

National City[®] Mortgage

National City Mortgage,
a division of National City Bank



Date: November 21, 2008

To:



Phone # [redacted]
Fax # [redacted]

From: National City Mortgage, a division of National City Bank



Phone # [redacted] X 54449
Fax # [redacted]

Subject: NCM Loan # [redacted]
[redacted]

[redacted]
LOS ANGELES CA 90019

Payment of \$15,000 guarantees
release of lien and note from
National City Mortgage
Send back all signed docs from closing
with net proceeds check

PLEASE SEND THE FOLLOWING TO MY ATTENTION:

- | | | |
|-----|---|-------------|
| 1a. | Net proceeds check (Not Less Than) | \$15,000.00 |
| 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 |
| 2 | Signed (buyer & seller) HUD-1 Settlement Statement | |
| 3 | Signed Approval of Short Sale Closing Agreement | |
| 4 | Signed Unearned Premium Refund Agreement | |
| 5 | Signed Affidavit of "Arm's Length Transaction" | |
| 6 | NO MONEY IS TO BE GIVEN TO THE SELLERS
AT CLOSING. | |

**FAX ALL OF THESE DOCUMENTS TO ME THE DAY OF THE CLOSING
SO THAT I CAN STOP THE SCHEDULED FORECLOSURE SALE.**



National City Mortgage,
a division of National City Bank

November 21, 2008

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

APPROVAL OF SHORT SALE CLOSING AGREEMENT

TO: [REDACTED]
Attention:
Phone #: [REDACTED]
Fax #: [REDACTED]

National City Mortgage Loan #: [REDACTED]
SELLER'S NAME: [REDACTED]

PROPERTY ADDRESS: [REDACTED]
LOS ANGELES CA 90019

SALES PRICE:	\$15,000.00
CLOSING COSTS:	\$0.00
COMMISSION:	\$0.00
Payment to Second Mortgage:	\$0.00
Payment to HOA:	\$0.00
CLOSING DATE:	December 30, 2008 OR BEFORE
PROMISSORY NOTE:	\$0.00
Cash from Seller:	\$0.00
NET PROCEEDS:	\$15,000.00 (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 ??? in the amount of ???

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 January 1, 2009 .

Please forward the proceeds and other documents to:

NATIONAL CITY MORTGAGE,
a division of National City Bank
[REDACTED] Loss Mit. [REDACTED]
[REDACTED]
Miamisburg, Ohio 45342

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Terms of the Short Sale

NCM Loan # [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:

Date

Date

Forwarding Address

Sincerely,

[REDACTED]
Loss Mitigation Dept.
National City Mortgage Co.
a subsidiary of National City Bank
Phone # [REDACTED] ext. [REDACTED]
Fax # [REDACTED]