Date: [Current Date]

Borrower Name(s): [Borrower Name(s)]
Property Address: [Property Address]
Loan Number: [Loan Account Number]

RE: NOTICE OF ACCELERATION AND DEMAND FOR PAYMENT DUE TO LACK OF INSURANCE

Dear [Borrower Name(s)],

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

Per the terms of your agreement, the security interest in the property must be protected by continuous insurance coverage. Our records indicate that your insurance policy expired or was cancelled on [Date of Expiration/Cancellation], and no proof of replacement coverage has been provided despite previous requests.

NOTICE OF ACCELERATION:

Due to this breach of contract, the Lender has elected to **accelerate** the maturity of your loan. As of the date of this letter, the entire unpaid principal balance, along with all accrued interest, late fees, and costs, is now due and payable in full immediately.

Total Amount Due: $[Total Payoff Amount]

To prevent further legal action, including the commencement of foreclosure proceedings, you must pay the total amount listed above by [Deadline Date]. Payment must be made via certified funds or wire transfer.

If you have obtained insurance coverage, please provide proof of the policy immediately to [Department Name/Email Address]. However, please be advised that providing insurance at this stage may not automatically rescind the acceleration of the debt unless specifically agreed to in writing by the Lender.

Please contact our Loss Mitigation Department at [Phone Number] if you wish to discuss possible options to resolve this default.

Sincerely,

[Lender/Servicer Name]
[Authorized Representative Name]
[Contact Information]