SENT VIA CERTIFIED MAIL / EMAIL

Date: [Insert Date]

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

Re: Notice of Default - Denial of Waiver and Demand for Compliance

Dear [Borrower Contact Name],

This letter refers to the [Name of Loan Agreement] dated [Date of Agreement] (the "Agreement") by and between [Lender Name] ("Lender") and [Borrower Name] ("Borrower").

Pursuant to Section [Section Number] of the Agreement, Borrower is required to maintain a minimum Debt Service Coverage Ratio (DSCR) of [Required Ratio]. Based on the financial statements provided for the period ending [Date], the actual DSCR was [Actual Ratio], which constitutes a breach of the financial covenants.

Lender hereby formally acknowledges receipt of Borrower's request for a waiver of this breach dated [Date of Request]. After careful review, **Lender hereby denies the request for a waiver.**

Please be advised of the following:

- **Notice of Default:** The failure to maintain the required DSCR constitutes an Event of Default under the Agreement.
- **Reservation of Rights:** Lender's denial of this waiver does not constitute a waiver of any other terms, conditions, or subsequent defaults. Lender reserves all rights, powers, and remedies available under the Agreement and applicable law.
- **Demand for Remediation:** Borrower is hereby demanded to cure this default or submit a formal remediation plan to the Lender no later than [Due Date].

Failure to rectify this breach within the specified timeframe may result in further action, including but not limited to the acceleration of the loan balance, application of default interest rates, or legal proceedings.

Please contact the undersigned at [Phone Number] or [Email] to discuss this matter immediately.

Sincerely,

[Signature]
[Name of Authorized Signatory]
[Title]
[Lender Name]