

URGENT: NOTICE OF INTENT TO ACCELERATE

Date: [Insert Date]

[Successor Name]

[Address Line 1]

[Address Line 2]

Re: Loan Number: [Insert Loan Number]

Property Address: [Insert Property Address]

Dear [Successor Name],

This letter serves as formal notice regarding the mortgage loan associated with the property listed above. Our records indicate that you have been identified as a Successor in Interest for this account.

Please be advised that the loan is currently in default due to non-payment. As of [Date], the total amount required to bring the loan current is \$[Amount]. This amount includes past due installments, late charges, and any applicable fees.

Action Required:

You must pay the total past due amount of \$[Amount] by [Deadline Date] to cure the default. Payments must be made in certified funds and sent to the address provided on the enclosed payment coupon.

Warning of Acceleration:

If the default is not cured on or before [Deadline Date], [Lender/Service Name] intends to **accelerate** the loan. Acceleration means the entire unpaid principal balance, along with accrued interest and costs, will become immediately due and payable in full. If the loan is accelerated, we may commence foreclosure proceedings to sell the property at a public auction.

Your Rights:

- You have the right to reinstate the loan after acceleration and before the foreclosure sale, subject to certain conditions.
- You have the right to assert the non-existence of a default or any other defense in a foreclosure proceeding.
- You may be eligible for loss mitigation options such as a loan modification, short sale, or deed-in-lieu of foreclosure.

If you have any questions or wish to discuss repayment options, please contact our Loss Mitigation Department at [Phone Number] between the hours of [Hours of Operation].

Sincerely,

[Name of Sender/Department]

[Lender/Service Name]