

DATE: [Insert Date]

BORROWER: [Borrower Name]

CO-BORROWER: [Co-Borrower Name, if any]

PROPERTY ADDRESS: [Full Property Address]

LOAN NUMBER: [Insert Loan Number]

RE: NOTICE OF DEFAULT AND INTENT TO ACCELERATE

Dear [Borrower Name],

This letter serves as formal notice that you are in default of your mortgage loan for the property located at the address listed above. This notice is sent in accordance with the terms of your Security Instrument and applicable state law.

1. Nature of the Default: Your loan is in default because you have failed to pay the monthly installments required under the terms of your Note and Security Instrument.

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

3. Total Amount Due to Cure: As of the date of this letter, the total amount required to bring your account current is: **#[Insert Amount]**.

This amount consists of:

- Past Due Principal and Interest: #[Amount]
- Late Charges: #[Amount]
- Other Fees/Escrow Shortages: #[Amount]

4. Deadline to Cure: You must pay the total amount due to cure the default on or before **#[Insert Date - minimum 30 days from notice]**.

5. Consequences of Failure to Cure: If you fail to cure the default by the deadline specified above, [Lender/Servicer Name] may take the following actions:

- **Acceleration:** The entire unpaid principal balance and all accrued interest will become immediately due and payable in full.
- **Foreclosure:** We will initiate legal proceedings to foreclose upon the property, which may result in the sale of your home.
- **Additional Costs:** You will be responsible for paying attorney's fees, court costs, and other expenses related to the foreclosure process.

6. Right to Reinstate: Even after acceleration, you may have the right under your Security Instrument and state law to reinstate your loan by paying all past due amounts, late fees, and expenses incurred by the lender prior to the foreclosure sale.

7. Right to Assert Defenses: You 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.

8. Contact Information: If you have questions regarding your account or wish to discuss loss mitigation options (such as a loan modification, short sale, or deed-in-lieu of foreclosure), please contact our Loss Mitigation Department immediately at [Insert Phone Number].

Sincerely,

[Lender/Service Name]

[Department Name]

[Phone Number]

[Mailing Address]