



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

February 13, 2009

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

APPROVAL OF SHORT SALE CLOSING AGREEMENT

TO: 0
Attention:
Phone #: -
Fax #: -

National City Mortgage Loan #:
SELLER'S NAME:

0

PROPERTY ADDRESS:

AMERICAN CANYON CA 94503

SALES PRICE: \$410,000.00
CLOSING COSTS: \$38,032.00
COMMISSION: \$20,500.00
Payment to Second Mortgage: \$4,000.00 Payable to Citi Mortgage
Payment to HOA: \$0.00
CLOSING DATE: March 13, 2009 OR BEFORE
PROMISSORY NOTE: \$0.00
Cash from Seller: \$0.00
NET PROCEEDS: \$347,468.00 (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 January 0, 1900 in the amount of \$0.00

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 March 15, 2009 .
Please forward the proceeds and other documents to:

NATIONAL CITY MORTGAGE,
a division of National City Bank
LORRIE SHIVENER Loss Mit. Bldg 5
3232 Newmark Drive
Miamisburg, Ohio 45342