

NOTICE OF DEFAULT AND INTENT TO ACCELERATE

Date: [Insert Date]

Loan Number: [Insert Loan Number]

BORROWER(S):

[Borrower Name]

[Co-Borrower Name]

[Property Address]

[City, State, Zip Code]

Dear [Borrower Name(s)],

This letter serves as formal notice that you are in breach of your Mortgage/Deed of Trust dated [Date of Mortgage] for the property located at [Property Address].

1. Nature of the Breach:

The default has occurred due to your failure to pay the monthly installments as required under the terms of your Note and Security Instrument.

2. Action Required to Cure:

To cure this default, you must pay the total past due amount, which consists of the following:

- Past Due Payments: \$[Amount]
- Late Charges: \$[Amount]
- Corporate Advances/Fees: \$[Amount]
- **Total Amount Required to Cure: \$[Total Amount]**

3. Deadline to Cure:

You must pay the Total Amount Required to Cure no later than [Insert Date - Minimum 30 days from notice], which is thirty (30) days from the date of this notice.

4. Effect of Failure to Cure (Acceleration):

If you fail to cure the default on or before the date specified above, the Lender/Servicer **will accelerate** the maturity of the Loan. This means the entire unpaid principal balance, together with all accrued interest and fees, will become immediately due and payable in full without further demand.

5. Foreclosure Proceedings:

Failure to cure the default may result in the commencement of legal proceedings to foreclose upon the property. You have the right to reinstate the loan after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense you may have.

6. Contact Information:

If you are unable to pay the amount due, please contact our Loss Mitigation Department

immediately at [Phone Number] to discuss potential options, such as a loan modification, forbearance, or short sale.

Sincerely,

[Lender/Service Name]

[Representative Name/Department]

[Address]

[Phone Number]