NOTICE OF LOAN MATURITY AND ACCELERATION OF DEBT

Date: [Insert Date]

VIA CERTIFIED MAIL
[Borrower Name]
[Borrower Address]
[City, State, Zip Code]

Re: Loan Number: [Insert Loan Number]
Property Address: [Insert Property Address]

Dear [Borrower Name],

This letter serves as formal notice regarding the construction loan referenced above. According to the terms of the Promissory Note and the Construction Loan Agreement dated [Insert Original Loan Date], the loan reached its final maturity date on [Insert Maturity Date].

As of the date of this letter, the loan remains unpaid. Consequently, the Lender hereby exercises its right to **accelerate** the entire balance of the loan. All principal, accrued interest, late fees, and legal costs are now immediately due and payable in full.

The total payoff amount required as of [Insert Current Date] is: **$[Insert Total Amount]**.

Please be advised that interest continues to accrue at the default rate of [Insert Default Interest Rate]% per annum until the balance is paid in full. Failure to remit the total amount due by [Insert Deadline Date] will result in the Lender initiating formal legal proceedings, which may include foreclosure against the subject property without further notice.

Please remit payment to the following address:

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

If you have any questions or intend to wire the funds, please contact our Loss Mitigation Department at [Insert Phone Number].

Sincerely,

[Signature]
[Name of Representative]
[Title]
[Lender Name]

cc: [Guarantor Name(s)]