

NOTICE OF DEFAULT AND ACCELERATION OF LOAN

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 default of the Mortgage/Deed of Trust dated [Insert Date], regarding the property located at [Insert Property Address].

Under the terms of your Commercial Mortgage Agreement, specifically Section [Insert Section Number], you are required to maintain continuous insurance coverage on the subject property. Our records indicate that the required insurance coverage has lapsed or been cancelled as of [Insert Date of Lapse].

Due to your failure to maintain insurance, which constitutes a material breach of the loan covenants, [Lender Name] hereby exercises its right to **ACCELERATE** the balance of the loan.

Demand is hereby made for the immediate payment of the full outstanding balance, including:

- Principal Balance: \$[Amount]
- Accrued Interest: \$[Amount]
- Late Fees/Penalties: \$[Amount]
- Legal/Administrative Costs: \$[Amount]
- **TOTAL AMOUNT DUE: \$[Total Amount]**

Payment must be received in full by [Insert Deadline Date]. Failure to remit the total amount due will result in the commencement of foreclosure proceedings to recover the debt through the sale of the property.

Please contact [Contact Person Name] at [Phone Number] or [Email] immediately to arrange for payment or to provide certified proof of continuous, uninterrupted insurance coverage if you believe this notice is in error.

Sincerely,

[Authorized Signatory Name]

[Lender Name]

[Lender Address]