

[Date]

[Borrower Name]

[Property Address]

[City, State, Zip Code]

Re: NOTICE OF FORECLOSURE COMMENCEMENT

Account Number: [Loan Number]

Dear [Borrower Name],

This letter serves as formal notice that [Lender Name] has initiated legal proceedings to foreclose on the property located at [Property Address].

As of [Date], your mortgage loan is in default due to non-payment. Our records indicate that your account is past due in the amount of \$[Total Amount Past Due], which includes principal, interest, late fees, and legal costs.

IMPORTANT NOTICE: You are at risk of losing your home. To stop the foreclosure process, you must pay the full reinstatement amount or reach an alternative loss mitigation agreement immediately.

You have the following options to avoid foreclosure:

- Full Reinstatement: Pay the total delinquent amount immediately.
- Loan Modification: Apply for a change in your loan terms.
- Short Sale: Sell the property for less than the remaining balance (requires lender approval).
- Deed-in-Lieu: Voluntarily transfer the property title to the lender.

If you wish to discuss these options, please contact our Loss Mitigation Department at [Phone Number] between the hours of [Hours of Operation].

Please be advised that this is an attempt to collect a debt and any information obtained will be used for that purpose.

Sincerely,

[Sender Name/Department]

[Lender Name]

[Contact Information]