

[Date]

[Borrower Name]

[Co-Borrower Name, if applicable]

[Property Address]

[City, State, Zip Code]

RE: NOTICE OF DEFAULT AND INTENTION TO ACCELERATE

Account Number: [Loan Number]

Dear [Borrower Name],

This letter serves as formal notice that you are in default of your mortgage loan agreement. Our records indicate that you have failed to make the required payments as specified in your promissory note and security instrument.

1. Nature of the Default: Your loan is in default due to non-payment of the monthly installments due for the period(s) of: [List Months of Delinquency].

2. Action Required to Cure the Default: To cure this default, you must pay the total past due amount of \$[Total Amount Owed to Date]. This amount includes past due principal, interest, late charges, and any applicable fees.

3. Deadline to Cure: You must pay the total amount stated above on or before [Date - Must be at least 30 days from the date of this notice]. Payment must be made in certified funds (e.g., cashier's check or money order) and delivered to [Payment Address].

4. Effect of Failure to Cure: If you fail to cure the default by the deadline stated above, [Lender Name] intends to **accelerate** the loan. Acceleration means that the entire remaining unpaid balance of your loan, including principal and interest, will become immediately due and payable in full. Failure to cure may also result in the commencement of foreclosure proceedings to sell the property.

5. Right to Reinstate: Even after acceleration, you may have the right to reinstate the loan under certain conditions as provided in your security instrument. You also have the right to bring a court action to assert the non-existence of a default or any other defense you may have to acceleration and sale.

If you are experiencing financial hardship, please contact our Loss Mitigation Department at [Phone Number] immediately to discuss potential alternatives to foreclosure, such as a loan modification, forbearance, or short sale.

Sincerely,

[Lender Name / Servicer Name]
[Department Name]
[Contact Phone Number]