

**DATE:** [Insert Date]

**FROM:**

[Lender Name]  
[Lender Address]  
[City, State, Zip Code]

**TO:**

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

**RE: NOTICE OF DEFAULT AND INTENT TO ACCELERATE**

**Account Number:** [Insert Loan 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 for the property referenced above. As of [Insert Date], your account is delinquent in the amount of \$[Insert Total Amount Past Due].

**Nature of Default:**

The default is a result of your failure to pay the monthly installments due for the following months: [List Specific Months/Years].

**Action Required to Cure Default:**

To cure this default and bring your account current, you must pay the total amount of \$[Insert Total Amount to Cure], which includes principal, interest, and late fees, no later than [Insert Deadline Date - e.g., 30 days from date of letter].

**Notice of Intent to Accelerate:**

If the full amount required to cure this default is not received by the date specified above, [Lender Name] hereby provides notice of its intent to **Accelerate** the loan. Acceleration means that the entire remaining unpaid principal balance of the loan, along with all accrued interest and costs, will become immediately due and payable in full.

**Consequences of Non-Payment:**

Failure to cure the default by the deadline may result in the commencement of foreclosure proceedings to sell the property. You may also be responsible for additional costs, including attorney fees and legal expenses incurred during the foreclosure process.

**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. We encourage you

to contact our loss mitigation department at [Insert Phone Number] to discuss potential payment options or alternatives to foreclosure.

Sincerely,

[Authorized Signature]  
[Printed Name and Title]  
[Lender Name]