

DATE: [Insert Date]

TO:

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

RE: NOTICE OF DEFAULT AND RIGHT TO CURE RESIDENTIAL MORTGAGE

Dear [Borrower Name],

This letter serves as official notice that your mortgage loan for the property located at [Property Address] is in default due to non-payment. Our records indicate that you have failed to make the required monthly payments for the following period(s): [Insert Months/Dates of Missed Payments].

Total Amount Required to Cure:

- Past Due Principal and Interest: \$[Amount]
- Late Charges: \$[Amount]
- Other Fees (Inspections/Corporate Advances): \$[Amount]
- **TOTAL AMOUNT TO PAY: \$[Total Amount]**

How to Cure This Default:

You have the right to cure this default and reinstate your loan by paying the total amount listed above on or before **[Insert Expiration Date - typically 30 days from notice]**. Payment must be made in certified funds (cashier's check or money order) and delivered to:

[Lender/Service Name]
[Payment Address]
[City, State, Zip Code]

Failure to Cure:

If you do not pay the full amount required to cure this default by the date specified above, [Lender Name] intends to accelerate the mortgage loan. Acceleration means the entire unpaid balance of your loan will become due and payable immediately. If the debt is accelerated, we may initiate foreclosure proceedings to sell your property at a public auction.

Your Rights:

- You have the right to assert in the foreclosure proceeding the non-existence of a default or any other defense you may have to acceleration and sale.

- You may be eligible for loss mitigation options (such as a loan modification, forbearance, or short sale). Please contact our Loss Mitigation Department at [Phone Number] immediately to discuss these options.

Sincerely,

[Name of Sender/Representative]

[Title]

[Lender/Service Name]

[Phone Number]