

NOTICE OF ACCELERATION AND DEMAND FOR PAYMENT

Date: [Date]

Lender/Servicer: [Lender Name]

Address: [Lender Address]

Phone: [Lender Phone Number]

Borrower(s): [Borrower Name(s)]

Property Address: [Property Address]

FHA Case Number: [FHA Case Number]

Loan Account Number: [Account Number]

URGENT NOTICE REGARDING DEFAULT AND FORECLOSURE

Dear [Borrower Name(s)],

This letter serves as formal notice that you are in default of your mortgage loan agreement. Despite previous notifications regarding your past-due balance, you have failed to cure the default within the timeframe provided in the Notice of Intent to Foreclose.

As a result of this continued default, [Lender Name] hereby exercises its right under the Note and Deed of Trust/Mortgage to **ACCELERATE** the maturity of your loan. This means the entire unpaid principal balance, along with all accrued interest, late charges, and legal fees, is now due and payable in full immediately.

TOTAL AMOUNT NOW DUE:

- Unpaid Principal Balance: \$[Amount]
- Accrued Interest: \$[Amount]
- Late Charges: \$[Amount]
- Escrow Shortage/Advances: \$[Amount]
- Corporate Advances/Legal Fees: \$[Amount]
- **TOTAL REPAYMENT AMOUNT: \$[Total Amount]**

The total amount listed above must be paid by [Deadline Date] via certified funds (cashier's check or wire transfer). Payment should be delivered to the address listed at the top of this letter.

Failure to pay the full amount due will result in the commencement of foreclosure proceedings to sell the property at public auction. If a foreclosure sale occurs, you may lose your home and be required to vacate the premises.

As this is an FHA-insured loan, you may still have options to avoid foreclosure, such as a Short Sale or a Deed-in-Lieu of Foreclosure, provided you qualify under HUD guidelines. To discuss these options, please contact our Loss Mitigation Department immediately at [Phone Number].

If you are currently protected by the filing of a petition in bankruptcy or have received a discharge in bankruptcy, this notice is for informational purposes only and is not an attempt to collect a debt against you personally.

Sincerely,

[Authorized Signature]

[Name and Title]

[Lender/Service Name]