

## **URGENT: FORMAL NOTICE OF INTENT TO FORECLOSE**

Date: [Insert Date]

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

RE: Mortgage Loan Number: [Insert Loan Number]

Dear [Borrower Name],

This letter serves as formal notice that your mortgage loan is in default due to non-payment. According to our records, your account is past due for the following installments: [List Months/Dates of Unpaid Payments].

As of [Date], the total amount required to cure this default is \$[Insert Total Amount]. This amount includes past due principal, interest, late fees, and any applicable charges.

### **Action Required:**

You must pay the total amount due by [Insert Deadline Date] to bring your account current. Payments must be made via [Insert Accepted Payment Method, e.g., Certified Funds/Wire Transfer].

### **Failure to Act:**

If you do not cure the default by the date specified above, [Lender Name] intends to accelerate the maturity of the loan and initiate formal foreclosure proceedings against the property. Foreclosure may result in the loss of your home and a judgment against you for any deficiency.

### **Your Rights:**

You have the right to reinstate your loan after acceleration and the right to assert the non-existence of a default or any other defense in a foreclosure proceeding. If you are experiencing financial hardship, please contact our loss mitigation department immediately at [Insert Phone Number] to discuss potential alternatives to foreclosure.

Sincerely,

[Name of Sender/Authorized Representative]  
[Lender Name]  
[Lender Address]  
[Phone Number]