

URGENT NOTICE: NOTICE OF DEFAULT AND DEMAND FOR PAYMENT

Date: [Insert Date]

Lender Information:

[Lender Name]

[Loan Servicing Department]

[Address]

[City, State, Zip Code]

[Phone Number]

Borrower Information:

[Borrower Name(s)]

[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. As of [Date], your account is delinquent in the amount of \$[Total Amount Past Due].

The total amount required to cure this default as of the date of this letter includes:

- Past Due Principal and Interest: \$[Amount]
- Late Charges: \$[Amount]
- Escrow Shortage/Fees: \$[Amount]
- **Total Amount Required to Cure: \$[Total Amount]**

You are hereby demanded to pay the Total Amount Required to Cure by no later than [Deadline Date]. Payment must be made in certified funds (cashier's check or money order) and delivered to the address listed above.

Failure to cure this default by the specified date may result in the acceleration of your loan. If the loan is accelerated, the entire remaining balance of the mortgage will become immediately due and payable. Furthermore, we may initiate foreclosure proceedings to sell the property at public auction to recover the debt, which may result in your loss of the property.

If you are experiencing financial hardship, please contact our Loss Mitigation Department immediately at [Phone Number] to discuss potential alternatives to foreclosure, such as a loan modification, repayment plan, or deed-in-lieu of foreclosure.

Please disregard this notice if payment has already been sent.

Sincerely,

[Authorized Signature]
[Name and Title]
[Lender/Service Name]