

NOTICE OF DEFAULT AND ACCELERATION OF LOAN

Date: [Insert Date]

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

Re: Loan Account Number: [Insert Account Number]

Dear [Borrower Name],

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

Nature of Default:

The default consists of unauthorized structural alterations made to the property located at [Property Address]. Specifically, [Detailed Description of Alteration, e.g., removal of load-bearing walls, unauthorized building extension]. These actions violate Section [Insert Section Number] of your agreement, which prohibits structural changes without prior written consent from the Lender.

Notice of Acceleration:

Due to your failure to cure this breach following the previous notice dated [Date of Initial Notice], the Lender hereby exercises its right to accelerate the maturity of the Debt. The entire unpaid principal balance, together with all accrued interest and fees, is now due and payable in full immediately.

Total Amount Due:

As of [Date], the total amount required to pay off the loan is: \$[Insert Total Amount].

Required Action:

You are required to remit the full amount stated above by [Insert Deadline Date]. Payment must be made by certified funds or wire transfer. Failure to pay the full amount will result in the commencement of legal proceedings to [Foreclose on the Property / Repossess the Collateral].

If you have any questions regarding this matter, please contact our office at [Phone Number].

Sincerely,

[Name of Sender/Officer]
[Title]
[Lending Institution Name]