DATE: [Current Date]

LENDER: [Lender Name]
[Lender Address]
[City, State, Zip Code]

BORROWER(S): [Borrower Name(s)]
[Property Address]
[City, State, Zip Code]

RE: NOTICE OF DEFAULT AND INTENT TO ACCELERATE

Loan Number: [Insert Loan Number]

Dear [Borrower Name],

This letter serves as formal notice that you are in default of your mortgage loan agreement for the property located at the address listed above. This default is due to your failure to pay the monthly installments as required by the terms of your Promissory Note and Security Instrument.

NATURE OF DEFAULT: Failure to make required monthly payments.

TOTAL AMOUNT TO CURE: To bring your loan current, you must pay the total amount of $[Total Amount Owed] on or before [Deadline Date]. This total includes past due principal, interest, late charges, and any applicable fees.

DEADLINE TO CURE: You must pay the "Total Amount to Cure" by no later than [Deadline Date].

NOTICE OF INTENT TO ACCELERATE: If you fail to cure this default by the deadline stated above, the Lender intends to accelerate the maturity of the loan. Acceleration means that the entire unpaid principal balance of the loan, along with all accrued interest and fees, will become immediately due and payable in full.

FORECLOSURE PROCEEDINGS: If the loan is accelerated and remains unpaid, the Lender will commence legal proceedings to foreclose upon the property. This may result in the sale of your home at a foreclosure sale.

RIGHT TO REINSTATE: After acceleration, you may still have the right to reinstate the loan under certain conditions provided in your mortgage documents or by applicable law.

Please send your payment to the address listed at the top of this letter. If you have any questions or are experiencing financial hardship, please contact our Loss Mitigation Department immediately at [Phone Number] to discuss potential alternatives to foreclosure.

Sincerely,

[Authorized Representative Name]
[Lender Name]