

DATE: [Insert Date]

FROM:

[Lender/Servicer Name]

[Address]

[City, State, Zip Code]

[Phone Number]

TO (Borrower):

[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 the date of this letter, you have failed to make the required monthly payments for the following periods: [List missed payment months/years].

Total Amount Required to Cure Default:

- Past Due Principal and Interest: \$[Amount]
- Late Charges: \$[Amount]
- Corporate Advances/Fees: \$[Amount]
- **TOTAL DELINQUENT AMOUNT: \$[Total Amount]**

Action Required to Cure Default:

To cure this default, you must pay the Total Delinquent Amount listed above in certified funds no later than **[Insert Date - must be at least 30 days from notice]**.

Consequences of Failure to Cure:

If you do not cure the default by the date specified above, [Lender/Servicer Name] will **ACCELERATE** the loan. Acceleration means the entire unpaid principal balance, along with all accrued interest and fees, will become immediately due and payable in full. If the loan is accelerated, we will commence formal foreclosure proceedings to sell the property at public auction.

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 have access to 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.

Sincerely,

[Name of Representative]

[Title]

[Lender/Service Name]