

NOTICE OF BREACH OF COVENANT AND ACCELERATION OF LOAN

Date: [Insert Date]

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

RE: Mortgage/Loan Account Number: [Insert Account Number]
Property Address: [Insert Investment Property Address]

Dear [Borrower Name],

This letter serves as formal notice that you are in breach of the Loan Agreement and Deed of Trust/Mortgage associated with the above-referenced investment property.

Specifically, you have failed to comply with the following covenant(s):
[Insert description of breach, e.g., failure to maintain insurance, unauthorized transfer of title, failure to provide financial statements, or unauthorized occupancy].

Under the terms of your Promissory Note and Security Instrument, the Lender has the right to accelerate the maturity of the debt upon a breach of covenant. Therefore, notice is hereby given that the Lender has elected to **accelerate the entire unpaid principal balance** of your loan.

The total amount now due and payable immediately is as follows:

- Unpaid Principal Balance: \$[Amount]
- Accrued Interest: \$[Amount]
- Late Charges/Fees: \$[Amount]
- **Total Payoff Amount: \$[Total Amount]**

Failure to remit the full payoff amount by [Insert Date] will result in the commencement of legal proceedings to protect the Lender's interests, which may include the initiation of foreclosure actions against the property.

Please remit payment via certified funds or wire transfer. For wiring instructions or to discuss this matter, contact [Insert Department/Name] at [Insert Phone Number].

Sincerely,

[Authorized Signature]
[Name of Lending Institution/Lender]
[Title]