NOTICE OF DEFAULT AND INTENTION TO FORECLOSE

Date: [Date]
Loan Number: [Loan Number]

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

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

RE: Property Address: [Full Property Address]

This letter serves as formal notice that you are in default of your mortgage loan agreement. As of [Date], your account is delinquent in the amount of $[Total Amount Past Due].

This past due amount consists of the following:

- Monthly Payments: $[Amount]
- Late Charges: $[Amount]
- Other Fees: $[Amount]

Action Required to Cure Default:

To prevent further legal action and the initiation of foreclosure proceedings, you must pay the total amount due of $[Total Amount Past Due] by [Deadline Date]. Payment must be made in certified funds (cashier's check or money order).

Consequences of Failure to Cure:

If you fail to cure this default by the date specified above, the full balance of the loan may be accelerated, making the entire principal balance and all interest immediately due. Failure to resolve this matter will result in the commencement of foreclosure proceedings to sell the property at a public auction.

Your Rights:

You have the right to reinstate the loan after acceleration and the right to assert the non-existence of a default or any other defense in a foreclosure proceeding. You may also contact us to discuss potential loss mitigation options, such as a loan modification or repayment plan.

Please contact our Loss Mitigation Department at [Phone Number] immediately to discuss this matter.

Sincerely,

[Authorized Signature]
[Printed Name and Title]
[Lender Name]