

DATE: [Insert Date]

TO:

[Borrower Name]

[Borrower Address]

[City, State, Zip Code]

RE: SECOND NOTICE OF DEFAULT AND RIGHT TO CURE

Loan Number: [Insert Loan Number]

Property Address: [Insert Property Address]

Dear [Borrower Name],

This is a **SECOND WARNING** regarding your failure to make the required payments under the terms of your Promissory Note and Deed of Trust/Mortgage. You are currently in default.

1. Nature of the Default: You have failed to pay the monthly installments due from [Date of First Missed Payment] to the present.

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]
- Corporate Advances/Fees: \$[Amount]
- **TOTAL AMOUNT TO CURE: \$[Total Amount]**

3. Deadline to Cure: The total amount to cure must be received by [Lender Name] no later than [Insert Date - typically 30 days from letter date].

4. Consequence of Failure to Cure: If you do not cure the default by the deadline stated above, [Lender Name] will **ACCELERATE** the loan. Acceleration means the entire unpaid principal balance, all accrued interest, and all other fees will become immediately due and payable in full.

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

Failure to cure this default will result in the commencement of foreclosure proceedings to sell the property.

Please send certified funds to the following address:

[Lender Name]
[Payment Address]
[City, State, Zip Code]

If you are experiencing financial hardship, please contact our Loss Mitigation Department immediately at [Phone Number] to discuss potential alternatives to foreclosure.

Sincerely,

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