



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

July 13, 2011

Preliminary Approval

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

APPROVAL OF SHORT SALE CLOSING AGREEMENT

TO: McGraw Ecsrow
Attention: 0
Phone #: -
Fax #: -

Learn How Seattle Short Sales, Inc.

PNC Loan #
VA #
SELLER'S NAME:

Can Help You Short Sale Your Property

<http://SeattleShortSales.com>

PROPERTY ADDRESS:
PUYALLUP WA 98374

1-800-603-3525

SALES PRICE: \$202,500.00
CLOSING COSTS: \$16,733.90
COMMISSION: \$12,150.00
CLOSING DATE: July 29, 2011 OR BEFORE
NET PROCEEDS: \$173,616.10 (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 4, 2011 in the amount of \$1,673.54

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 August 1, 2011
Please forward the proceeds and other documents to:

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

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

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 # 1-800-367-9305 ext. [REDACTED]
Fax # 855-245-3931