

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

Date: [Insert Date]

**TO (Borrower/Landlord):**

[Name of Borrower]

[Address Line 1]

[Address Line 2]

**TO (Tenant - Optional/Copy):**

[Name of Tenant]

[Address Line 1]

[Address Line 2]

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

Property Address: [Insert Property Address]

Loan Account Number: [Insert Loan Number]

Dear [Name of Borrower],

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 [Insert Date of Original Agreement].

Specifically, you have failed to make the required payments for the following periods: [List unpaid months/dates]. As of the date of this letter, the total amount required to cure this default is \$[Insert Amount].

Pursuant to the "Assignment of Rents" provision contained within the [Deed of Trust/Mortgage/Security Agreement], the Lender is hereby exercising its right to collect all rents, issues, and profits arising from the Property.

**DEMAND IS HEREBY MADE** that you immediately:

- Turn over all security deposits currently held for the Property to the Lender.
- Provide a complete and current accounting of all tenants and lease agreements.
- Cease the collection of any further rent payments from tenants.

Concurrent with this notice, we are notifying all tenants of the Property to direct all future rent payments to the Lender at the following address:

[Lender Name/Management Company]

[Payment Address]

[City, State, Zip]

Failure to comply with this demand or any interference with the Lender's collection of rents may result in further legal action, including but not limited to foreclosure proceedings and the appointment of a receiver.

Nothing contained in this letter shall be construed as a waiver of any rights or remedies available to the Lender under the loan documents or applicable law.

Sincerely,

[Signature]

[Name of Authorized Representative]

[Title]

[Lender/Entity Name]