NOTICE OF DEFAULT AND INTENT TO ACCELERATE

Date: [Insert Date]

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

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

Dear [Borrower Name],

This letter serves as formal notice that you are in breach of the covenants set forth in your [Mortgage/Deed of Trust] dated [Date of Agreement]. Specifically, you have failed to maintain continuous insurance coverage on the property as required under Section [Insert Section Number] of said agreement.

As of the date of this letter, we have not received evidence of valid [Fire/Hazard/Homeowners] insurance. Failure to maintain insurance constitutes a material default, as it leaves the collateral securing this loan unprotected.

ACTION REQUIRED TO CURE DEFAULT:

To cure this default, you must provide a Certificate of Insurance showing active coverage and naming [Lender Name] as the Loss Payee no later than [Insert Deadline Date, e.g., 30 days from notice].

NOTICE OF ACCELERATION:

If the default is not cured by the date specified above, [Lender Name] hereby provides notice of its intent to accelerate the maturity of the loan. Failure to act will result in the entire unpaid principal balance, accrued interest, and all other charges becoming immediately due and payable in full without further demand.

If the loan is accelerated, [Lender Name] will commence legal action to protect its interests, which may include the initiation of foreclosure proceedings against the property.

Please provide the required insurance documentation immediately to [Insert Department/Email/Fax]. If you have already obtained insurance, please contact us at [Insert Phone Number] to update our records.

Sincerely,

[Sender Name/Authorized Signatory]
[Lender Name]
[Contact Information]