

DATE: [Current Date]

VIA CERTIFIED MAIL - RETURN RECEIPT REQUESTED

TO:

[Borrower Name]

[Borrower Address]

[City, State, Zip Code]

RE: NOTICE OF DEFAULT AND INTENT TO ACCELERATE

Account/Loan Number: [Loan Number]

Property Address: [Property Address]

Dear [Borrower Name],

This letter serves as formal notice that you are in default of your obligations under the Promissory Note and Security Instrument dated [Date of Loan Agreement] for the property referenced above. This default has occurred due to your failure to pay the required monthly installments when due.

Default Information:

- **Total Past Due Amount:** \$[Amount]
- **Late Charges & Fees:** \$[Amount]
- **Total Amount Required to Cure:** \$[Total Amount]

Action Required to Cure:

To cure this default, you must pay the "Total Amount Required to Cure" listed above on or before [Deadline Date, e.g., 30 days from date of notice]. Payment must be made in certified funds (cashier's check or money order) and delivered to the following address:

[Lender/Service Name]

[Payment Address]

[City, State, Zip Code]

Intent to Accelerate:

If you fail to cure this default by the deadline stated above, [Lender Name] intends to **accelerate** the loan. Acceleration means that the entire unpaid principal balance of the loan, plus all accrued interest and fees, will become immediately due and payable in full. If the loan is accelerated, you will no longer have the right to make monthly installments to bring the account current.

Notice of Further Action:

Failure to cure the default may also result in the commencement of foreclosure proceedings to sell the property to satisfy the debt. You have the right to reinstate the loan after acceleration and the right to assert the non-existence of a default or any other defense in a foreclosure proceeding, if applicable.

If you are experiencing financial hardship, please contact our loss mitigation department at [Phone Number] immediately to discuss potential alternatives to foreclosure.

Sincerely,

[Name of Sender/Authorized Representative]

[Title]

[Lender/Service Name]