

**SENT VIA CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

Date: [Insert Date]

Loan Number: [Insert Loan Number]

Property Address: [Insert Full Property Address]

**TO:**

[Borrower Name(s)]

[Mailing Address]

[City, State, Zip Code]

**RE: NOTICE OF ACCELERATION AND FORECLOSURE INITIATION**

Dear [Borrower Name(s)],

This letter serves as formal notice that you are in default of your mortgage loan agreement for the property located at [Property Address]. As of the date of this letter, you have failed to cure the default previously identified in the Notice of Default sent to you on [Date of Default Notice].

**1. ACCELERATION OF LOAN:** Because you have failed to pay the required amount to bring your account current, [Lender/Servicer Name] hereby exercises its option to **ACCELERATE** the balance of your loan. The entire unpaid principal balance, interest, and all other fees and charges are now due and payable in full immediately.

**2. TOTAL AMOUNT DUE:** To pay your loan in full as of [Current Date], the total amount required is: **\$[Insert Total Payoff Amount]**. Please note that interest, late fees, and legal costs will continue to accrue daily.

**3. FORECLOSURE PROCEEDINGS:** Due to the acceleration of the debt, [Lender/Servicer Name] has instructed its legal counsel to initiate formal foreclosure proceedings against the property. This action may result in the sale of your home at a public auction.

**4. LOSS MITIGATION:** If you wish to avoid foreclosure, you must contact our Loss Mitigation Department immediately at [Phone Number] to discuss available options, such as a loan modification, short sale, or deed-in-lieu of foreclosure. However, the initiation of foreclosure will not be delayed while these options are reviewed unless required by law.

**5. DEBT COLLECTION NOTICE:** This communication is from a debt collector and is an attempt to collect a debt. Any information obtained will be used for that purpose.

Sincerely,

[Authorized Signatory Name]

[Lender/Servicer Name]

[Contact Phone Number]