

DATE: [Date]

BORROWER(S): [Borrower Name(s)]

PROPERTY ADDRESS: [Property Street Address, City, State, Zip]

FHA CASE NUMBER: [FHA Case Number]

LOAN ACCOUNT NUMBER: [Account Number]

SUBJECT: NOTICE OF INTENT TO ACCELERATE

Dear [Borrower Name(s)],

This letter serves as formal notice that your mortgage loan is in default for failure to pay the monthly installments due for [List Months of Delinquency]. As of the date of this letter, your total amount required to cure this default is \$[Total Amount Due].

Under the terms of your Mortgage/Deed of Trust and in accordance with Federal Housing Administration (FHA) guidelines, you must pay the full amount stated above on or before [Specific Date at least 30 days from notice] to bring your account current.

FAILURE TO CURE THE DEFAULT:

If you do not pay the full amount required to cure this default by the date specified above, [Lender/Servicer Name] intends to **ACCELERATE** your loan. Acceleration means the entire unpaid principal balance, along with all accrued interest and fees, will become immediately due and payable in full. If the loan is accelerated, we will commence foreclosure proceedings to sell the property at a public auction.

RIGHT TO REINSTATE:

You have the right to reinstate your loan after acceleration and before the foreclosure sale by paying all past due installments, late charges, and legal expenses incurred to date. Please contact our office for a payoff or reinstatement quote.

LOSS MITIGATION OPTIONS:

If you are experiencing financial hardship, you may be eligible for FHA loss mitigation programs such as a Loan Modification, Partial Claim, or Forbearance. We strongly encourage you to contact our Loss Mitigation Department at [Phone Number] or visit [Website] immediately to discuss your options and avoid foreclosure.

HOUSING COUNSELING:

You may seek assistance from a HUD-approved housing counseling agency. To find a counselor near you, call 1-800-569-4287 or visit www.hud.gov.

Sincerely,

[Name of Representative]
[Lender/Service Name]
[Contact Phone Number]