



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

Mailing Address:
P.O. Box 1820
Dayton, Ohio 45401-1820

January 20, 2012

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]
BELLEVUE WA 98008

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 **\$14,000.00** at closing as a direct payment to PNC Mortgage in certified funds.
2. This approval is valid until **2/18/2012**. Closing after this date will require further approval.
3. Once the required funds are received from closing. The credit bureaus will be updated to reflect "settled debt for less than total due".
4. We recommend that you contact your tax advisor to discuss any potential tax implications with this transaction.
5. **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.**
6. If [REDACTED] files bankruptcy prior to closing; this agreement is canceled without further notice.
7. The remittance check of **\$14,000.00** in **CERTIFIED FUNDS ONLY**; must be made payable to PNC Mortgage

and mailed to:

PNC Mortgage
Bruce H. Eckler, Loss Mitigation Dept., Bldg #5
3232 Newmark Drive
Miamisburg, OH 45342

Accepting the agreed short sale will release our interest in the property. The note and the lien will be released as part of the accepted short sale agreement.

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. 9370721199.

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: Please see additional forms also that are required to be signed at closing.

Date

Forwarding Address:

Phone:

Sincerely,



Bruce H. Eckler
Loss Mitigation Department
PNC Mortgage, a Division of PNC Bank NA