

URGENT: PRE-FORECLOSURE NOTICE

Date: [Insert Date]

To: [Borrower Name]

Property Address: [Property Address]

Loan Number: [Loan Number]

Subject: Notice of Default Regarding Unfunded Escrow Account

Dear [Borrower Name],

This letter serves as a formal warning that your mortgage loan is in default due to your failure to maintain a funded escrow account as required by your Loan Agreement and Deed of Trust.

Current Escrow Shortage/Balance Due: \$[Amount]

As of [Date], you have failed to provide the necessary funds to cover property taxes and/or homeowners insurance premiums. Under the terms of your contract, the lender is required to maintain these payments to protect the collateral interest in the property. Your failure to reimburse these costs has resulted in a breach of contract.

Action Required to Avoid Foreclosure:

To cure this default and prevent further legal action, you must pay the total outstanding escrow balance of \$[Amount] by [Deadline Date].

Payment should be sent to:

[Lender/Service Name]

[Payment Address]

[City, State, Zip]

Consequences of Non-Payment:

If the full amount is not received by the deadline stated above, we may initiate formal foreclosure proceedings. This may result in the loss of your property, a significant negative impact on your credit score, and additional legal fees for which you will be held responsible.

If you are experiencing financial hardship, please contact our Loss Mitigation Department immediately at [Phone Number] to discuss potential repayment options or assistance programs.

Sincerely,

[Name/Department]

[Lender/Service Name]