

NOTICE OF DEFAULT AND DEMAND FOR CURE

Date: [Insert Date]

Via: [Certified Mail / Personal Delivery]

TO:

[Contractor/Company Name]

[Authorized Representative Name]

[Address]

[City, State, Zip Code]

RE: Notice of Default regarding Construction Draw Violations

Project: [Project Name/Address]

Contract Date: [Date of Original Contract]

To [Contractor Name],

This letter serves as formal notice that you are in material breach of the above-referenced construction contract. Specifically, you have violated the terms governing project draws and fund disbursements.

Description of Violation(s):

- [Insert Violation: e.g., Requesting funds for incomplete milestones]
- [Insert Violation: e.g., Failure to provide required lien waivers for Draw #]
- [Insert Violation: e.g., Misappropriation of funds intended for specific subcontractors/materials]
- [Insert Violation: e.g., Over-billing in excess of percentage of completion]

As of the date of this letter, the following discrepancies exist: [Insert details of dollar amounts and specific schedule tasks].

Demand for Cure:

Pursuant to the Contract, you are hereby demanded to cure these violations within [Number] business days of receipt of this notice by taking the following actions:

1. [Action: e.g., Provide executed lien waivers for all previous payments]
2. [Action: e.g., Complete work corresponding to Draw #[X] at no further cost]
3. [Action: e.g., Return overpaid funds in the amount of \$[Amount]]

Failure to cure the aforementioned defaults within the specified timeframe will result in [Insert Consequence, e.g., immediate termination of the contract, withholding of all future payments, and/or legal action to recover damages].

Please govern yourself accordingly.

Sincerely,

[Your Signature]

[Your Printed Name]

[Your Title/Company Name]

CC: [Lender Name, if applicable]

CC: [Surety/Bond Company, if applicable]