

## **NOTICE OF ACCELERATION**

Date: [Insert Date]

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

RE: Loan Number: [Insert Loan Number]

Dear [Borrower Name],

This letter serves as formal notice that you are in default of your mortgage/deed of trust agreement regarding the property located at [Property Address].

Specifically, you have violated the "Due-on-Sale" or "Transfer of Property" clause of your security instrument by obtaining unauthorized subordinate financing. On [Date of Discovery], it was determined that a junior lien or secondary mortgage was recorded against the property without the prior written consent of the Lender.

Pursuant to the terms of your agreement, the Lender has the right to require immediate payment in full of all sums secured by the Security Instrument if a prohibited interest in the property is created without approval.

### **DEMAND FOR PAYMENT**

The Lender hereby exercises its option to accelerate the balance of the loan. You are hereby notified that the entire unpaid principal balance, plus accrued interest and all other fees, is now due and payable immediately.

The total amount required to satisfy the debt as of [Date] is: \$[Insert Amount].

Failure to remit the full payoff amount or cure the unauthorized lien by [Deadline Date] will result in the commencement of foreclosure proceedings to recover the debt. All payments must be made in certified funds.

Please contact the [Department Name] at [Phone Number] immediately to discuss the payoff process or to provide evidence that the unauthorized subordinate financing has been released.

Sincerely,

[Name of Authorized Representative]  
[Lender/Service Name]