DATE: [Insert Date]

BORROWER(S): [Insert Borrower Names]
PROPERTY ADDRESS: [Insert Property Address]
LOAN NUMBER: [Insert Loan Number]

SUBJECT: NOTICE OF DEFAULT AND INTENT TO ACCELERATE

Dear [Insert Borrower Name(s)],

This letter serves as formal notice that you are in default of your Loan Agreement and Deed of Trust/Mortgage regarding the property located at the address referenced above. Specifically, you have failed to maintain the required hazard insurance coverage as mandated by the terms of your loan documents.

Our records indicate that the insurance policy for the property expired or was canceled on [Insert Date], and we have not received evidence of a replacement policy. Maintaining continuous insurance coverage is a material requirement of your loan to protect the collateral.

TO CURE THIS DEFAULT: You must provide our office with a valid Certificate of Insurance showing adequate coverage and naming [Insert Lender Name] as the Loss Payee/Mortgagee no later than [Insert Deadline Date, e.g., 30 days from notice].

FAILURE TO COMPLY: If you do not provide proof of insurance by the date specified above, [Insert Lender Name] hereby gives notice of its intent to **accelerate** the loan. Acceleration means that the entire unpaid principal balance, including accrued interest and fees, will become immediately due and payable in full.

If the loan is accelerated, the Lender may commence foreclosure proceedings to sell the property to satisfy the debt without further notice to you.

Please submit proof of insurance immediately to: [Insert Email/Fax/Mailing Address].

Sincerely,

[Insert Name/Department]
[Insert Lender Name]
[Insert Contact Phone Number]