

SENT VIA CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Date: [Insert Date]

To: [Name of Counterparty/Seller]
Attn: Repurchase/Compliance Department
[Address Line 1]
[Address Line 2]

RE: NOTICE OF REGULATORY COMPLIANCE BREACH AND DEMAND FOR REPURCHASE

Loan Number: [Insert Loan Number]
Borrower Name: [Insert Borrower Name]
Property Address: [Insert Property Address]
Purchase Agreement Date: [Insert Date of Mortgage Purchase Agreement]

Dear [Name of Contact Person or Department],

This letter serves as formal notice that [Your Company Name] (the "Purchaser") has identified a material breach of the representations and warranties regarding regulatory compliance for the mortgage loan referenced above.

Description of Non-Compliance:

Following a post-closing audit/review, it has been determined that the loan was originated in violation of the following regulation(s): [e.g., TILA/RESPA Integrated Disclosure Rule (TRID), Truth in Lending Act, High-Cost Loan Statutes, or Fair Housing Act]. Specifically, [Detailed description of the specific error or omission].

Demand for Repurchase:

Pursuant to Section [Insert Section Number] of the [Title of Mortgage Purchase/Sellers Agreement], the Seller is obligated to repurchase any loan that fails to comply with applicable federal, state, and local laws. This breach is deemed material as it affects the salability and legal standing of the asset.

Accordingly, [Your Company Name] hereby demands that you repurchase the above-referenced loan within [Number, e.g., 30] days of the date of this letter. The estimated Repurchase Price is calculated as follows:

- Current Unpaid Principal Balance: \$[Amount]
- Accrued Interest: \$[Amount]
- Servicing Expenses/Costs: \$[Amount]
- **Total Repurchase Price: \$[Total Amount]**

Please provide a written response acknowledging receipt of this demand and confirming the date by which the repurchase funds will be wired. Wiring instructions are attached to this letter.

Failure to cure this breach or complete the repurchase within the specified timeframe may result in further legal action to enforce the terms of our Agreement.

Sincerely,

[Your Name/Signature]

[Your Title]

[Your Company Name]

[Your Phone Number]

[Your Email Address]

Enclosures: [List supporting documents, e.g., Audit Report, Loan Agreement]