

## NOTICE OF DEFAULT AND INTENT TO ACCELERATE

Date: [Date]

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

Re: Loan Number: [Loan Number]

Property Address: [Property Address]

Dear [Borrower Name],

You are hereby notified that you are in default of your Mortgage/Deed of Trust dated [Date of Mortgage] for the property referenced above. This default is due to your failure to pay property taxes as required by the terms of your loan agreement.

According to our records, the following tax amounts remain unpaid:

- Taxing Authority: [Name of Tax Office]
- Tax Period: [Year/Quarter]
- Amount Delinquent: \$[Amount]

### **Action Required to Cure Default:**

To cure this default, you must provide written proof of payment in full of the delinquent taxes, including all penalties and interest, to our office no later than [Deadline Date].

### **Failure to Cure:**

If you fail to cure this default by the date specified above, [Lender Name] hereby elects to exercise its right to accelerate the entire unpaid principal balance of your loan, plus accrued interest and any other fees, making the full amount immediately due and payable.

Failure to resolve this matter will result in the commencement of foreclosure proceedings to sell the property to satisfy the debt.

Please contact our Loss Mitigation Department at [Phone Number] immediately if you believe this notice is in error or to discuss your payment status.

Sincerely,

[Name of Sender/Authorized Officer]  
[Title]  
[Lender/Service Name]