

[Your Name/Lending Institution Name]
[Address Line 1]
[Address Line 2]
[Phone Number]
[Email Address]

[Date]

[Borrower Name]
[Property Address Line 1]
[Property Address Line 2]

RE: FINAL DEMAND NOTICE PRIOR TO LEGAL ACTION

Mortgage Account Number: [Account Number]

Property Address: [Full Address of Property]

Dear [Borrower Name],

This letter serves as a formal final demand for payment regarding your delinquent mortgage account. As of the date of this letter, your account remains in default due to failure to make required monthly payments.

Our records indicate that your account is currently [Number of Days] days past due. The total amount required to cure this default is broken down as follows:

- Past Due Principal and Interest: \$[Amount]
- Late Fees and Penalties: \$[Amount]
- Other Charges (Escrow/Legal): \$[Amount]
- **TOTAL REQUISITE TO CURE: \$[Total Amount]**

You are hereby notified that unless full payment of the **Total Requisite to Cure** is received by [Deadline Date - e.g., 10 days from date of letter], we will have no choice but to initiate formal legal proceedings against you.

Legal action may result in the following:

- The filing of a Foreclosure lawsuit.
- The acceleration of the entire remaining loan balance.
- The public sale of your property to satisfy the debt.
- Responsibility for all associated legal fees and court costs.
- A significant negative impact on your credit rating.

If you wish to avoid legal action, you must contact our Loss Mitigation department immediately at [Phone Number] or submit the full payment by the deadline stated above. Payment should be made via [Payment Method - e.g., Certified Check/Wire Transfer].

Please govern yourself accordingly.

Sincerely,

[Signature]

[Printed Name]

[Title/Department]