

DATE: [Insert Date]

TO:

[Borrower Name]

[Co-Borrower Name]

[Property Address]

[City, State, Zip Code]

RE: NOTICE OF INTENT TO ACCELERATE

Loan Number: [Insert Loan Number]

Property Address: [Insert Property Address]

Dear [Borrower Name],

This letter serves as formal notice that your mortgage loan is in default due to non-payment. As of [Date], your account is past due for the [Month] payment and all subsequent payments.

AMOUNT REQUIRED TO CURE DEFAULT: \$[Insert Amount]

This amount includes past due principal, interest, late fees, and expenses. To cure this default, you must pay this total amount no later than [Insert Date - Minimum 30 days from notice]. Payment must be made in certified funds.

NOTICE OF ACCELERATION:

If you do not cure the default by the date specified above, [Lender Name] intends to accelerate the maturity of the Loan Agreement. This means the entire unpaid balance of the loan, including all interest and fees, will become immediately due and payable. Failure to cure the default will result in the commencement of foreclosure proceedings.

LOSS MITIGATION OPTIONS:

You may have options available to avoid foreclosure. We encourage you to contact our Loss Mitigation Department immediately to discuss the following:

- **Loan Modification:** Changing the terms of your loan to make payments more affordable.
- **Forbearance Plan:** A temporary reduction or suspension of payments.
- **Repayment Plan:** Adding past due amounts to your regular monthly payments over a set period.
- **Short Sale:** Selling the property for less than the balance owed.
- **Deed in Lieu of Foreclosure:** Voluntarily transferring the property title to the lender.

HOW TO APPLY:

To be considered for these options, you must submit a complete Loss Mitigation Application. You can obtain this application by calling [Phone Number] or visiting [Website URL].

HOUSING COUNSELING:

You may find it helpful to speak with a HUD-approved housing counselor. You can find a counselor near you by calling the HUD Housing Counseling line at 1-800-569-4287.

Sincerely,

[Name of Representative/Department]

[Lender/Service Name]

[Contact Phone Number]