SENT VIA CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Date: [Insert Date]

To: [Borrower Name]
[Borrower Address]
[City, State, Zip Code]

Re: Notice of Default, Breach of Covenant, and Intent to Accelerate

Loan Account Number: [Insert Account Number]
Property Address: [Insert Property Address, if applicable]

Dear [Borrower Name],

This letter serves as formal notice that you are in breach of the terms and conditions set forth in your [Promissory Note / Loan Agreement / Deed of Trust] dated [Date of Agreement].

Description of Breach:
You have failed to comply with the following covenant(s):
[Detailed description of the breach, e.g., failure to maintain insurance, failure to pay property taxes, unauthorized transfer of property, or failure to provide financial statements].

Action Required to Cure:
To cure this default, you must take the following action(s) no later than [Insert Date - typically 30 days from notice]:
[Specify exact actions needed, e.g., provide proof of insurance, pay delinquent taxes in the amount of $XXX.XX, etc.].

Failure to Cure and Intent to Accelerate:
If you fail to cure the breach described above by [Insert Date], [Lender Name] hereby notifies you of its intent to accelerate the entire unpaid principal balance of the loan, plus all accrued interest, late fees, and costs of collection. Failure to cure will result in the full amount becoming immediately due and payable without further notice.

Consequences of Non-Compliance:
Failure to remedy this breach may also result in [Lender Name] pursuing all legal remedies available under the loan documents and applicable law, which may include the initiation of foreclosure proceedings or legal action to recover the debt.

Please contact [Name of Contact Person/Department] at [Phone Number] immediately to discuss this matter or to provide proof that the breach has been cured.

Sincerely,

[Signature]
[Printed Name]
[Title]
[Lender Name]