



Case Settlement Summary

Lender: UCB

Outstanding Mortgage: £191,782

Property sold for: £117,000

Negative Equity: £74,782

Settlement amount paid by client: £11,000

Debt written off: £63,782

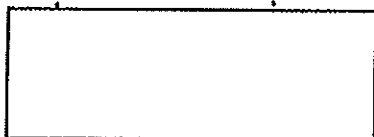
Percentage: 14.7%

UCB Home Loans

Our Ref: [REDACTED]
Your Ref:

Evictions & Property Sale Support
Lending Control
Nationwide Building Society
Kings Park Road
Northampton
NN3 6NW
Tel: 01604 063161

27th May 2014



Dear Sirs

Borrowers(s): [REDACTED]

Mortgage Account Number: [REDACTED]

Security Address: [REDACTED]

I write with reference to the sale of the above property and the request to sell the property at a loss. I confirm that Nationwide will agree to seal the mortgage deed on receipt of a banker's draft or cheque £128000, made payable to UCB HOME LOANS (followed by the Mortgage Account Number), representing the following:-

Gross Sale Proceeds:	£117000.00
Solicitors Conveyancing Cost to be paid by borrower	
Estate Agents Fees to be paid by borrower	
Lump sum	£ 11000.00
Net Sale Proceeds:	£128000.00

In addition, Nationwide requires that the following conditions are satisfied:

1. Agreed monthly instalments must be maintained on the mortgage account until completion of the sale. The next instalment of £872.60 to be paid on or before 01/08/2014.
2. Forwarding addresses and telephone numbers prior to exchange for all of the above named Borrowers.
3. We must be advised in writing, within 24 hours, if the sale is delayed or aborted, together with reasons for the same.
4. Completion/Settlement of the sale must have taken place no later than 3 months from the date of this letter.
5. Authority to exchange contracts must be requested from Nationwide before this takes place.
6. Nationwide will not be responsible for any costs incurred during this transaction in the event the sale of the property does not proceed to completion.

Please note that for our mutual protection and to improve service standards, we may monitor and/or record telephone calls.
UCB Home Loans Corporation Limited (UCBHL) is a wholly owned subsidiary of Nationwide Building Society and is authorised and regulated by the Financial Conduct Authority under registration number 1031556. Most buy-to-let mortgages are not regulated by the Financial Conduct Authority.
Registered Office: The Parade House, Pipers Way, Swindon SN1B 1BQZ. Registered in England. Company Registration Number 1063559.