

DATE: [Insert Date]

VIA CERTIFIED MAIL - RETURN RECEIPT REQUESTED

TO:

[Borrower Name]

[Property Address]

[City, State, Zip Code]

RE: FINAL NOTICE OF INTENT TO FORECLOSE AND ACCELERATE

Account Number: [Insert Account Number]

Property Address: [Insert Property Address]

Dear [Borrower Name],

This letter serves as formal notice that you are in default of your mortgage loan agreement. As of the date of this letter, you have failed to cure the delinquency previously communicated to you.

Total Amount Required to Cure Default: \$[Insert Amount]

To prevent the acceleration of your loan and the initiation of foreclosure proceedings, you must pay the total amount stated above by no later than [Insert Deadline Date]. Payment must be made in certified funds (cashier's check or money order) and delivered to our office.

NOTICE OF ACCELERATION: If you fail to pay the full amount required to cure this default by the deadline stated above, the lender hereby exercises its option to **ACCELERATE** the loan. This means the entire remaining unpaid principal balance, plus all accrued interest and fees, will become immediately due and payable in full without further notice.

NOTICE OF FORECLOSURE: Failure to cure the default will result in the immediate commencement of foreclosure proceedings. This action may result in the sale of your property at a public auction to satisfy the debt. You may also be held liable for any deficiency remaining after the sale, as well as all legal fees and costs associated with the foreclosure.

If you are experiencing financial hardship, you may have options available to avoid foreclosure, such as a loan modification, short sale, or deed-in-lieu of foreclosure. Please contact our Loss Mitigation Department immediately at [Insert Phone Number] to discuss these options.

Sincerely,

[Sender Name/Lender Name]

[Title]

[Contact Phone Number]