

SENT VIA CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Date: [Insert Date]

To: [Borrower Name]
[Borrower Address]
[City, State, Zip Code]

RE: NOTICE OF DEFAULT AND ACCELERATION OF LOAN

Loan Number: [Insert Loan Number]
Property Address: [Insert Property Address]

Dear [Borrower Name],

This letter serves as formal notice that you are in default of the terms and conditions of your Promissory Note and Deed of Trust/Mortgage dated [Insert Date].

Specifically, you have breached the covenants regarding the maintenance and preservation of the property. An inspection conducted on [Insert Date] revealed severe property damage and/or the commission of waste, including but not limited to:

- [Detail damage, e.g., structural instability]
- [Detail damage, e.g., severe water damage/mold]
- [Detail waste, e.g., removal of fixtures/stripping of materials]
- [Detail waste, e.g., accumulation of hazardous debris]

These actions and/or omissions have significantly impaired the value of the collateral and constitute a material breach of your agreement to keep the property in good repair and prevent waste.

NOTICE OF ACCELERATION: Due to this default, [Lender Name] hereby exercises its right to accelerate the entire unpaid balance of your loan. Demand is hereby made for immediate payment in full of the following amounts:

- Principal Balance: \$[Amount]
- Accrued Interest: \$[Amount]
- Late Charges/Fees: \$[Amount]
- **TOTAL AMOUNT DUE: \$[Total Amount]**

Failure to pay the total amount due by [Insert Date] will result in further legal action, which may include the initiation of foreclosure proceedings to sell the property at public auction, as well as any other remedies available under law or equity.

Please contact our office immediately at [Phone Number] if you wish to discuss this matter or if you have proof that these damages have already been fully remediated to professional standards.

Sincerely,

[Name of Authorized Signatory]

[Title]

[Lender/Service Name]