

SENT VIA CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Date: [Insert Date]

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

Re: NOTICE OF ACCELERATION AND INTENT TO APPOINT A RECEIVER

Property Address: [Insert Investment Property Address]

Loan Number: [Insert Loan Number]

Dear [Borrower Name],

This letter serves as formal notice that you are in default of the Promissory Note and Deed of Trust/Mortgage associated with the above-referenced property. As of [Date of Default], you have failed to make the required payments or satisfy the following obligations: [List specific breaches, e.g., monthly principal and interest, taxes, or insurance].

NOTICE OF ACCELERATION

Pursuant to the terms of your Loan Agreement, the Lender hereby exercises its option to **ACCELERATE** the entire unpaid balance of your loan. The total amount now due and payable in full is \$[Total Amount Due], which includes principal, accrued interest, late fees, and legal costs.

NOTICE OF RECEIVERSHIP

Because the property is an investment/commercial asset, the Lender hereby notifies you of its intent to apply to the [Insert County Name] Court for the appointment of a **Receiver**. The Receiver will take immediate possession of the property to:

- Collect all rents, issues, and profits.
- Manage and maintain the physical condition of the property.
- Pay operating expenses and taxes.
- Protect the Lender's collateral interest pending foreclosure or final resolution.

DEMAND FOR RENT TURNOVER

You are hereby instructed to cease any collection of rents from tenants immediately. All security deposits and records of current leases must be surrendered to [Lender Name or Appointed Receiver] upon request. Any interference with the Receiver's duties may result in further legal action.

To prevent the filing of the Receivership petition, you must pay the full accelerated amount stated above by [Deadline Date/Time]. Payments must be made via wire transfer or certified funds.

Please contact [Contact Person/Department Name] at [Phone Number] if you have any questions regarding this matter.

Sincerely,

[Your Signature]

[Your Printed Name]

[Title/Company Name]

CC: [Guarantor Name, if applicable]

[Legal Counsel]