

**[PNC HOME EQUITY (EMAIL REFERRALS)]**

[THIS ATTESTATION TEMPLATE IS TO BE USED ONLY FOR PNC HOME EQUITY. DO NOT USE THIS TEMPLATE FOR PNC MORTGAGE FILES. PNC HOME EQUITY'S ATTESTATION TEMPLATES OMIT ATTESTATION OF FEES AND COSTS OTHER THAN PRINCIPAL, INTEREST, TAXES, AND INSURANCE PER PNC HOME EQUITY'S INSTRUCTIONS PROVIDED ON CALLS BETWEEN OCTOBER 23, 2014 AND NOVEMBER 15, 2014. IF YOU REPRESENT PNC MORTGAGE AND THIS IS A PNC MORTGAGE FILE, USE THE ATTESTATION TEMPLATE IMMEDIATELY PRECEDING THIS ONE IN THIS PACKET WHICH INCLUDES ATTESTATION OF FEES AND COSTS.]

[DELETE OR FILL IN, AS APPLICABLE, ALL BRACKETED MATERIAL PRIOR TO SENDING TO PNC FOR REVIEW, VALIDATION AND EXECUTION]

[THE AFFIDAVIT ON THIS PAGE IS TO BE USED FOR FOR PNC LOANS REFERRED THROUGH PNC HOME EQUITY OR THE WELTMAN LAW FIRM]

[FOR LOANS REFERRED VIA LPS FROM PNC MORTGAGE, USE THE FIRST AFFIDAVIT ON THE PRECEDING PAGE]

**AFFIDAVIT IN SUPPORT OF MOTION FOR DEFAULT OR SUMMARY JUDGMENT**

I, \_\_\_\_\_, declare as follows:

1. I am the \_\_\_\_\_ of PNC Bank, National Association
2. In the performance of my duties, I regularly review PNC Bank, National Association's books and records. I have personally examined those books and records as they relate to the mortgage sought to be foreclosed herein, the note secured thereby, and the amounts due and owing to [Insert PNC Bank, National Association if captioned plaintiff is any PNC related entity (e.g. midamerica, national city) OR Insert captioned plaintiffs name instead only if captioned plaintiff is a non-PNC related entity for whom PNC Bank, N.A. is servicing (e.g. Deutsch Bank, Chase)] under the note and mortgage. The facts set forth in this affidavit are based upon my review of these records relating to [INSERT NAME OF BORROWER]'s loan.
3. Based on my job duties and my knowledge of PNC Bank, National Association's business practices, the records summarized herein constitute records or data compilations ("the

records”) of transactions (“the transactions”) relating to the servicing of the mortgage loan at issue in this foreclosure action. Based on this same knowledge, the records were made at or near the time of the transactions by, or from information transmitted by, a person with knowledge of the transactions, and were kept in the course of a regularly conducted business activity. It was the regular practice of the business to make such records in the ordinary course of that business activity. The records I relied upon in making this Affidavit are attached hereto.

4. According to the records, effective [INSERT DATE], [INSERT NAME OF ORIGINATING LENDER] made a loan to [INSERT NAME OF BORROWER(S)] in the original principal amount of [INSERT AMOUNT OF LOAN] (the “Loan”).

5. According to the records, the Loan is evidenced by a Promissory Note dated [INSERT DATE] in the amount of [INSERT AMOUNT OF LOAN] made by [INSERT NAME OF BORROWER(S)] and payable to [INSERT NAME].

6. According to the records, to secure repayment of the Loan and Note, [INSERT NAME OF BORROWERS] executed a security instrument, recorded as document number [INSERT DOCUMENT NUMBER] in the [INSERT COUNTY] recorder’s office, on the property commonly known as [INSERT PROPERTY ADDRESS] on [INSERT DATE].

7. According to the records:

- (a). [If the loan is not lost, state as follows: “Plaintiff or its agent is in possession of the Note. A true and correct copy of the Note as it appeared on [DATE COPY OF ORIGINAL NOTE WAS IMAGED] is attached hereto.”]
- (b). [INSERT BORROWER(S) NAME] has failed to make the payments due on [DUE DATE OF EARLIEST DEFAULT] and thereafter.
- (c). [INSERT BORROWER(S) NAME] has defaulted pursuant to the terms of the Note by failing to tender the payments when due.
- (d). There is currently due to the plaintiff as of [INSERT “AS-OF” DATE FROM PRINT SCREEN] an unpaid principal balance of [INSERT

OUTSTANDING BALANCE HERE] together with interest in the sum of [INSERT OUTSTANDING INTEREST BALANCE HERE] from [INSERT DATE HERE] to [INSERT "AS-OF" DATE FROM PRINT SCREEN], and further interest will accrue from [INSERT "AS-OF" DATE FROM PRINT SCREEN] to the date of judgment.

(e). The plaintiff is entitled to recover the following additional amounts:

[COUNSEL MAY INCLUDE ADDITIONAL LINE ITEMS AS NECESSARY TO SUIT PARTICULAR JUDGES' REQUIREMENTS, SO LONG AS THE LINE ITEM IS REFLECTED AS A FIELD IN PNC'S SYSTEMS, OR REASONABLY CALCULABLE FROM SEVERAL DATABASE FIELDS. IF A PARTICULAR FIELD IS NEEDED THAT PNC IS UNABLE TO PROVIDE, ESCALATE TO BUCKLEYSANDLER LLP.]

[INSERT CATEGORY OF EXPENSE HERE]	[INSERT AMOUNT OF EXPENSE HERE]
[ADD AS MANY ENTRIES AS NEEDED]	

[PER PNC HOME EQUITY DIVISION'S INSTRUCTIONS PROVIDED ON CALLS BETWEEN OCTOBER 23, 2014 AND NOVEMBER 15, 2014, PNC HOME EQUITY DIVISION IS NO LONGER DEMANDING RECOVERY FROM BORROWERS OF ATTORNEYS' FEES, COURT COSTS, MEDIATION FEES, FILING FEES, TRUSTEE OR SHERIFFS' FEES, TITLE REPORTS, BPO, AVM OR APPRAISAL, OR PROPERTY PRESERVATION OR INSPECTION FEES. ACCORDINGLY, THE TABLE ABOVE MAY ITEMIZE ONLY PRINCIPAL, INTEREST, LATE CHARGES, AND ESCROW (TAXES AND INSURANCE); NOT ALL OF THESE NEED BE REFERENCED IN THE AFFIDAVIT, BUT THEY ARE LISTED AS PERMISSIBLE CATEGORIES. OF PRINCIPAL, INTEREST, LATE CHARGES, AND ESCROW (TAXES AND INSURANCE) YOU SHOULD ONLY SEPARATELY ITEMIZE THESE TO THE EXTENT REQUIRED BY YOUR JURISDICTION.]

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT THE FOREGOING REPRESENTATIONS ARE TRUE.

PNC Bank, National Association

This the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By:

\_\_\_\_\_  
Signature

Printed Name:

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Title:

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PNC Bank, National Association, [as Servicer  
for the Plaintiff]

[USE "AS SERVICER FOR THE PLAINTIFF" IN THE SIGNATURE BLOCK ONLY IF PNC  
IS NOT THE CAPTIONED PLAINTIFF, OTHERWISE IT SHOULD BE REMOVED]