

SENT VIA CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Date: [Date]

To:

[Borrower Name]

[Borrower Address]

[City, State, Zip Code]

Re: NOTICE OF ACCELERATION AND DEMAND FOR PAYMENT

Loan Number: [Loan Number]

Property Address: [Property Address]

Original Loan Date: [Date of Original Loan Agreement]

Dear [Borrower Name/Representative],

This letter serves as formal notice that you are in default of your obligations under the Promissory Note and Deed of Trust/Mortgage associated with the above-referenced loan. Specifically, you have failed to cure the default identified in our previous notice dated [Date of Default Notice].

Pursuant to the terms of the Loan Documents, the Lender hereby exercises its right to **ACCELERATE** the maturity of the Loan. Effective immediately, the entire unpaid principal balance, together with all accrued interest, late fees, and legal costs, is now due and payable in full.

As of [Date], the total amount required to satisfy the Loan in full is as follows:

- Unpaid Principal Balance: \$[Amount]
- Accrued Unpaid Interest: \$[Amount]
- Late Charges/Fees: \$[Amount]
- Default Interest (if applicable): \$[Amount]
- Legal Fees/Costs to Date: \$[Amount]
- **TOTAL PAYOFF AMOUNT: \$[Total Amount]**

Demand is hereby made for the immediate payment of the Total Payoff Amount. Payment must be received by our office no later than [Time] on [Date] via wire transfer or cashier's check.

If full payment is not received by the specified deadline, the Lender intends to pursue all available legal remedies to recover the debt, which may include, but are not limited to, the initiation of foreclosure proceedings against the property and the pursuit of a deficiency judgment if permitted by law.

Please contact [Contact Name] at [Phone Number] or [Email Address] for specific wiring instructions or to discuss this matter further.

Sincerely,

[Signature]

[Printed Name]

[Title]

[Lending Institution Name]

cc: [Guarantor Name(s)]

[Legal Counsel Name]