

URGENT NOTICE: FORECLOSURE WARNING AND DEMAND FOR PAYMENT

Date: [Insert Date]

VIA CERTIFIED MAIL - RETURN RECEIPT REQUESTED

To: [Borrower Name]

[Borrower Address]

[City, State, Zip Code]

Re: Loan Number: [Insert Loan Number]

Property Address: [Insert Property Address]

Dear [Borrower Name],

This letter serves as formal notice that your mortgage loan with [Lender Name] matured on [Maturity Date]. According to the terms of your Promissory Note and Deed of Trust/Mortgage, the entire remaining unpaid principal balance, plus interest and applicable fees, became due and payable in full on that date.

As of the date of this letter, we have not received the required balloon payment. You are currently in default. The total amount required to satisfy the debt in full is as follows:

- Unpaid Principal Balance: \$[Amount]
- Accrued Interest: \$[Amount]
- Late Charges/Fees: \$[Amount]
- **TOTAL AMOUNT DUE: \$[Total Amount]**

DEMAND FOR PAYMENT

Demand is hereby made for the immediate payment of the Total Amount Due. Please remit these funds by [Insert Deadline Date - e.g., 30 days from date of letter]. Payments must be made via certified check or wire transfer.

WARNING OF FORECLOSURE

Failure to pay the full amount due by the deadline stated above will result in the commencement of legal proceedings to foreclose upon the property located at [Property Address]. Foreclosure may result in the loss of your property and may negatively impact your credit rating.

If you believe there is an error regarding your account or if you have already sent this payment, please contact our office immediately at [Phone Number].

Sincerely,

[Your Name/Representative Name]

[Title]

[Lender Name/Company Name]
[Contact Phone Number]