

**SENT VIA CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

Date: [Insert Date]

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

Re: NOTICE OF ACCELERATION AND FORMAL DEMAND FOR PAYMENT

Loan Number: [Insert Loan Number]  
Property Address: [Insert Property Address]

Dear [Borrower Name],

This letter serves as formal notice that you are in default of your obligations under the Promissory Note and Deed of Trust/Mortgage associated with the above-referenced loan. As of the date of this letter, you have failed to cure the delinquency previously notified to you on [Date of Notice of Default].

Pursuant to the terms of your loan agreement, the Lender hereby exercises its option to **ACCELERATE** the entire unpaid balance of your loan. The total amount now due and payable in full is as follows:

- Principal Balance: \$[Amount]
- Accrued Interest: \$[Amount]
- Late Fees and Charges: \$[Amount]
- Corporate Advances/Legal Fees: \$[Amount]
- **TOTAL AMOUNT DUE: \$[Total Amount]**

Demand is hereby made for the immediate payment of the Total Amount Due. Please be advised that per-diem interest continues to accrue at a rate of \$[Amount] per day until the debt is satisfied.

Payment must be made in certified funds (cashier's check or wire transfer) and delivered to the following address:

[Lender/Service Name]  
[Payment Processing Address]  
[City, State, Zip Code]

Failure to remit the full amount by [Deadline Date] will result in the commencement of foreclosure proceedings to sell the property at public auction to satisfy the debt, as permitted by law. Any such action may result in the loss of your home and additional legal costs charged to your account.

If you have any questions regarding this matter, please contact our Loss Mitigation Department immediately at [Phone Number].

Sincerely,

[Name of Authorized Representative]

[Title]

[Lender/Servicing Entity Name]