

SENT VIA CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Date: [Date]

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

Re: NOTICE OF ACCELERATION AND DEMAND FOR PAYMENT
Property Address: [Collateral Property Address]
Loan Number: [Loan Number]

Dear [Borrower Name],

This letter serves as formal notice that you are in default under the terms of the Promissory Note and Deed of Trust/Mortgage dated [Date of Loan Documents]. The nature of the default is [describe default, e.g., failure to make monthly payments due from Date to Date].

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

Demand is hereby made for the immediate payment of the total amount stated above. If payment is not received by [Deadline Date], the Lender will commence foreclosure proceedings without further notice.

NOTICE OF ASSIGNMENT OF RENTS

Furthermore, please be advised that pursuant to the [Assignment of Rents/Leases] agreement executed in connection with your loan, the Lender hereby exercises its right to collect all rents, issues, and profits generated by the Property. You are hereby directed to cease collecting any rent from tenants at the Property.

The Lender is concurrently notifying all tenants to remit future rent payments directly to the Lender at the following address:

[Lender/Service Name]
[Payment Address]
[City, State, Zip Code]

Any funds collected by the Lender will be applied to the outstanding indebtedness as provided in the Loan Documents. This action does not waive the Lender's right to proceed with foreclosure.

Sincerely,

[Name of Authorized Signer]

[Title]

[Lender Name]

cc: [Guarantor Name, if applicable]