

DATE: [Insert Date]

TO:

[Borrower Name]
[Co-Borrower Name, if applicable]
[Property Address]
[City, State, Zip Code]

FROM:

[Lender/Servicer Name]
[Department Name]
[Address]
[Phone Number]

RE: NOTICE OF INTENT TO ACCELERATE AND FINAL DEMAND FOR PAYMENT

Loan Number: [Insert Loan Number]

Property Address: [Insert Full Property Address]

Dear [Borrower Name],

This letter serves as formal notice that your mortgage loan is in default due to non-payment. According to our records, you have failed to make the required monthly payments starting from [Date of First Missed Payment].

Total Amount Required to Cure Default: \$[Insert Total Amount Due]

Deadline to Cure Default: [Insert Specific Date - e.g., 30 days from notice]

The total amount listed above includes past due principal, interest, late fees, and any applicable charges. To bring your loan current, you must pay this amount in full by the deadline stated above.

NOTICE OF ACCELERATION:

Failure to pay the full amount due by the deadline will result in the **acceleration** of your loan. This means the entire remaining unpaid balance of your mortgage, including all principal and accrued interest, will become due and payable immediately. If acceleration occurs, we will no longer accept partial payments to bring the account current.

FORECLOSURE ACTION:

If you do not cure the default, we intend to initiate foreclosure proceedings to sell the property at a public auction to satisfy the debt. This action may result in your loss of the property and could affect your credit rating.

YOUR RIGHTS:

You have the right to reinstate your loan after acceleration and the right to bring a court action to

assert the non-existence of a default or any other defense to acceleration and sale. You may also 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 at [Phone Number] immediately to discuss these options.

Please send your payment in the form of certified funds (cashier's check or money order) to the address listed above.

Sincerely,

[Name of Representative]

[Title]

[Lender/Service Name]