

NOTICE OF INTENT TO ACCELERATE AND FORECLOSE

Date: [Insert Date]

To: [Homeowner Name]

Property Address: [Insert Property Address]

Mailing Address: [Insert Mailing Address, if different]

RE: NOTICE OF BREACH OF LIEN TERMS AND ACCELERATION OF ASSESSMENTS

Dear [Homeowner Name],

This letter serves as formal notice from [Name of Homeowners Association] regarding your delinquent account and the recorded lien against your property located at [Property Address].

Our records indicate that you have failed to cure the default as specified in the previous Notice of Lien dated [Date of Lien]. As of the date of this letter, your total outstanding balance is \$[Total Amount Due].

ACCELERATION OF DEBT:

Due to your continued breach of the Association's Governing Documents and the terms of the Lien, the Board of Directors hereby exercises its right to **ACCELERATE** the remaining assessments for the current fiscal year. The total amount now due and payable in full is \$[Total Accelerated Amount].

DEMAND FOR PAYMENT:

You are required to pay the full amount of \$[Total Accelerated Amount] by [Deadline Date, e.g., 30 days from date of letter]. Payment must be made via certified funds (cashier's check or money order) and delivered to:

[Management Company or HOA Name]

[Payment Address]

[City, State, Zip]

FAILURE TO COMPLY:

Failure to pay the full amount by the deadline stated above will result in the Association taking further legal action without additional notice. This may include, but is not limited to:

- Commencement of a judicial or non-judicial foreclosure action to sell your property.
- Filing a lawsuit for a money judgment.
- Garnishment of wages or bank accounts.
- Responsibility for all additional attorney fees, court costs, and interest.

This is an attempt to collect a debt, and any information obtained will be used for that purpose.

Sincerely,

[Authorized Signature]

[Printed Name and Title]

[Name of Homeowners Association]