

SENT VIA CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Date: [Insert Date]

[Borrower Name]

[Borrower Address]

[City, State, Zip Code]

Re: Notice of Default, Final Demand for Payment, and Acceleration of Loan

Loan Number: [Insert Loan Number]

Property Address: [Insert Construction Project Address]

Dear [Borrower Name],

This letter serves as formal notice regarding your default under the terms of the Building Loan Agreement and Promissory Note dated [Insert Date of Agreement].

As of [Insert Date], you have failed to cure the defaults previously identified in our notice dated [Insert Date of Previous Notice]. Specifically, the following defaults remain outstanding:

- [Insert specific default, e.g., Failure to make monthly interest payments]
- [Insert specific default, e.g., Failure to complete construction milestones]
- [Insert specific default, e.g., Existence of mechanics' liens on the property]

NOTICE OF ACCELERATION: Due to your failure to cure these defaults, [Lender Name] hereby exercises its right to accelerate the maturity of the Loan. **The entire unpaid principal balance, plus accrued interest, late fees, and legal costs, is now immediately due and payable in full.**

FINAL DEMAND: Demand is hereby made for the immediate payment of the total amount due as calculated below:

Unpaid Principal Balance: \$[Amount]

Accrued Interest: \$[Amount]

Late Charges/Fees: \$[Amount]

TOTAL AMOUNT DUE: \$[Total Amount]

Full payment must be received by our office no later than [Insert Deadline Date, e.g., 5:00 PM on October 25, 2023]. Payment must be made by wire transfer or certified funds.

If payment is not received by the aforementioned date, [Lender Name] will proceed with all available legal remedies to protect its interests, which may include, but are not limited to:

- Commencement of foreclosure proceedings against the property.
- Taking possession of the construction site.

- Pursuing a deficiency judgment against you and any guarantors.
- Reporting this default to national credit reporting agencies.

Please contact [Name of Contact Person] at [Phone Number] or [Email] immediately if you intend to remit payment or wish to discuss this matter.

Sincerely,

[Signature]

[Printed Name]

[Title]

[Lender Name]

CC: [Guarantor Name, if applicable]

[Legal Counsel Name]