

URGENT NOTICE: NOTICE OF DEFAULT AND INTENTION TO ACCELERATE

Date: [Insert Date]

Loan Number: [Insert Loan Number]

Property Address: [Insert Property Address]

Dear [Borrower Name],

Our records indicate that the hazard insurance policy for the property listed above has lapsed or expired as of [Date of Lapse]. Per the terms of your Mortgage/Deed of Trust, you are required to maintain continuous hazard insurance coverage on the property.

THE FAILURE TO MAINTAIN INSURANCE IS A BREACH OF YOUR LOAN AGREEMENT.

If you do not provide proof of active coverage within [Number] days from the date of this letter, we will take the following actions:

1. **Lender-Placed Insurance:** We will purchase insurance for the property at your expense. This coverage is often significantly more expensive than private insurance and may provide less protection.
2. **Acceleration of Loan:** We will declare the entire unpaid principal balance, interest, and all other charges immediately due and payable.
3. **Foreclosure:** If the accelerated balance is not paid in full, we will initiate legal proceedings to foreclose on the property.

To prevent these actions, you must immediately provide proof of insurance to our office. The policy must include [Insert Lender Name] as the loss payee/mortgagee.

Please send proof of insurance via:

- Fax: [Insert Fax Number]
- Email: [Insert Email Address]
- Mail: [Insert Mailing Address]

If you have already obtained a new policy, please contact us at [Insert Phone Number] immediately to update our records.

Sincerely,

[Sender Name/Department]

[Mortgage Company Name]