

## NOTICE OF DEFAULT AND INTENT TO ACCELERATE

Date: [Insert Date]

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

RE: 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 your Mortgage/Deed of Trust dated [Insert Date of Security Instrument]. Specifically, you have violated the non-monetary covenants set forth in Section(s) [Insert Section Number(s)] of the agreement.

### **Description of Violation:**

[Insert detailed description of the breach, e.g., failure to maintain property insurance, unauthorized transfer of title, failure to pay property taxes, or failure to maintain the property.]

### **Action Required to Cure:**

To cure this default, you must take the following action(s):

[Insert specific steps required to fix the breach, e.g., provide proof of insurance or pay outstanding taxes] no later than [Insert Deadline Date, e.g., 30 days from notice].

### **Failure to Cure:**

If the default is not cured on or before [Insert Deadline Date], [Lender Name] intends to exercise its right to accelerate the entire unpaid principal balance of the loan, plus all accrued interest and fees, making the full amount immediately due and payable.

Failure to remedy this breach may further result in the commencement of foreclosure proceedings to sell the property. You have the right to reinstate the loan after acceleration and the right to assert the non-existence of a default or any other defense in a foreclosure proceeding.

Please contact our office immediately at [Insert Phone Number] if you have any questions or to provide proof of compliance.

Sincerely,

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