

**DATE:** [Insert Date]

**FROM:**

[Lender Name]  
[Lender Address]  
[City, State, Zip Code]  
[Phone Number]

**TO:**

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

**RE: FINAL NOTICE OF DEFAULT AND DEMAND FOR PAYMENT**

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

Dear [Borrower Name],

This letter serves as formal notice that your mortgage loan is in default due to non-payment. As of the date of this letter, your account is past due for the months of [List Months].

To cure this default and prevent further legal action, you are required to pay the following amount:

- Past Due Principal and Interest: \$[Amount]
- Late Charges: \$[Amount]
- Corporate Advances/Legal Fees: \$[Amount]
- **TOTAL AMOUNT TO CURE: \$[Total Amount]**

**DEMAND FOR PAYMENT:** You must pay the total amount listed above by [Insert Deadline Date]. Payment must be made in certified funds (cashier's check or money order) and delivered to the address listed above.

**FAILURE TO COMPLY:** If the full amount required to cure this default is not received by the deadline stated above, [Lender Name] will accelerate the maturity of the loan, declaring the entire unpaid principal balance and all accrued interest immediately due and payable. Furthermore, we will initiate formal foreclosure proceedings to sell the property at public auction.

**LOSS MITIGATION:** If you are experiencing financial hardship, you may have options to avoid foreclosure, such as a loan modification, short sale, or deed-in-lieu of foreclosure. Please contact our Loss Mitigation Department immediately at [Phone Number] to discuss these options.

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

Sincerely,

[Authorized Signature]  
[Printed Name and Title]  
[Lender Name]