DATE: [Insert Date]

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

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

RE: NOTICE OF DEFAULT AND INTENT TO ACCELERATE

Loan Number: [Insert Loan Number]

Property Address: [Insert Property Address]

Dear [Borrower Name],

This letter serves as formal notice that your mortgage loan is in default due to non-payment. As of [Date], you have failed to make the required monthly payments as outlined in your Promissory Note and Security Instrument.

Summary of Amount Due:

- Past Due Monthly Payments: $[Amount]
- Late Charges: $[Amount]
- Other Fees (Inspections/Corporate Advances): $[Amount]
- **TOTAL AMOUNT TO CURE DEFAULT: $[Total Amount]**

Action Required to Cure Default:

To cure this default, you must pay the total amount of $[Total Amount] by no later than [Insert Date - Minimum 30 Days from Letter Date]. Payment must be made in certified funds (e.g., cashier's check or money order) and delivered to the address listed above.

Failure to Cure:

If you do not cure the default by the date specified above, [Lender Name] will **accelerate** the maturity of the loan. Acceleration means that the entire unpaid principal balance, along with accrued interest and fees, will become immediately due and payable in full. If the loan is accelerated, [Lender Name] will commence foreclosure proceedings to sell your property at a public auction to satisfy the debt.

Your Rights:

- You have the right to reinstate the loan after acceleration and before the foreclosure sale, provided you meet the conditions set forth in your Security Instrument.
- You have the right to assert the non-existence of a default or any other defense to acceleration and foreclosure in a court of law.
- You may be eligible for loss mitigation options 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 your options and prevent the loss of your home.

Sincerely,

[Authorized Representative Name]
[Lender/Servicer Name]