

URGENT: NOTICE OF ACCELERATION AND BALLOON PAYMENT DEMAND

Date: [Insert Date]

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

Re: Loan Account Number: [Insert Loan Number]
Property Address: [Insert Property Address, if applicable]

Dear [Borrower Name],

This letter serves as formal notice that you are in default of your obligations under the Promissory Note and/or Security Instrument dated [Date of Original Agreement].

As a result of your failure to [state cause of default, e.g., make monthly payments/pay the balance by the maturity date], the Lender hereby exercises its right to **ACCELERATE** the entire unpaid balance of your loan. The full amount is now due and payable immediately.

Pursuant to the terms of your agreement, a **BALLOON PAYMENT** is now demanded. The total amount required to satisfy the debt in full as of [Date] is broken down as follows:

- Unpaid Principal Balance: \$[Amount]
- Accrued Interest: \$[Amount]
- Late Fees and Penalties: \$[Amount]
- Legal/Administrative Costs: \$[Amount]
- **TOTAL AMOUNT DUE: \$[Total Amount]**

Please remit the total amount due by [Deadline Date] via [Insert Payment Method, e.g., Certified Funds/Wire Transfer].

Failure to pay the full amount demanded by the date specified above will result in the commencement of legal action to recover the debt, which may include the foreclosure of the property securing this loan and/or a lawsuit against you personally.

Please contact our office at [Phone Number] immediately if you have any questions or to coordinate the delivery of funds.

Sincerely,

[Your Signature]
[Your Printed Name]
[Title/Company Name]
[Contact Information]