

NOTICE OF ACCELERATION AND DEMAND FOR PAYMENT

Date: [Insert Date]

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

RE: VA Loan Number: [Insert Loan Number]

Dear [Borrower Name],

This letter serves as formal notice that you are in default of your mortgage loan agreement for the property located at [Property Address]. As previously notified, you have failed to cure the default by paying the past-due amount within the timeframe provided in the Notice of Default dated [Date of Default Notice].

ACCELERATION OF LOAN: Because you have failed to cure the default, [Lender Name] hereby exercises its option to accelerate the maturity of the debt. The entire unpaid principal balance, along with all accrued interest, late fees, and costs, is now due and payable in full immediately.

TOTAL AMOUNT DUE: As of [Date], the total amount required to pay off the loan in full is \$[Total Payoff Amount]. This amount includes:

- Unpaid Principal Balance: \$[Amount]
- Accrued Interest: \$[Amount]
- Late Charges: \$[Amount]
- Escrow Advances/Fees: \$[Amount]

DEMAND FOR PAYMENT: Demand is hereby made for the immediate payment of the Total Amount Due. Payment must be made by certified funds or wire transfer to the following address: [Insert Payment Instructions/Address].

FORECLOSURE ACTION: If the full amount is not received by [Deadline Date], we will initiate foreclosure proceedings without further notice. Foreclosure may result in the loss of your home and a deficiency judgment if allowed by law.

VA ASSISTANCE: Because this is a VA-guaranteed loan, you may have options to avoid foreclosure even at this stage. We strongly encourage you to contact the Department of Veterans Affairs (VA) at 1-877-827-3702 or visit the nearest VA Regional Loan Center to discuss your alternatives.

If you have any questions regarding this notice, please contact our Loss Mitigation Department at [Phone Number].

Sincerely,

[Name of Authorized Representative]

[Title]

[Lender/Service Name]

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