



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

**Learn How Seattle Short Sales, Inc.**

**Can Help You Short Sale Your Property**

**<http://SeattleShortSales.com>**

**1-800-603-3525**

[REDACTED]  
Seattle, WA 98112

Date: January 20, 2012

Re: PNC Bank ("PNC") Home Equity Installment Note **-OR-** Home Equity Line of Credit  
Account number ending in: [REDACTED] (the "Account")  
Property address: [REDACTED], Seattle, WA 98112 (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agreement with PNC Bank, and that agreement has been filed with the bankruptcy court (and not subsequently rescinded or disallowed in accordance with the Bankruptcy Code) you should disregard all portions of this letter which state or suggest that you still have a personal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] Jr.:

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 \$85,000.00;
- b) PNC will not pursue collection of the remaining deficiency balance\* ("Debt Forgiveness"), which after receipt of the PNC Proceeds of Sale will be approximately \$138,482.71. 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) PNC will report the amount of the Debt Forgiveness as "account paid in full for less than the full balance" to the credit reporting agencies.



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, the Debt Forgiveness, 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 February 19, 2012. 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 Rd.  
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. **66830**

\* As with any debt forgiveness, certain negative tax and credit reporting consequences may apply. You are encouraged to consult with your own tax advisor and/or attorney.

**The separate laws of Connecticut, D.C., 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.**

PNC Bank is successor by merger to National City Bank