

URGENT: NOTICE OF INTENT TO FORECLOSE

Date: [Insert Date]

[Borrower Name]
[Property Address]
[City, State, Zip Code]

Re: Loan Number [Insert Loan Number]

Dear [Borrower Name],

This letter serves as formal notice that your mortgage loan is in default due to non-payment. As of [Insert Date], your account is delinquent in the amount of \$[Insert Total Amount Past Due]. This amount includes past due principal, interest, late fees, and any applicable charges.

Action Required to Prevent Foreclosure

To cure this default and prevent the escalation of foreclosure proceedings, you must pay the total amount due by [Insert Deadline Date]. Payment must be made via certified funds or wire transfer.

If you do not cure the default by the date specified above, [Insert Lender Name] intends to accelerate the maturity of the loan, declaring the entire unpaid balance immediately due and payable. Following acceleration, we will commence formal foreclosure proceedings to sell the property at public auction.

Loss Mitigation Options

You may still have options to avoid foreclosure, such as a loan modification, repayment plan, short sale, or deed-in-lieu of foreclosure. We strongly encourage you to contact our Loss Mitigation Department at [Insert Phone Number] immediately to discuss these alternatives.

If you are currently experiencing financial hardship, you may also seek assistance from a HUD-approved housing counseling agency by calling 1-800-569-4287.

Please give this matter your immediate attention.

Sincerely,

[Lender Representative Name]
[Lender Name]
[Lender Address]
[Lender Phone Number]