DATE: [Date]

FROM:
[Lender/Servicer Name]
[Address]
[City, State, Zip Code]
[Phone Number]

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

RE: NOTICE OF DEFAULT AND INTENT TO ACCELERATE

Account Number: [Loan Number]

Dear [Borrower Name],

This letter serves as formal notice that your mortgage loan is in default due to non-payment. As of the date of this letter, you have failed to make the required monthly payments for the following periods: [List Months/Dates of Missed Payments].

Total Amount Required to Cure Default: $[Amount]

This amount includes past due principal, interest, late fees, and any applicable charges.

Deadline to Cure: [Date - minimum 30 days from notice]

To cure this default, you must pay the total amount listed above by the deadline stated. Payment must be made in certified funds (cashier's check or money order) and delivered to the address listed at the top of this letter.

Failure to Cure:
If you do not cure the default by the deadline, [Lender Name] intends to **accelerate** the loan. Acceleration means the entire unpaid principal balance of the loan, plus all accrued interest and costs, will become immediately due and payable in full. If the loan is accelerated, foreclosure proceedings will be initiated to sell the property at a public auction.

You have the right to reinstate your loan after acceleration and the right to assert the non-existence of a default or any other defense in a foreclosure proceeding, depending on the laws of your state and the terms of your Security Instrument.

If you are experiencing financial hardship, please contact us immediately at [Phone Number] to discuss potential loss mitigation options, such as a loan modification, forbearance, or short sale.

Sincerely,

[Authorized Signature]
[Printed Name/Department]
[Lender/Servicer Name]