DATE: [Current Date]

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

RE: Notice of Default and Intent to Accelerate

Account Number: [Account Number]

Dear [Borrower Name],

This letter serves as formal notice that your mortgage loan is in default due to non-payment. Our records indicate that you have failed to make the required monthly payments as specified in your Promissory Note and Security Instrument.

Description of Default:

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

Action Required:

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

Failure to Comply:

If you do not cure the default by the deadline stated above, [Lender Name] intends to **accelerate** the loan. Acceleration means that the entire unpaid principal balance, including all accrued interest and fees, will become immediately due and payable in full. If the loan is accelerated, foreclosure proceedings will be initiated to sell the property to satisfy the debt.

Your Rights:

You have the right to reinstate the loan after acceleration and the right to assert in a court proceeding the non-existence of a default or any other defense you may have to acceleration and sale.

Please contact our Loss Mitigation Department at [Phone Number] immediately to discuss potential options to avoid foreclosure.

Sincerely,

[Name/Department]
[Lender Name]
[Lender Address]
[Lender Phone Number]