State of:		
		My Commission Expires:		
		, commodul capilot.		

AFFIDAVIT OF "ARM'S LENGTH TRANSACTION"

Buyer and Buyer's Real Estate Agent

Property Aridress:

PUYALLUP WA 98372

By executing this affidavit Buyer and Buyer's Real Estate Agent certify under penalty;

Hereby of irm that this is an "Arm's Length Transaction" defined as:

Seller and the Buyer are unrelated to each other by family, marriage or commercial enterprise.

There are no agreements, understandings or contracts between the parties that the borrower is permitted to remain as a tenant on the Mortgaged Premises.

Neither the Borrower(s) nor the purchaser(s) will receive any funds or commissions from the sale of the Mor gaged Premises.

There are no agreements, understandings or contracts relating to the current sale or subsequent sale of the Mortgaged Premises that have not been disclosed to the lender and or servicer.

Seller and Buyer understands, agrees and intends that there is a reliance upon statements made in the affidavit an consideration for a reduction of the payoff amount of the Mortgage and agreement to the riale of Mortgager Premises.

Seller and Buyer agree to indemnify the lender and or servicer for any and all loss resulting from any risgligent or intentional misrepresentation made in this affidavit, including, but not limited to, the amount of the reduced payoff of the Mortgage.

Seller and Buyer understand that a misrepresentation may subject the responsible party to civil and/c criminal ill plity.

The affide /it will survive the closing of the transaction.

Buyer)		Date	(Buyer)	Date
rint Nam '		<u> </u>	Print Name	
Buyer)		Date	(Buyer)	Dale
rint Nam			Print Name	
tate of: _				
ounty of: _				
efore malla odd Bagins		or said County, personally app and and	eared the above named	
type of iden	nally known to me or w lification]. Who acknow act and deed.	ho has produced	s foregoing instrument, and that the	same is
n Testima ny	Whereof, I have hereu	nto aubacribed my name and :	effixed my official seal at	
nis	day of		[date],	
Notary St al	la Required)			(Signature)
		Notery Public, S	tate of:	
		My Commission	Expires:	
Suyers Agen	nt .	Date	Buyers Agent	Date
rint Buye a	Agent Name		Print Buyers Agent Name	
	Agent Company		Print Buyers Agent Compan	
county of: _				
Sefore me	s Notary Public, in and f	or said County, personally app and and	eared the above named	
type of id-n	nally known to me or w tification]. Who acknow act and deed.	ho has produced	e foregoing instrument, and that the	same is
n Testimony	/ Whereof, I have hereu	nto subscribed my name and i	affixed my official seal at	
his	day of		[dete].	
Notery Seal	is Required)			(Signature)
		Notary Public, \$	lete of:	
		My Commission	Expires:	

AFFIDAVIT OF "ARM'S LENGTH TRANSACTION"

Settler tent Agent and Escrow Agent

Property, Address:
PUYALLUP WA 98372

By exect ting this affidavit Settlement Agent and Escrow Agent certify under penalty;

Hereby affirm that this is an "Arm's Length Transaction" defined as;

Seller and the Buyer are unrelated to each other by family, marriage or commercial enterprise.

There are no agreements, understandings or contracts between the parties that the borrower is permitted to remain as a tenant on the Mortgaged Premises.

Neither It a Borrower(s) nor the purchaser(s) will receive any funds or commissions from the s_i le of the Mo tgaged Premises.

There are no agreements, understandings or contracts relating to the current sale or subseque πt sale of the Mortgaged Premises that have not been disclosed to the lender and or servicer.

Seller and Buyer understands, agrees and Intends that there is a reliance upon statements malle in the affidavit als consideration for a reduction of the payoff amount of the Mortgage and agreement of the sale of Mortgage di Premises.

Seller ank. Buyer agree to Indemnify the lender and or servicer for any and all loss resulting from any negligent or intentional misrepresentation made in this affidavit, including, but not limited to, the amount of the reduced payoff of the Mort gage.

Seller anii Buyer understand that a misrepresentation may subject the responsible party to civil and/or criminal it stillly.

The affidavit will survive the closing of the transaction.

Settlement Agent	Date	Settlement Agent	Date
Print Nanie & Tille Settlement Agent		Print Name & Title \$ attlement Ag	eni
Print Seti ement Agent Company	**********************	Print Settlement Age at Company	
State of:			
County o'	<u></u>		
Before m :, a Notary Public, in and for	said County, personally appea and and	red the above named	
	anu		
tho is personally known to me or who type of it entification). Who acknowle is/her fine act and deed.	has produced adged that he/she did sign the fo	pregoing instrument, and I hat the same	a is
ils/her fn e act and deed.	o has produced adged that he/she did sign the fo		9 is
ils/her fn 'e act and deed. n Testim ony Whereof, I have hereun	o has produced adged that he/she did sign the fo to subscribed my name and affi	xed my official seal at	a is
ols/her fn e act and deed. n Testimony Whereof, I have hereun his day of	o has produced digged that he/she dld sign the fo to subscribed my name and affi	xed my official seal at	a is(Signature)
who is personally known to me or who type of it entification). Who acknowle dis/her fine act and deed. In Testimony Whereof, I have hereun his	o has produced dged that he/she did sign the fo to subscribed my name and affi	xed my official seal at	(Signature)

AFFIDAVIT OF "ARM'S LENGTH TRANSACTION"

Short Sale Negotiation Representative Property / ddress:

By executing this affidavit Short Sale Negotiation Representative certify under penalty;

PŲYALLŲP WA 98372

Hereby aifirm that this is an "Arm's Length Transaction" defined se;

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Seller and Buyer understands, agrees and intends that there is a reliance upon statements made in the affidavit as consideration for a reduction of the payoff amount of the Mortgage and agreement to the sale of Mortgage I Premises.

Seller and Buyer agree to indemnify the lender and or servicer for any and all loss resulting

from any regligent or intentional misrepresentation made in t its affidavit, including, but not limited to, the amount of the reduced payoff of the Mort rage.

Seller and Buyer understand that a misrepresentation may subject the responsible party to civil and/or criminal liability.

The affictivit will survive the closing of the transaction.

Short Sal.: Negotiation Representative	Date	Short Sale Negotiation Representative	Date
Print Nan e & Title SS Negotiation Rep		Print Name & Title S > Negotiation Rep	
Print SS legotiation Company Name		Print SS Negotiation Company Name	
State of:			
County or		d N above assessed	
Before m :, a Notary Public, in and for said C	and and		
who is personally known to me or who has p [type of k entification]. Who acknowledged t his/her fire act and deed.	roduced hat he/she did sign th	e foregoing instrument, and I rat the same is	_
in Testimony Whereof, I have hereunto subs	cribed my name and	affixed my official ééál át	
this day of		[date].	
(Notary Sisal is Required)		(8	Signature)
	Notary Public.	State of:	
	My Commissio	on Expires:	