

[Date]

[Borrower Name]

[Co-Borrower Name, if applicable]

[Property Address]

[City, State, Zip Code]

RE: NOTICE OF ACCELERATION AND INTENT TO FORECLOSE

Loan Number: [Insert Loan Number]

Dear [Borrower Name],

This letter serves as formal notice regarding your mortgage loan for the property located at [Property Address].

As previously notified on [Date of Default Notice], your loan is in default due to non-payment. Because you have failed to cure the default by the required deadline, [Lender Name] has elected to **ACCELERATE** the maturity of your loan. This means the entire unpaid principal balance, plus all accrued interest and fees, is now due and payable immediately.

Total Amount Due:

- Unpaid Principal Balance: \$[Amount]
- Accrued Interest: \$[Amount]
- Late Charges and Fees: \$[Amount]
- **TOTAL PAYOFF AMOUNT: \$[Total Amount]**

Please be advised that if the Total Payoff Amount is not received in full by [Deadline Date], [Lender Name] will initiate formal foreclosure proceedings. Foreclosure may result in the loss of your home and a judgment against you for any remaining deficiency.

To prevent foreclosure, you must remit the Total Payoff Amount via certified funds to the following address:

[Lender Name / Payment Processing Center]

[Payment Address]

[City, State, Zip Code]

If you are experiencing financial hardship, you may still have options to avoid foreclosure, such as a loan modification, short sale, or deed-in-lieu of foreclosure. Please contact our Loss Mitigation Department immediately at [Phone Number] to discuss these possibilities.

Sincerely,

[Sender Name/Authorized Representative]

[Lender Name]

[Contact Phone Number]