



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

Re: PNC Loan Number: [REDACTED]
Mortgagor Name: [REDACTED]
Property Address: [REDACTED]
VIENNA VA 22182

August 28, 2013

BUYER(S) NAME(S): [REDACTED]

SALES PRICE: \$580,000.00

Dear Borrower:

Thank you for contacting us regarding your mortgage. Based on a careful review of the information you provided and your stated intent to transition out of your home, a short sale has been approved and we will work with you to close on the short sale.

About a Short Sale

A short sale is the sale of your property for less than the balance remaining on your mortgage loan. With a short sale, we will release our mortgage lien on your property once we receive the proceeds from the sale of the property, even though the proceeds are less than the loan balance you owe. Benefits to you may include:

- Avoiding foreclosure
- Eliminating or reducing your mortgage debt*

Contact us at 1-888-224-4702 or in writing at the address indicated below, no later than September 11, 2013 to indicate your intent to pursue this offer.

Please send your intent to accept this offer to:

PNC Mortgage Attn: Loss Mitigation
3232 Newmark Drive, Miamisburg, Ohio 45342

(Borrower) Date

Print Name

(Borrower) Date

Print Name

If you have questions, please contact us at 1-888-224-4702 ext. If you have concerns about the evaluation of your mortgage for foreclosure alternatives, then please contact at 1-888-224-4702 ext.

Next Step

- Remain in contact with your real estate agent and/or the settlement agent in regards to the closing date and location.

* Cancellation of debt may have tax consequences. Please consult your tax advisor to discuss potential tax consequences.

Sincerely,

PNC Mortgage

To facilitate the timely return of these documents, PNC may engage with a 3rd party vendor.

This is an attempt to collect a debt. Any information obtained will be used for that purpose. However, if you have received a discharge in bankruptcy affecting our right to collect your loan as a personal obligation, and if the loan was not reaffirmed in the bankruptcy case, PNC Mortgage, a division of PNC Bank, National Association will only exercise its rights against the property itself, and is not attempting to collect the discharged debt from you personally.