

**DATE:** [Current Date]

**TO:**

[Borrower Name]  
[Co-Borrower Name]  
[Property Address]  
[City, State, Zip Code]

**RE: NOTICE OF ACCELERATION AND DEMAND FOR PAYMENT**

**Loan Number:** [Loan Account Number]  
**Property Address:** [Full Property Address]

Dear [Borrower Name],

This letter serves as formal notice that you are in default of your obligations under the Note and Security Instrument (Mortgage or Deed of Trust) associated with the above-referenced loan. You have failed to cure the default as specified in the previous Notice of Default sent to you on [Date of Default Notice].

Because the default has not been cured within the time allowed, [Lender Name] hereby exercises its option to **ACCELERATE** the entire unpaid balance of your loan. The total amount of the debt is now due and payable in full immediately.

**TOTAL AMOUNT NOW DUE:** \$[Total Payoff Amount]

This total includes the following:

- Unpaid Principal Balance: \$[Amount]
- Accrued Interest: \$[Amount]
- Late Charges: \$[Amount]
- Escrow Advances (Taxes/Insurance): \$[Amount]
- Attorney Fees and Costs: \$[Amount]

Failure to pay the full amount stated above by [Deadline Date] will result in the commencement of foreclosure proceedings to sell the property at public auction. If a foreclosure sale occurs, you may lose all rights to the property and be required to vacate the premises.

You have the right to reinstate the loan after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense to acceleration and sale, subject to the terms of your Security Instrument and applicable law.

Please send the full amount due via certified funds to the address listed below:

[Lender Name / Law Firm Name]  
[Payment Address]  
[City, State, Zip Code]

If you have any questions, you may contact our office at [Phone Number].

Sincerely,

[Authorized Signature]  
[Printed Name and Title]  
[Lender Name]

*This is an attempt to collect a debt, and any information obtained will be used for that purpose.*