

**SENT VIA CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

Date: [Insert Date]

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

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

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

Dear [Borrower Name(s)],

This letter serves as formal notice that you are in default of your residential mortgage loan agreement dated [Insert Original Loan Date] for the property located at the address referenced above. As of the date of this letter, you have failed to cure the default previously identified in the Notice of Default sent to you on [Insert Date of Default Notice].

**NOTICE OF ACCELERATION**

Due to your failure to cure the default within the timeframe provided, [Lender/Servicer Name] (the "Lender") hereby exercises its right under the Note and Security Instrument to **ACCELERATE** the maturity of your loan. This means the entire unpaid principal balance, all accrued interest, and all other fees and charges are now **DUE AND PAYABLE IN FULL IMMEDIATELY**.

**DEMAND FOR PAYMENT**

To satisfy this debt and prevent further legal action, you must pay the total payoff amount listed below by [Insert Deadline Date]:

- Unpaid Principal Balance: \$[Amount]
- Accrued Interest: \$[Amount]
- Late Charges: \$[Amount]
- Escrow Deficit (Taxes/Insurance): \$[Amount]
- Corporate Advances/Legal Fees: \$[Amount]
- **TOTAL PAYOFF AMOUNT: \$[Total Amount]**

Please contact our Payoff Department at [Phone Number] to obtain a final quote including per diem interest before sending funds. Payments must be made via certified funds, wire transfer, or cashier's check.

**CONSEQUENCES OF NON-PAYMENT**

If the Total Payoff Amount is not received by the deadline stated above, the Lender will commence foreclosure proceedings without further notice to you. Foreclosure may result in the loss of your home and may negatively impact your credit rating.

If you are currently a debtor in a bankruptcy proceeding 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,

[Name of Authorized Representative]

[Title]

[Lender/Service Name]

[Contact Phone Number]