

**DATE:** [Insert Date]

**TO:**

[Borrower Name]

[Borrower Address]

[City, State, Zip Code]

**RE: NOTICE OF DEFAULT AND INTENT TO ACCELERATE**

**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 your Loan Agreement and Deed of Trust/Mortgage regarding the property referenced above. Specifically, you have failed to maintain the required property insurance coverage as stipulated in the terms of your agreement.

Our records indicate that your insurance policy [Policy Number] with [Insurance Company] was canceled or expired on [Date] and no proof of renewal or replacement coverage has been provided to this office.

**REQUIRED ACTION:**

To cure this default, you must provide a valid Certificate of Insurance showing active coverage that meets the requirements of your loan agreement no later than [Insert Deadline Date, e.g., 30 days from date of letter].

**NOTICE OF ACCELERATION:**

Failure to cure this default by the date specified above will result in the **acceleration** of your loan. If accelerated, the entire unpaid principal balance, accrued interest, and all other charges will become immediately due and payable in full. If the full balance is not paid, we will initiate foreclosure proceedings to sell the property to satisfy the debt.

Please submit proof of insurance immediately to [Email/Address/Fax Number]. If you have already obtained insurance, please contact us at [Phone Number] to update our records.

Sincerely,

[Lender Name/Service Name]

[Authorized Signature]

[Title]