

NOTICE OF DEFAULT AND ACCELERATION

Date: [Date]

Borrower(s): [Borrower Names]

Property Address: [Full Property Address]

Loan Number: [Loan Number]

Dear [Borrower Name(s)],

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 [Date of Loan].

Specifically, an unauthorized transfer of interest in the property located at [Property Address] has occurred. Our records indicate that on [Date of Transfer], the property was transferred to [Name of Transferee] without the prior written consent of the Lender. This action is a direct violation of the "Due-on-Sale" clause (Section [Number]) of your security instrument.

NOTICE OF ACCELERATION:

Due to this breach of contract, the Lender hereby exercises its right to accelerate the loan. The entire unpaid principal balance, plus accrued interest, late fees, and legal costs, is now due and payable in full immediately.

Total Amount Due to Reinstate: \$[Amount]

Deadline for Payment: [Date]

Failure to pay the full amount or reverse the unauthorized transfer by the deadline stated above will result in the commencement of foreclosure proceedings to recover the debt. Once foreclosure begins, additional legal fees and costs will be added to your account.

Please remit the total amount due via certified funds to the address listed below:

[Lender Name]
[Lender Address]
[City, State, Zip]

If you believe this notice is in error or if you have documentation showing the transfer was authorized, please contact our Loss Mitigation Department immediately at [Phone Number].

Sincerely,

[Your Name/Authorized Representative]

[Title]

[Company Name]