

URGENT NOTICE OF DEFAULT AND INTENT TO FORECLOSE

Date: [Insert Date]

VIA CERTIFIED MAIL: [Insert Tracking Number]

[Borrower Name]

[Borrower Address]

[City, State, Zip Code]

Re: Loan Number [Insert Loan Number] (the "Loan") regarding the property located at [Insert Property Address] (the "Property").

Dear [Borrower Name/Representative],

This letter serves as formal notice that you are in default under the terms of the Note and Deed of Trust/Mortgage executed on [Insert Original Loan Date].

NATURE OF DEFAULT:

The Loan is in default due to: [e.g., failure to make monthly payments due from (Date) to (Date) / failure to pay property taxes / failure to maintain insurance].

AMOUNT REQUIRED TO CURE:

As of [Date], the total amount required to cure this default is \$[Insert Total Amount]. This includes:

- Principal and Interest: \$[Amount]
- Late Fees: \$[Amount]
- Accrued Interest: \$[Amount]
- Legal/Administrative Costs: \$[Amount]

DEMAND FOR PAYMENT:

You are hereby required to pay the "Amount Required to Cure" in full on or before [Insert Deadline Date, e.g., 30 days from date of letter]. Payment must be made by certified funds or wire transfer to the following account: [Insert Payment Instructions].

INTENT TO FORECLOSE:

If the full amount is not received by the deadline stated above, [Lender Name] intends to exercise its rights under the Loan Documents. This includes, but is not limited to, accelerating the entire remaining balance of the Loan and initiating foreclosure proceedings against the Property without further notice to you.

FAIR DEBT COLLECTION PRACTICES ACT NOTICE:

This communication is an attempt to collect a debt, and any information obtained will be used for that purpose.

Please contact [Name of Contact Person] at [Phone Number] or [Email Address] immediately if you wish to discuss this matter.

Sincerely,

[Sender Signature]

[Sender Name]

[Title]

[Lender/Company Name]

CC: [Guarantor Names, if applicable]