NOTICE OF DEFAULT AND INTENT TO ACCELERATE

Date: [Insert Date]

[Borrower Name]
[Property Address]
[City, State, Zip Code]

Re: Loan Number [Insert Loan Number]

Dear [Borrower Name],

This letter serves as formal notice that you are in breach of the terms of your Mortgage/Deed of Trust regarding the property located at [Property Address].

Pursuant to the "Occupancy" section of your Security Instrument, you agreed to occupy, establish, and use the Property as your principal residence. Our records and recent inspections indicate that you are no longer occupying the Property as your primary residence, and the Property appears to be [vacant / rented / abandoned].

Action Required to Cure Default:

To cure this default, you must provide documented evidence within thirty (30) days of the date of this letter proving that you are residing in the Property as your primary residence. Acceptable documentation includes current utility bills, a valid driver's license matching the address, or voter registration records.

Failure to Cure:

If you fail to cure this default by [Insert Date], [Lender Name] will exercise its option to accelerate the loan. Acceleration means the entire unpaid principal balance, along with all accrued interest and fees, will become immediately due and payable in full.

If the full balance is not paid following acceleration, [Lender Name] will commence foreclosure proceedings to sell the Property at a public auction.

Please contact our Loss Mitigation Department at [Phone Number] immediately to discuss this matter.

Sincerely,

[Name of Sender/Department]
[Lender Name]