

National City[®] Mortgage

National City Mortgage,
a division of National City Bank
3232 Newmark Drive
Miamisburg, Ohio 45342

June 9, 2009

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

APPROVAL OF SHORT SALE CLOSING AGREEMENT

TO:

Attention:
Phone # :
Fax # :

National City Mortgage Loan #: 000 [REDACTED]

SELLER'S NAME: [REDACTED]

PROPERTY ADDRESS: [REDACTED]

EL CAJON CA 92019

SALES PRICE:	\$155,213.90		
CLOSING COSTS:	\$10,880.68		
COMMISSION:	\$9,300.00		
Payment to Second Mortgage:	\$0.00	Payable to	0.00
Payment to HOA:	\$0.00	Payable to	0.00
CLOSING DATE:	July 15, 2009	OR BEFORE	
PROMISSORY NOTE:	\$0.00	Payable to	0.00
Cash from Seller:	\$0.00		
NET PROCEEDS:	\$135,033.22	(No Less Than)	

NO MONEY IS TO BE GIVEN TO THE SELLERS AT CLOSING.

We require a fully executed copy of the signed HUD-1 Settlement Statement.

National City will not be responsible for the payment of any real estate taxes including, without limitation, the real estate taxes being paid twice. National City paid the last installment of taxes on 04/07/09 in the amount of \$1,340.04

Any refunds related to this account or escrow balance remaining are payable to National City Mortgage, a division of National City Bank and will not be refunded to the seller.

VARIANCE IN THESE TERMS REQUIRE NATIONAL CITY MORTGAGE'S

APPROVAL. We require the proceeds check by July 17, 2009 .

Please forward the proceeds and other documents to:

NATIONAL CITY MORTGAGE,
a division of National City Bank
Cindy Dooley Loss Mit. Bldg 5
3232 Newmark Drive
Miamisburg, Ohio 45342

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Terms of the Short Sale

NCM Loan # 000 [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:

National City Mortgage Co., a subsidiary of National City Bank 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:

[REDACTED] _____ Date

[REDACTED] _____ Date

Forwarding Address

Sincerely,



[REDACTED]
Loss Mitigation Dept.
National City Mortgage Co.
a subsidiary of National City Bank

Phone # [REDACTED]
Fax # [REDACTED]

