URGENT NOTICE: NOTICE OF INTENT TO ACCELERATE

Date: [Insert Date]

VIA CERTIFIED MAIL
[Borrower Name]
[Borrower Address]
[City, State, Zip Code]

RE: Loan Number: [Insert Loan Number]
Property Address: [Insert Collateral Property Address]

Dear [Borrower Name],

This letter serves as formal notice that you are in default under the terms of the Promissory Note and Mortgage/Deed of Trust dated [Date of Loan], regarding the property referenced above.

Description of Default:
The loan is in default for failure to make required monthly payments. As of the date of this letter, the total amount required to cure this default is $[Total Amount Past Due], which includes principal, interest, late fees, and costs of collection.

Action Required:
To cure this default, you must pay the total amount of $[Total Amount Past Due] in certified funds to the address listed below no later than [Insert Deadline Date, e.g., 30 days from notice].

Intent to Accelerate:
If you fail to cure the default by the date specified above, [Lender Name] hereby provides notice of its intent to **accelerate** the loan. Acceleration means that the entire unpaid principal balance, along with all accrued interest and fees, will become immediately due and payable in full.

Consequences of Non-Payment:
If the default is not cured and the loan is accelerated, the Lender will pursue all available legal remedies, which may include:

- Commencing foreclosure proceedings against the property;
- Exercising the assignment of leases and rents;
- Seeking a deficiency judgment (if applicable);
- Reporting the default to credit bureaus.

Please send payment to:
[Lender Name/Payment Processing Center]
[Address]
[City, State, Zip Code]

If you have any questions or believe this notice is in error, please contact [Contact Person Name] at [Phone Number] immediately.

Sincerely,

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