DATE: [Current Date]

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

RE: NOTICE OF DEFAULT AND INTENT TO ACCELERATE

Loan Number: [Account Number]
Property Address: [Property Address]

Dear [Borrower Name],

This letter serves as formal notice that you are in default under the terms of your Promissory Note and Security Instrument for the above-referenced loan. Your account is currently delinquent because you have failed to make the required monthly payments.

To cure this default, you must pay the following amount:

- Past Due Payments: $[Amount]
- Late Charges: $[Amount]
- Other Fees (Inspections/Corporate Advances): $[Amount]
- **TOTAL AMOUNT TO CURE: $[Total Amount]**

You must pay the Total Amount to Cure on or before **[Expiration Date - Minimum 30 Days from Notice]**. Payment must be made in certified funds (cashier's check or money order) and delivered to the address listed below.

IMPORTANT NOTICE: If you do not cure the default by the date specified above, [Lender Name] will **ACCELERATE** the loan. This means the entire unpaid principal balance, all accrued interest, and all other charges will become immediately due and payable in full without further demand. If the loan is accelerated, [Lender Name] may commence foreclosure proceedings to sell your property.

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, if applicable.

Please contact our Customer Service Department at [Phone Number] immediately to discuss your options or to confirm the exact amount needed to bring your account current.

Sincerely,

[Lender/Servicer Name]
[Department Name]
[Mailing Address for Payments]