

DATE: [Insert Date]

SENT VIA: [Insert Method, e.g., Certified Mail / First Class Mail]

TO:

[Borrower Name]

[Borrower Address]

[City, State, Zip Code]

RE: NOTICE OF DEFAULT AND INTENT TO ACCELERATE

Loan Number: [Insert Loan Number]

Property Address: [Insert Property Address]

Dear [Borrower Name],

This letter serves as formal notice that you are in default of your loan agreement dated [Insert Date of Note] for failure to pay the required installments when due. This is your final warning prior to the acceleration of your debt.

1. Nature of Default: Your account is past due for the payments scheduled for [Insert Months/Dates of Missed Payments].

2. Action Required to Cure: To cure this default, you must pay the total past due amount listed below:

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

3. Deadline to Cure: You must deliver the Total Amount to Cure to the address listed below no later than [Insert Deadline Date, e.g., 30 days from date of letter]. Payments must be made in certified funds (e.g., cashier's check or money order).

4. Consequence of Failure to Cure: If you fail to cure the default by the Deadline to Cure, the Lender intends to **ACCELERATE** the loan. Acceleration means that the entire unpaid principal balance, along with all accrued interest and fees, will become immediately due and payable in full. If the debt is accelerated, the Lender may initiate foreclosure proceedings to sell the property.

5. Right to Reinstate: After acceleration, you may still have the right to reinstate the loan depending on your loan documents and applicable state law. You also have the right to assert in a court proceeding the non-existence of a default or any other defense to acceleration and sale.

Please send your payment to:

[Lender/Service Name]
[Payment Processing Address]
[City, State, Zip Code]

If you have any questions or are experiencing financial hardship, please contact our Loss Mitigation Department immediately at [Insert Phone Number].

Sincerely,

[Name of Sender]
[Title/Company Name]