

NOTICE OF ACCELERATION OF MORTGAGE PROMISSORY NOTE

Date: [Date]

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

RE: Mortgage Loan Number: [Loan Number]

Dear [Borrower Name],

This letter serves as formal notice that you are in default under the terms of the Promissory Note and Mortgage/Deed of Trust dated [Date of Original Note] for the property located at [Property Address].

As previously stated in the Notice of Default dated [Date of Default Notice], you failed to cure the delinquency by the required deadline. Due to your failure to cure the default, [Lender Name] hereby exercises its option to **ACCELERATE** the balance of the loan.

Demand for Payment:

The entire unpaid principal balance, along with accrued interest, late fees, and legal costs, is now due and payable in full immediately. The total amount required to satisfy the debt is \$[Total Amount Due].

Please be advised that if the full amount stated above is not received by [Deadline Date], the Lender will initiate formal foreclosure proceedings to sell the property at public auction to satisfy the debt.

Payment must be made via certified funds or wire transfer to the following address:

[Lender Name/Law Firm Name]
[Payment Address]
[City, State, Zip Code]

If you have any questions, you may contact our office at [Phone Number].

Sincerely,

[Signature]
[Name of Authorized Representative]
[Lender Name]