

Date: [Insert Date]

Borrower Name(s): [Insert Borrower Names]

Property Address: [Insert Property Address]

Loan Number: [Insert Loan Number]

Subject: NOTICE OF ACCELERATION AND INTENT TO FORECLOSE

Dear [Insert Borrower Name],

This letter serves as formal notification that your mortgage loan is in default due to non-payment. According to our records, your account is past due for the following installments: [Insert Dates of Missed Payments].

As of [Insert Date], the total amount required to cure this default is **\$(Insert Amount)**. This total includes past due principal, interest, late fees, and any applicable costs of collection.

Demand for Payment:

You are hereby notified that the lender has elected to **accelerate** the maturity of the debt. If the full amount required to cure the default is not received by [Insert Deadline Date], the entire unpaid principal balance of **\$(Insert Total Balance)**, plus accrued interest, will become immediately due and payable in full without further notice.

Consequences of Non-Payment:

Failure to cure this default by the deadline stated above will result in the commencement of legal proceedings to foreclose upon the property. Please be advised that this is an uninsured mortgage asset; therefore, the lender intends to exercise all legal rights to recover the debt through a foreclosure sale.

Right to Reinstate:

You may have the right to reinstate your loan after acceleration and the right to assert the non-existence of a default or any other defense in a foreclosure proceeding. Please contact our loss mitigation department immediately if you wish to discuss repayment options or potential alternatives to foreclosure.

Please send certified funds to the address listed below:

[Insert Financial Institution Name]

[Insert Payment Address]

[Insert City, State, Zip]

Sincerely,

[Insert Name/Signature]

[Insert Title]

[Insert Phone Number]