head>

[Date]

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

RE: NOTICE OF DEFAULT AND INTENT TO ACCELERATE

Loan Number: [Insert Loan Number]

Dear [Borrower Name],

You are hereby notified that you are in default under the terms of your Mortgage/Deed of Trust dated [Date of Mortgage]. This default has occurred due to your failure to maintain continuous hazard insurance coverage on the property located at [Property Address], as required by the terms of your loan agreement.

Our records indicate that your insurance policy with [Name of Insurance Company] lapsed or was cancelled effective [Date of Cancellation]. Despite previous requests, we have not received evidence of a replacement policy that meets the requirements of your mortgage.

Action Required to Cure Default:

To cure this default, you must provide the Lender with a valid Certificate of Insurance showing active coverage for the property. This evidence must be received by our office no later than [Deadline Date, e.g., 30 days from date of letter].

Failure to Cure:

If you fail to cure this default by the date specified above, the Lender intends to exercise its right to:

- **Accelerate the Loan:** The entire unpaid principal balance, plus accrued interest and fees, will become immediately due and payable.
- **Force-Placed Insurance:** The Lender may purchase insurance for the property at your expense. This insurance is often significantly more expensive than private coverage and may provide less protection.
- **Foreclosure:** Commencement of legal proceedings to sell the property to satisfy the debt.

You have the right to reinstate your loan after acceleration and the right to assert in a court proceeding the non-existence of a default or any other defense you may have.

Please submit proof of insurance immediately to [Email/Fax/Address]. If you have already obtained insurance, please contact our Loan Servicing Department at [Phone Number] at once.

Sincerely,

[Authorized Signatory Name]
[Lender/Servicer Name]