URGENT NOTICE OF INTENT TO ACCELERATE

Date: [Insert Date]

Borrower Name: [Insert Borrower Name]
Property Address: [Insert Property Address]
Loan Number: [Insert Loan Number]

Dear [Insert Borrower Name],

This letter serves as formal notice that you are in default of your mortgage loan agreement, which is guaranteed by the Department of Veterans Affairs (VA). As of the date of this letter, your account is past due for the following payments:

- Monthly Payments Due: [Insert Number of Missed Payments]
- Total Past Due Amount: $[Insert Total Amount]
- Late Charges and Fees: $[Insert Fees]
- **Total Amount Required to Cure Default: $[Insert Total Amount]**

You must pay the Total Amount Required to Cure Default on or before [Insert Date - Minimum 30 Days from Notice] to bring your loan current. Payments must be made via certified funds (cashier's check or money order) and sent to the address listed below.

FAILURE TO CURE THE DEFAULT:

If you fail to pay the full amount required to cure this default by the date specified above, [Insert Lender Name] intends to **accelerate** the 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 initiate foreclosure proceedings to sell the property at a public auction.

VA ASSISTANCE AND ALTERNATIVES:

As this is a VA-guaranteed loan, you may have options to avoid foreclosure, including:

- Repayment Plans
- Special Forbearance
- Loan Modification
- Short Sale or Deed in Lieu of Foreclosure

We strongly urge you to contact our Loss Mitigation Department at [Insert Phone Number] or contact a VA Regional Loan Center at 1-877-827-3702 to discuss your options.

Sincerely,

[Insert Name/Department]
[Insert Lender Name]
[Insert Lender Address]
[Insert Lender Phone Number]