

**DATE:** [Insert Date]

**TO:**

[Borrower Name]

[Co-Borrower Name]

[Property Address]

[City, State, Zip Code]

**RE: NOTICE OF DEFAULT AND INTENT TO ACCELERATE**

**Loan Number:** [Insert Loan Number]

**Property Address:** [Insert Property Address]

Dear [Borrower Name],

This letter serves as formal notice that your mortgage loan is in default for failure to pay the monthly installments due for the following period(s): [List Months of Non-Payment].

As of [Insert Current Date], the total amount required to cure this default is **\$(Insert Total Amount Due)**. This amount includes past due principal, interest, late fees, and any other applicable charges.

**Action Required to Prevent Acceleration:**

To cure this default, you must pay the total amount stated above on or before [Insert Deadline Date - must be at least 30 days from notice]. Payment must be made in certified funds (cashier's check or money order) and delivered to the address listed below.

**Consequences of Failure to Cure:**

If you fail to cure the default by the deadline specified above, [Lender Name] intends to **ACCELERATE** the mortgage loan. Acceleration means that the entire remaining unpaid balance of the loan, including all principal, interest, and costs, will become immediately due and payable in full. If the loan is accelerated, [Lender Name] will commence legal proceedings to **FORECLOSE** on the property.

You have the right to reinstate the loan after acceleration and the right to assert the non-existence of a default or any other defense in a foreclosure proceeding.

If you are experiencing financial hardship, please contact our Loss Mitigation Department immediately at [Insert Phone Number] to discuss potential alternatives to foreclosure, such as a loan modification, forbearance, or short sale.

Sincerely,

[Name of Sender/Authorized Representative]

[Title]

[Lender Name]

[Lender Address]

[Lender Phone Number]