

DATE: [Current Date]

TO:

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

RE: NOTICE OF DEFAULT AND INTENT TO ACCELERATE

Loan Number: [Loan Number]

Property Address: [Property Address]

Dear [Borrower Name],

This letter serves as formal notice that your mortgage loan is in default due to non-payment. As of [Date], you have failed to make the required monthly payments for the following period(s): [List Months of Missed Payments].

Total Amount Required to Cure Default:

- Past Due Principal and Interest: \$[Amount]
- Late Charges: \$[Amount]
- Other Fees (Inspections/Legal): \$[Amount]
- **TOTAL TO BE PAID: \$[Total Amount]**

To cure this default, you must pay the Total Amount indicated above by no later than [Deadline Date, typically 30 days from notice]. Payment must be made in certified funds (cashier's check or money order) and delivered to [Payment Address].

Failure to Cure Default:

If you do not pay the full amount mentioned above by the specified deadline, [Lender Name] intends to **ACCELERATE** your loan. Acceleration means that the entire remaining unpaid balance of your loan, including interest and fees, will become due and payable immediately.

If the loan is accelerated, the Lender may commence foreclosure proceedings to sell the property at a public auction to satisfy the debt. 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 [Phone Number] to discuss potential options such as a loan modification, forbearance, or short sale.

Sincerely,

[Name of Sender/Authorized Signer]

[Lender Name]

[Phone Number]