

SENT VIA CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Date: [Insert Date]

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

RE: NOTICE OF DEFAULT, PROPERTY ABANDONMENT, AND ACCELERATION OF LOAN

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

Dear [Borrower Name/Representative Name],

This letter serves as formal notice regarding the commercial loan referenced above, secured by the property located at [Insert Property Address] (the "Property").

Based on recent inspections and information available to [Lender Name] (the "Lender"), it has been determined that the Property has been abandoned. Specifically, [List evidence of abandonment, e.g., utility shut-offs, lack of business activity, physical neglect].

Pursuant to the terms of the Note and Deed of Trust/Mortgage executed on [Date], abandonment of the Property constitutes a material Event of Default. Under the terms of the Loan Documents, the Lender hereby exercises its right to accelerate the entire unpaid balance of the loan.

DEMAND FOR PAYMENT:

As of [Date], the total amount due and owing is as follows:

- Principal Balance: \$[Amount]
- Accrued Interest: \$[Amount]
- Late Fees/Penalties: \$[Amount]
- Legal/Inspection Fees: \$[Amount]
- **TOTAL PAYOFF AMOUNT: \$[Total Amount]**

Demand is hereby made for payment in full of the Total Payoff Amount by no later than [Insert Deadline Date]. Payment must be made via wire transfer or certified funds.

Failure to remit the full amount by the deadline will result in the Lender initiating immediate legal action, which may include foreclosure proceedings, the appointment of a receiver, and pursuit of any personal guarantees, without further notice to you.

To prevent further action, please contact our office immediately at [Phone Number] or [Email Address].

Sincerely,

[Name of Authorized Signatory]

[Title]

[Lender Name/Law Firm Name]

cc: [Guarantor Name(s)]

[Legal Counsel]