



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

October 18, 2012

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

APPROVAL OF SHORT SALE CLOSING AGREEMENT

TO: GRUGNALE LAW OFFICES, PC.
Attention:
Phone # :
Fax # :

PNC Mortgage Loan #: 0002617016

SELLER'S NAME: [REDACTED]

BUYER'S NAME: [REDACTED]

PROPERTY ADDRESS: [REDACTED]

| | | |
|-----------------------------|----------------------------------|--|
| | BOXFORD MA 01921 | |
| SALES PRICE: | \$510,000.00 | |
| CLOSING COST: | \$8,375.60 | |
| Seller's Concessions: | \$0.00 | |
| COMMISSION: | \$25,500.00 | |
| Payment to Second Mortgage: | \$3,000.00 | Payable to |
| Payment to HOA: | \$0.00 | |
| CLOSING DATE: | November 23, 2012 | OR BEFORE - OR THERE COULD BE ADDITIONAL CHARGES |
| Interest Per Diem: | \$83.76 per day after 11/23/2012 | |
| PROMISSORY NOTE 1*: | \$0.00 | |
| PROMISSORY NOTE 2*: | \$0.00 | |
| Cash from Buyer: | \$5,500.00 | |

NET PROCEEDS: \$478,624.40 (No Less Than)

* Please note - All Promissory Notes MUST BE NOTARIZED
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 October 16, 2012 in the amount of \$3,197.44

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 November 26, 2012 .
Please forward the proceeds and other documents to:

PNC MORTGAGE
A DIVISION OF PNC BANK NA
[REDACTED] g 5

Page 2
Terms of the Short Sale
PNC Loan # 0002617016

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:

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 below:

[Redacted Signature Line]

_____ Date _____ Date

Forwarding Address

Sincerely,

[Redacted Signature]