

[Lender Name]
[Lender Address]
[City, State, Zip Code]
[Phone Number]

Date: [Date]

Borrower Name: [Borrower Name]
Property Address: [Property Address]
FHA Case Number: [FHA Case Number]
Loan Number: [Loan Number]

NOTICE OF DEFAULT AND INTENT TO ACCELERATE

IMPORTANT NOTICE: READ CAREFULLY

This letter serves as formal notice that you are in default of your mortgage loan. Our records indicate that you have failed to make the required monthly payments as outlined in your Note and Deed of Trust/Mortgage.

1. Nature of the Default:

Your loan is past due for the following payments: [List months and years of missed payments].

2. Action Required to Cure the Default:

To bring your loan current and cure this default, you must pay the total amount due as calculated below:

- Past Due Principal and Interest: \$[Amount]
- Late Charges: \$[Amount]
- Other Fees (Inspections/Corporate Advances): \$[Amount]
- **TOTAL AMOUNT TO CURE: \$[Total Amount]**

3. Deadline to Cure:

You must pay the Total Amount to Cure on or before [**Date - must be at least 30 days from date of notice**]. Payment must be made in certified funds (cashier's check or money order) and delivered to the address listed above.

4. Consequences of Failure to Cure:

If you do not cure the default by the deadline stated above, [Lender Name] intends to **accelerate** the loan. This means the entire remaining balance of your mortgage will become due and payable

immediately. Failure to pay the accelerated balance will result in the commencement of foreclosure proceedings to sell your property.

5. FHA Protections and Alternatives:

Because this is an FHA-insured loan, you may have access to loss mitigation options to help you avoid foreclosure. These may include:

- Informal or Formal Forbearance
- Special Forbearance
- Loan Modification
- FHA-HAMP
- Pre-Foreclosure Sale (Short Sale) or Deed-in-Lieu of Foreclosure

6. Contact Information:

If you are unable to pay the amount due, please contact our Loss Mitigation Department immediately at [Phone Number] to discuss your options. You may also contact a HUD-approved housing counseling agency at 1-800-569-4287.

7. Right to Reinstate:

Even after acceleration or the commencement of foreclosure, you may have the right to reinstate the loan under certain conditions by paying all past due amounts, late charges, and legal fees incurred.

Sincerely,

[Name/Signature of Authorized Representative]

[Lender Name]