

NOTICE OF ACCELERATION AND DEMAND FOR PAYMENT

Date: [Insert Date]

Property Address: [Insert Property Address]

Loan Number: [Insert Loan Number]

TO: [Insert Borrower Name(s)]

[Insert Mailing Address]

Dear [Insert Borrower Name],

This letter serves as formal notice that [Insert Lender Name] ("Lender") has determined that a transfer of interest in the above-referenced property has occurred without the prior written consent of the Lender. This action constitutes a violation of the "Due-on-Sale" clause set forth in Section [Insert Section Number] of your Deed of Trust/Mortgage agreement.

As a result of this breach, the Lender is exercising its right to accelerate the entire unpaid balance of your loan. The following amounts are now due and payable in full immediately:

- Principal Balance: \$[Insert Amount]
- Accrued Interest: \$[Insert Amount]
- Late Fees/Penalties: \$[Insert Amount]
- **TOTAL AMOUNT DUE: \$[Insert Total Amount]**

You are hereby notified that you must pay the total amount due by [Insert Date, e.g., 30 days from notice] to avoid further legal action. Failure to remit the full payment or to reverse the unauthorized transfer and provide proof of such reversal within the timeframe specified will result in the commencement of foreclosure proceedings to recover the debt.

Please contact our Loan Servicing Department at [Insert Phone Number] to coordinate the payoff or to discuss any questions regarding this notice.

Sincerely,

[Insert Signature]

[Insert Printed Name]

[Insert Title]

[Insert Lender/Company Name]