

National City Mortgage

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

Date: November 10, 2008

To: Realcore Realty
Heather Cook
Phone # (623) 824-4955
Fax # (602) 532-7560

LandAmerica Title
Nancy Bengoechea
Phone # (602) 996-0055
Fax # (602) 996-0692

From: National City Mortgage Company, a subsidiary of National City Bank
Bob Seubert
Phone # 800-367-9305 X 54656
Fax # 937-913-7556

Subject: NCM Loan # ~~0001850520~~
~~XXXXXXXXXX~~
~~XXXXXXXXXX~~
~~XXXXXXXXXX~~

PLEASE SEND THE FOLLOWING TO MY ATTENTION:

- | | | |
|-----|---|--------------|
| 1a. | Net proceeds check (Not Less Than) | \$477,521.20 |
| 1b. | Buyers Closing Cost | \$15,750.00 |
| 1c. | Copy of check to the Second Mortgage Holder | \$3,000.00 |
| 1d. | Copy of check from the seller | \$0.00 |
- NOTE 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
AND THEY MAY NEED TO BRING FUNDS TO THE 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

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

APPROVAL OF SHORT SALE CLOSING AGREEMENT

TO: LandAmerica Title
Attention: Nancy Bengoechea
Phone #: (602) 996-0055
Fax #: (602) 996-0692

National City Mortgage Loan #: [REDACTED]

SELLER'S NAME: [REDACTED]

PROPERTY ADDRESS: [REDACTED]

SALES PRICE:	\$525,000.00		
CLOSING COST:	\$4,978.80		
COMMISSION:	\$23,250.00		
Payment to Second Mortgage:	\$3,000.00	Payable to	National City Bank
Payment to HOA:	\$500.00	Payable to	HOA
CLOSING DATE:	November 28, 2008	OR BEFORE - OR THERE COULD BE ADDITIONAL CHARGES	
Buyers Closing Cost	\$15,750.00		
Cash from Seller:	\$0.00		
NET PROCEEDS:	\$477,521.20	(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.

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 October 7, 2008 in the amount of \$1,941.80

Any refunds related to this account or escrow balance remaining are payable to National City Mortgage Co. a subsidiary 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 November 28, 2008 .
Please forward the proceeds and other documents to:

NATIONAL CITY MORTGAGE CO.
A DIVISION OF NATIONAL CITY BANK
Bob Seubert Loss Mit. Bldg 5
3232 Newmark Drive
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,



Bob Seubert

Loss Mitigation Dept.

National City Mortgage Co.

a subsidiary of National City Bank

Phone # 800-367-9305 ext. 54656

Fax # 937-913-7556