

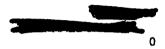
PNC Mortgage a Division of PNC Bank NA 3232 Newmark Drive Miamisburg, Ohio 45342

USAA INS USAA BUILDING SAN ANTONIO TX 78288

Policy Number: Premium Paid Date: Premium Amount Paid:

October 27, 2009 \$336.29

PNC Loan #: Mortgagor:



Property address:

BRISTOW VA 20136

On August 30, 2010 and the mortgagor

PNC Mortgage, a Division of PNC Bank NA

completed a short sale. The mortgagor agreed to assign all rights to receive any unused insurance premiums to PNC Mortgage, a Division of PNC Bank NA. Please see attached "Uneamed Premium Refund Agreement".

Any refunds that are normally sent directly to the insured are to be forwarded to PNC Mortgage a Division of PNC Bank NA pursuant to this request.

PNC MORTGAGE
A DIVISION OF PNC BANK NA
DAVID DAVIS Loss Mit. Bldg 5
3232 Newmark Drive
Miamisburg, Ohio 45342

If you have any questions please contact me at 800-367-9305 ext.

3251

Thank you,

Loss Mitigation Department PNC Mortgage a Division of PNC Bank

and the second second second second



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

Date:

0830/10

To:

LINTON HALL REALTOR

HEIDI LUDWIG

Phone # 703-485-4554 Fax # 703-365-9125

MBH SETTLEMENT GROUP, L.C. ANGELA C CREWS

Phone # 703-468-2020 Fax # 703-995-1751

From:

PNC Mortgage, a Division of PNC Bank NA

Phone # 800-367-9305 X 3251

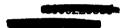
Fax#0

Loss Mitigation Fax # 937-913-

Subject:

PNC Loan #

Investor Loan #



PLEASE SEND THE FOLLOWING TO MY ATTENTION:

1a.	Net proceeds check (Not Less Than)	\$184,718.41	
1b.	Signed Promissory Note (If applicable)	\$0.00	
1c.	Copy of check to the Second Mortgage Holder	\$0.00	
1d.	Copy of check from the seller	\$0.00	
· · 3	Signed Approval of Short Sale Closing Agreement		
4	Signed Unearned Premium Refund Agreement		
_			

5 Signed Affidavit of "Arm's Length Transaction"



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

0830/10

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

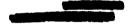
FINAL APPROVAL OF SHORT SALE CLOSING AGREEMENT

TO: MBH SETTLEMENT GROUP, L.C.

Attention: ANGELA C CREWS Phone #: 703-468-2020 Fax #: 703-995-1751

PNC Mortgage Loan #:

SELLER'S NAME:



PROPERTY ADDRESS:

BRISTOW VA 20136 SALES PRICE: \$202,500.00 CLOSING COST: \$5,631.59 Seller's Concessions: \$0.00 COMMISSION: \$12,150.00

Payment to Second Mortgage: \$0.00 Payable to

Payment to HOA: \$0.00

CLOSING DATE: August 30, 2010 OR BEFORE - OR THERE COULD BE ADDITIONAL CHARGES

PROMISSORY NOTE 1: \$0.00

PROMISSORY NOTE 2: \$0.00 Cash from Seller: \$0.00

NET PROCEEDS: \$184,718.41 (No Less Than)

NO MONEY IS TO BE GIVEN TO THE SELLERS AND THEY MAY NEED TO BRING FUNDS TO THE CLOSING

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 June 1, 2010 in the amount of \$1,2

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'S

APPROVAL. We require the proceeds check by September 1, 2010 .

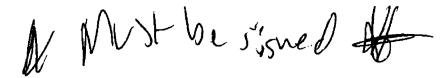
Please forward the proceeds and other documents to:

PNC MORTGAGE

A DIVISION OF PNC BANK NA Loss Mit. Bidg 5

Loss Mitigation QC/Closing Team

3232 Newmark Drive Miamisburg, Ohio 45342



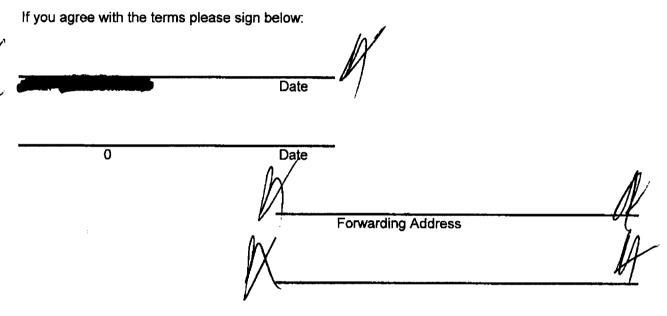
Page 2 Terms of the Short Sale PNC Loan #



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.

report the Credit Bureau "legally satisfied for less than full debt".



Sincerely,

Loss Mitigation Dept. **PNC Mortgage** a Division of PNC Bank Na Phone # 800-367-9305 ext. 3251 Fax#0