

DATE: [Current Date]

FROM:

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

TO (Borrower):

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

RE: NOTICE OF DEFAULT AND INTENT TO FORECLOSE

Loan Account Number: [Account Number]

Property Address: [Full Property Address]

Dear [Borrower Name],

This letter serves as formal notice that you are in default of your mortgage loan agreement for the property listed above. As of [Date of Default], you have failed to make the required monthly payments as specified in your Promissory Note and Deed of Trust/Mortgage.

Default Information:

- **Missed Payments:** [Number of Months]
- **Total Past Due Amount:** \$[Amount]
- **Late Fees and Charges:** \$[Amount]
- **Total Amount Required to Cure Default:** \$[Total Amount]

Demand for Payment:

You are hereby required to pay the Total Amount Required to Cure Default listed above on or before [Deadline Date, e.g., 30 days from notice]. Payment must be made in certified funds (cashier's check or money order) and delivered to the lender address listed above.

Consequences of Failure to Cure:

If you fail to cure this default by the deadline stated above, [Lender Name] intends to exercise its rights under the loan documents. This may include:

- Acceleration of the entire remaining loan balance.
- Commencement of foreclosure proceedings to sell the property.
- Reporting the default to national credit bureaus.

Right to Dispute:

You have the right to dispute this debt. If you notify this office in writing within thirty (30) days of receiving this notice that the debt, or any portion thereof, is disputed, we will obtain verification of the debt and mail it to you.

Please contact our Loss Mitigation Department at [Phone Number] immediately to discuss potential alternatives to foreclosure, such as a loan modification or repayment plan.

Sincerely,

[Signature]

[Printed Name/Title]

[Lender Name]