

DATE: [Insert Date]

FROM:

[Lender Name]
[Loan Servicing Department]
[Address]
[City, State, Zip Code]

TO:

[Borrower Name]
[Co-Borrower Name]
[Property Address]
[City, State, Zip Code]

RE: NOTICE OF ACCELERATION AND INTENT TO FORECLOSE

LOAN NUMBER: [Insert Loan Number]

PROPERTY ADDRESS: [Insert Full Property Address]

Dear [Borrower Name],

This letter serves as formal notice that your mortgage loan is in default due to your failure to pay the required monthly installments for the following periods: [List Months of Delinquency].

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

NOTICE OF ACCELERATION: If you do not pay the full amount stated above by [Deadline Date/30 Days from Notice], [Lender Name] hereby exercises its option under the Mortgage/Deed of Trust to **accelerate** the entire unpaid balance of your loan. This means the full remaining principal balance of **\$(Total Principal Balance)**, plus accrued interest and costs, will become immediately due and payable.

Failure to cure the default by the deadline will result in the following actions:

- Commencement of formal foreclosure proceedings.
- A public sale of the property to satisfy the debt.
- Potential liability for legal fees and foreclosure costs added to your total debt.

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. We strongly encourage you to contact our Loss Mitigation Department at [Phone Number] to discuss potential alternatives to foreclosure, such as a loan modification, short sale, or deed-in-lieu of foreclosure.

Please remit payment in certified funds to the address listed above or contact us immediately.

Sincerely,

[Authorized Signature]

[Name and Title]

[Lender Name]