

SENT VIA CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Date: [Insert Date]

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

RE: NOTICE OF DEFAULT AND RIGHT TO CURE

To [Borrower Name/Contact Person]:

This letter serves as formal notice regarding the commercial mortgage loan (Loan #[Insert Loan Number]) secured by the property located at [Insert Property Address] (the "Property").

1. NOTICE OF DEFAULT: You are hereby notified that you are in default under the terms of the Note and Security Instrument dated [Insert Date of Original Agreement]. The nature of the default is the failure to pay the monthly installments due for the following period(s): [Insert Dates/Months of Unpaid Dues].

2. AMOUNT REQUIRED TO CURE: To cure this default, you must pay the total amount of \$[Insert Total Amount Due], which includes:

- Past Due Principal and Interest: \$[Amount]
- Late Charges: \$[Amount]
- Accrued Interest: \$[Amount]
- Other Fees (Inspection/Legal): \$[Amount]

3. DEADLINE TO CURE: You must pay the total amount specified above on or before [Insert Specific Date, e.g., 30 days from date of notice]. Payment must be made in certified funds or via wire transfer to the address/account listed below.

4. INTENT TO ACCELERATE: If you fail to cure the default by the deadline stated above, [Lender Name] intends to exercise its right to **ACCELERATE** the entire unpaid principal balance of the loan, plus all accrued interest and fees, making the full amount immediately due and payable.

5. FORECLOSURE PROCEEDINGS: Failure to cure the default may result in the commencement of legal proceedings to foreclose upon the Property. 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 to acceleration and sale.

Please contact our office at [Insert Phone Number] if you wish to discuss payment arrangements or if you believe this notice was sent in error.

Sincerely,

[Name of Authorized Representative]

[Title]

[Lender/Service Name]