

DATE: [Insert Date]

FROM:

[Lender/Servicer Name]

[Department Name]

[Street Address]

[City, State, Zip Code]

TO (Borrower):

[Borrower Name]

[Co-Borrower Name, if applicable]

[Property Address]

[City, State, Zip Code]

RE: NOTICE OF ACCELERATION OF MORTGAGE LOAN

Loan Number: [Insert Loan Number]

Dear [Borrower Name],

This letter serves as formal notice regarding your mortgage loan for the property located at [Property Address].

As previously stated in our Notice of Default dated [Date of Default Notice], you have failed to cure the delinquency within the timeframe provided. Due to this continued breach of the mortgage contract, [Lender Name] has elected to exercise its right to **accelerate** the balance of your loan.

By this action, the entire unpaid principal balance, along with all accrued interest, late fees, and costs, is now due and payable in full immediately.

Total Amount Due for Payoff: \$[Insert Amount]

Payoff Valid Through: [Insert Date]

Please be advised that if the total amount due is not received by [Insert Deadline Date], we will proceed with the following actions as permitted by the terms of your Mortgage/Deed of Trust and state law:

- Commencement of formal foreclosure proceedings.
- Public sale of the property to satisfy the debt.
- Reporting of this acceleration and potential foreclosure to credit reporting agencies.

If you wish to discuss loss mitigation options, such as a short sale or deed-in-lieu of foreclosure, you must contact our Loss Mitigation Department immediately at [Phone Number].

All payments must be made in certified funds (Cashier's Check or Wire Transfer). Please contact our office for specific wiring instructions.

Sincerely,

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