DATE: [Date]

VIA CERTIFIED MAIL - RETURN RECEIPT REQUESTED

TO:
[Borrower Name]
[Borrower Address]
[City, State, Zip Code]

FROM:
[Lender Name]
[Lender Address]
[City, State, Zip Code]

RE: NOTICE OF DEFAULT AND INTENT TO FORECLOSE

Dear [Borrower Name],

This letter serves as formal notice that you are in breach of your obligations under the Promissory Note dated [Date of Note] in the original principal amount of $[Amount].

Specifically, you have defaulted on the terms of the Note by failing to make the required payments due for the following period(s): [List Months/Dates of Missed Payments].

As of the date of this letter, the total amount required to cure this default is as follows:

- Past Due Principal and Interest: $[Amount]
- Late Fees: $[Amount]
- Other Charges (if applicable): $[Amount]
- **TOTAL TO CURE: $[Total Amount]**

Under the terms of the Promissory Note and the associated Security Agreement/Deed of Trust, you are hereby notified that you have [Number, e.g., 30] days from the date of this notice to pay the "Total to Cure" amount listed above.

Failure to cure this default by [Deadline Date] will result in the acceleration of the entire remaining balance of the loan. If the debt is accelerated, the full unpaid principal balance, accrued interest, and fees will become immediately due and payable.

If you fail to cure this default, [Lender Name] intends to exercise its rights to commence foreclosure proceedings against the property located at: [Legal Description or Property Address]. This action will result in the sale of the property to satisfy the debt.

Please remit payment to the address listed above or contact [Contact Person Name] at [Phone Number] immediately to discuss this matter.

Sincerely,

[Signature]
[Printed Name of Lender/Authorized Representative]