

NOTICE OF ACCELERATION AND INTENT TO FORECLOSE

Date: [Insert Date]

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

RE: Loan Account Number: [Insert Account Number]
Property Address: [Insert Property Address]

Dear [Borrower Name],

This letter serves as formal notice that you are in default of your loan agreement dated [Original Loan Date] for the property located at the address referenced above. As of the date of this letter, your account remains delinquent in the amount of \$[Insert Total Past Due Amount].

Due to your failure to cure this default within the time frame previously provided, [Lender Name] hereby exercises its right to **ACCELERATE** the balance of the loan. This means the entire unpaid principal balance, along with all accrued interest, late fees, and legal costs, is now due and payable in full immediately.

Total Amount Required to Pay Loan in Full: \$[Insert Total Payoff Amount]

Please be advised that if the full payoff amount is not received by [Insert Deadline Date], we will initiate formal foreclosure proceedings against the property. Foreclosure may result in the forced sale of your home to satisfy the debt. You may also be held liable for any deficiency if the sale proceeds do not cover the total debt owed.

To prevent foreclosure, you must contact our Loss Mitigation Department immediately at [Insert Phone Number] to discuss any available options, such as a short sale or deed-in-lieu of foreclosure, though there is no guarantee of approval.

Payment must be made via certified funds (Cashier's Check or Wire Transfer) to the following address:

[Lender Name]
[Payment Mailing Address]
[City, State, Zip Code]

Sincerely,

[Name of Authorized Representative]
[Title]
[Lender Name]