

**SENT VIA CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

Date: [Insert Date]

**TO:**

[Borrower Name/Property Owner]

[Borrower Address]

[City, State, Zip Code]

**RE: NOTICE OF DEFAULT AND DEMAND FOR IMMEDIATE ASSIGNMENT OF RENTS AND LEASES**

Property Address: [Insert Property Address]

Loan Number: [Insert Loan Number]

Dear [Borrower Name],

This letter serves as formal notice that you are in default of your obligations under the Loan Agreement, Promissory Note, and Deed of Trust/Mortgage dated [Date of Loan Documents] regarding the property located at [Property Address].

Specifically, the loan is in default due to: [Insert Reason, e.g., Failure to make monthly payments since (Date)].

Pursuant to the "Assignment of Rents and Leases" clause contained within the [Security Instrument Name] and/or the separate "Assignment of Leases and Rents" agreement executed on [Date], the Lender hereby exercises its right to collect all rents, issues, and profits arising from the property.

**DEMAND IS HEREBY MADE UPON YOU FOR THE FOLLOWING:**

- 1. Immediate Turnover:** You are required to immediately deliver to Lender all rent payments currently in your possession or received hereafter.
- 2. Tenant Notification:** You are directed to instruct all tenants of the property to make all future rent payments directly to [Lender Name or Servicer Name] at the following address: [Insert Payment Address].
- 3. Accounting:** Provide a complete and updated rent roll for the property, including tenant names, unit numbers, lease terms, and security deposit amounts within [Number] days of receipt of this letter.

Failure to comply with this demand may result in further legal action, including but not limited to the appointment of a receiver or the commencement of foreclosure proceedings.

All rights and remedies of the Lender are hereby expressly reserved.

Sincerely,

[Your Name/Representative Name]

[Title]

[Lender/Company Name]

cc: [Tenant Names - Optional]

[Legal Counsel]