

DATE: [Insert Date]

BORROWER(S):

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

LENDER/SERVICER:

[Lender Name]
[Lender Address]
[City, State, Zip Code]

RE: NOTICE OF ACCELERATION AND INTENT TO FORECLOSE

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 Mortgage/Deed of Trust. Based on a recent inspection conducted on [Date], it has been determined that the property located at [Property Address] has been **abandoned**.

Under the terms of your Promissory Note and Security Instrument, abandonment of the property constitutes a breach of your agreement. Consequently, [Lender Name] hereby exercises its right to **accelerate** the balance of the loan.

TOTAL AMOUNT DUE FOR REINSTATEMENT: \$[Insert Amount]
TOTAL PAYOFF AMOUNT (ACCELERATED): \$[Insert Amount]

You are hereby notified that unless the full amount due is received by [Deadline Date], the Lender will initiate foreclosure proceedings to take possession of the property. Once foreclosure is initiated, additional legal fees and costs will be added to your account balance.

To prevent further action, you must contact our office immediately at [Phone Number] to discuss your intentions regarding the property or to provide proof of occupancy.

Failure to respond to this notice will result in the immediate pursuit of all legal remedies available under state law and the terms of your mortgage agreement.

Sincerely,

[Name of Authorized Representative]
[Title]
[Lender/Servicing Company Name]