

## URGENT NOTICE REGARDING DEFAULT AND INTENT TO ACCELERATE

Date: [Date]

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

Re: Loan Number: [Loan Number]

Dear [Borrower Name],

This letter serves as formal notice that your mortgage loan is in default due to non-payment. According to our records, your account is past due for the following installments:

- [Month/Year]: \$[Amount]
- [Month/Year]: \$[Amount]
- Late Charges: \$[Amount]
- Other Fees: \$[Amount]

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

To cure this default, you must pay the Total Amount Required listed above in certified funds (cashier's check or money order) on or before [Deadline Date - must be at least 30 days from notice].

**Action Required:** If you do not pay the full amount mentioned above by the specified deadline, [Lender Name] intends to **accelerate** the mortgage loan. Acceleration means that the entire remaining principal balance, along with all accrued interest and fees, will become immediately due and payable in full.

Failure to cure the default may result in the commencement of foreclosure proceedings, which could lead to the loss of your property. You have the right to reinstate the loan after acceleration and the right to assert the non-existence of a default or any other defense in a foreclosure proceeding.

If you are experiencing financial hardship, please contact our Loss Mitigation Department immediately at [Phone Number] to discuss potential alternatives to foreclosure.

Sincerely,

[Name of Sender/Representative]  
[Lender Name]  
[Lender Address]