

SENT VIA CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Date: [Insert Date]

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

RE: NOTICE OF ACCELERATION AND DEMAND FOR PAYMENT

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

Dear [Borrower Name],

This letter serves as formal notice regarding the above-referenced commercial mortgage loan. As of the date of this letter, you are in default of your obligations under the Promissory Note and Deed of Trust/Mortgage dated [Insert Date of Agreement].

Specifically, you have failed to cure the default identified in our previous notice dated [Insert Date of Default Notice] regarding [State Default, e.g., non-payment of monthly installments].

NOTICE OF ACCELERATION

Pursuant to the terms of the Loan Documents, the Lender hereby exercises its right to accelerate the maturity of the entire unpaid balance of the Loan. The total amount due is now immediately payable in full. The outstanding balance as of [Insert Date] is as follows:

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

DEMAND FOR PAYMENT

Demand is hereby made for the immediate payment of the Total Amount Due. Payment must be received by the Lender no later than [Insert Deadline Date] at the following address:

[Insert Payment Instructions/Address]

Failure to remit the full amount by the specified date will result in the Lender pursuing all available legal remedies to recover the debt, which may include, but are not limited to, the initiation of foreclosure proceedings against the property and/or the pursuit of a deficiency judgment, where permitted by law.

Please govern yourself accordingly.

Sincerely,

[Authorized Signature]

[Printed Name]

[Title]

[Lender/Law Firm Name]

CC: [Guarantor Name, if applicable]