URGENT NOTICE: NOTICE OF INTENT TO ACCELERATE

Date: [Insert Date]

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

Re: Loan Number: [Insert Loan Number]

Dear [Borrower Name],

This letter serves as formal notice that your mortgage loan is in default for failure to pay the monthly installments due on the following dates: [List missed payment dates].

As of [Current Date], the total amount required to cure this default is: **$[Insert Total Amount Due]**.

This total amount includes the following:

- Past Due Principal and Interest: $[Amount]
- Late Charges: $[Amount]
- Other Fees (Escrow/Corporate Advances): $[Amount]

Action Required to Cure Default:

To cure this default, you must pay the total amount due listed above on or before [Insert Expiration Date - Must be at least 30 days from notice]. Payment must be made in certified funds (cashier's check or money order) and delivered to the address below.

Consequences of Failure to Cure:

If you do not cure the default by the date specified above, [Lender Name] intends to **ACCELERATE** the mortgage loan. Acceleration means that the entire unpaid principal balance, plus 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 at a public auction.

Your Rights:

You have the right to reinstate the loan after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense you may have to acceleration and sale. You may also have options to avoid foreclosure, such as a loan modification, short sale, or deed-in-lieu of foreclosure.

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

Sincerely,

[Lender/Servicer Name]
[Contact Department]
[Mailing Address for Payment]