

URGENT NOTICE: INTENT TO ACCELERATE LOAN AND FORECLOSE

Date: [Insert Date]

[Lender/Servicer Name]

[Address]

[City, State, Zip Code]

[Phone Number]

Borrower(s): [Borrower Name(s)]

Property Address: [Property Address]

Loan Number: [Loan Number]

Dear [Borrower Name(s)],

This letter serves as formal notice that your mortgage loan is in default due to non-payment. As of the date of this letter, you have failed to make the required monthly payments for the following periods: [List Months/Dates of Default].

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

The total amount above includes past due principal, interest, late fees, and any applicable charges.

Action Required:

To cure this default, you must pay the full amount listed above by [Insert Deadline Date, e.g., 30 days from notice]. Payment must be made in certified funds (cashier's check or money order) and sent to the address listed above.

Consequences of Failure to Pay:

If you do not cure the default by the deadline stated above, [Lender Name] will **accelerate** the loan. Acceleration means that the entire remaining balance of the loan, including principal and interest, will become due and payable immediately. If the loan is accelerated, [Lender Name] will commence formal foreclosure proceedings to sell your property at a public auction.

Your Rights:

You have the right to reinstate your loan after acceleration and the right to assert the non-existence of a default or any other defense in a foreclosure proceeding. You may also have options to avoid foreclosure, such as a loan modification, short sale, or deed-in-lieu of foreclosure.

Please contact our Loss Mitigation Department immediately at [Phone Number] to discuss your options.

Sincerely,

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