

**DATE:** [Date]

**TO:**

[Borrower Name]

[Borrower Address]

[City, State, Zip Code]

**RE: NOTICE OF ACCELERATION AND DEMAND FOR PAYMENT**

**Loan Account Number:** [Loan Number]

**Property Address:** [Property Address]

Dear [Borrower Name],

This letter serves as formal notice that you are in default under the terms of your Promissory Note and Deed of Trust/Mortgage dated [Date of Loan].

The default is a result of an unauthorized transfer of interest in the property described above. Specifically, a transfer occurred on or about [Date of Transfer] to [Name of Transferee] without the prior written consent of the Lender. This action violates the "Due-on-Sale" or "Transfer of Interest" clause set forth in the loan documents.

Pursuant to the terms of the agreement, the Lender has elected to exercise its right to accelerate the maturity of the loan. **The entire unpaid principal balance, together with accrued interest and all other fees and charges, is now due and payable in full.**

The total amount required to pay off the loan as of [Date] is: **[\$Total Amount]**.

Please remit the full amount to the following address by [Deadline Date]:

[Lender/Service Name]

[Payment Address]

[City, State, Zip Code]

Failure to pay the full amount by the date specified above will result in the commencement of legal action to protect our interests, which may include foreclosure proceedings against the property.

If you have any questions, you may contact our office at [Phone Number].

Sincerely,

[Your Signature]

[Your Printed Name]

[Title/Company Name]