

National City Mortgage

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

Date: May 9, 2008

To: [REDACTED]
Cody Sperber
Phone # [REDACTED]
Fax # [REDACTED]

Phone # -
Fax # -

From: National City Mortgage Company, a subsidiary of National City Bank
[REDACTED]
Phone # 800-367-9305 X [REDACTED]
Fax # 937-913-7341

Subject: NCM Loan # 000 [REDACTED]
[REDACTED]
[REDACTED]
GILBERT AZ 85297

PLEASE SEND THE FOLLOWING TO MY ATTENTION:

- 1a. Net proceeds check (Not Less Than) \$626,700.00
- 1b. Signed Promissory Note (If applicable)
- 1c. Copy of check to the Second Mortgage Holder \$1,000.00
- 1d. Copy of check from the seller
- 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.



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

APPROVAL OF SHORT SALE CLOSING AGREEMENT

TO:

Attention:
Phone # : -
Fax # : -

National City Mortgage Loan #: 0004 [REDACTED]
SELLER'S NAME: [REDACTED]
PROPERTY ADDRESS: [REDACTED]
GILBERT AZ 85297
SALES PRICE: \$675,000.00
CLOSING COSTS: \$7,100.00
COMMISSION: \$40,200.00
Payment to Second Mortgage: \$1,000.00 Payable to Chase Manhattan
Payment to HOA:
CLOSING DATE: May 30, 2008 OR BEFORE
PROMISSORY NOTE:
Cash from Seller:
NET PROCEEDS: \$626,700.00 (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 April 23, 2008 in the amount of \$2,829.53

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 June 1, 2008
Please forward the proceeds and other documents to:

NATIONAL CITY MORTGAGE CO.
A SUBSIDIARY OF NATIONAL CITY BANK
[REDACTED] Loss Mit. Bldg 2
3232 Newmark Drive
Miamisburg, Ohio 45342