

DATE: [Insert Date]

TO:

[Borrower Name]
[Property Address]
[City, State, Zip Code]

FROM:

[Lender/Service Name]
[Lender Address]
[Lender Phone Number]

RE: NOTICE OF 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 your failure to pay the required installments. As of [Current Date], your account is past due for the following payments:

- Past Due Amount: \$[Amount]
- Late Fees: \$[Amount]
- Other Charges: \$[Amount]
- **TOTAL AMOUNT TO CURE DEFAULT: \$[Total Amount]**

To cure this default, you must pay the **Total Amount to Cure Default** listed above on or before [Deadline Date, typically 30 days from notice]. Payment must be made in certified funds (cashier's check or money order) and delivered to the address listed above.

FAILURE TO CURE THE DEFAULT:

If you do not pay the full amount required to cure this default by [Deadline Date], [Lender Name] intends to **accelerate** your mortgage loan. Acceleration means the entire unpaid principal balance, including all accrued interest and fees, will become immediately due and payable in full.

If the loan is accelerated, the lender will commence legal proceedings to foreclose upon the property. This may result in the loss of your home and a judgment against you for any deficiency.

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 be eligible for loss

mitigation options such as a loan modification, short sale, or deed-in-lieu of foreclosure. We encourage you to contact our Loss Mitigation Department at [Phone Number] immediately to discuss these options.

Please give this matter your immediate attention.

Sincerely,

[Authorized Representative Name]

[Title]

[Lender/Service Name]