

Date: [Insert Date]

TO: [Borrower Name]

ADDRESS: [Property Address]

[City, State, Zip Code]

RE: NOTICE OF ACCELERATION AND INTENT TO FORECLOSE

Loan Number: [Insert Loan Number]

Property Description: [Insert Legal Description/Address]

Dear [Borrower Name],

This letter serves as formal notice that you are in default of your mortgage loan agreement dated [Insert Date of Original Mortgage] for the property located at the address listed above.

As of the date of this letter, you have failed to cure the default previously notified to you on [Date of Notice of Default]. Because the default has not been cured within the required timeframe, the Lender hereby exercises its option to **ACCELERATE** the entire unpaid balance of the loan.

TOTAL AMOUNT NOW DUE: \$[Insert Total Balance]

The total amount due includes the outstanding principal balance, accrued interest, late charges, and legal fees. Please be advised that the full balance is now immediately payable. Partial payments will no longer be accepted unless prior written arrangements have been made.

NOTICE OF FORECLOSURE:

Failure to pay the total amount due by [Insert Deadline Date] will result in the commencement of foreclosure proceedings. This action will lead to the sale of your property at a public auction to satisfy the debt. Foreclosure may result in the loss of your home and may negatively impact your credit rating.

If you wish to avoid foreclosure, you must contact us immediately at [Insert Phone Number] to discuss any available loss mitigation options, such as a short sale or deed-in-lieu of foreclosure.

This letter is an attempt to collect a debt, and any information obtained will be used for that purpose.

Sincerely,

[Name of Lender/Servicer]

[Authorized Representative Name/Title]

[Contact Phone Number]