

DATE: [Insert Date]

TO:

[Borrower Name]

[Property Address]

[City, State, Zip Code]

RE: NOTICE OF INTENT TO REFER TO ATTORNEY FOR FORECLOSURE

Dear [Borrower Name],

This letter serves as formal notice regarding the delinquent status of your mortgage loan for the property located at [Property Address]. As of the date of this letter, your account is past due in the amount of \$[Total Amount Past Due].

Despite previous attempts to contact you, we have not received the necessary payment to bring your account current. Please be advised that if the total amount due is not received by [Deadline Date], your file will be referred to our legal counsel to initiate formal foreclosure proceedings.

An attorney referral may result in the following:

- The commencement of a foreclosure lawsuit or sale.
- Additional legal fees and court costs added to your debt.
- Potential loss of your property.
- A significant negative impact on your credit score.

To prevent this action, you must immediately remit payment or contact our Loss Mitigation Department at [Phone Number] to discuss potential alternatives to foreclosure, such as a loan modification, repayment plan, or short sale.

If you have already sent your payment or are currently in an active bankruptcy, please disregard this notice and contact us to update our records.

Sincerely,

[Your Name/Department]

[Lender/Company Name]

[Phone Number]