

DATE: [Insert Date]

BORROWER: [Borrower Name]

PROPERTY ADDRESS: [Property Address]

LOAN NUMBER: [Loan Number]

RE: NOTICE OF DEFAULT AND INTENT TO ACCELERATE

Dear [Borrower Name],

This letter serves as formal notice that you are in default of your Mortgage/Deed of Trust regarding the property located at [Property Address].

Specifically, you have failed to maintain continuous hazard insurance coverage as required by the terms of your loan agreement. Our records indicate that your insurance policy [Policy Number] expired or was cancelled on [Cancellation Date], and no proof of replacement coverage has been provided to us.

ACTION REQUIRED TO CURE DEFAULT:

To cure this default, you must provide written evidence of a valid hazard insurance policy that meets our requirements, including the listing of [Lender Name] as the loss payee/mortgagee. This proof must be received by our office no later than [Cure 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. This means the entire unpaid principal balance, accrued interest, and all other charges will become immediately due and payable in full. If the debt is accelerated, [Lender Name] may commence foreclosure proceedings to sell the property without further notice to you.

If you have already obtained new insurance, please provide the Declarations Page to [Department Name/Email/Fax Number] immediately.

Sincerely,

[Lender/Service Name]

[Contact Phone Number]

[Mailing Address]