

DATE: [Insert Date]

TO:

[Borrower Name]

[Borrower Address]

[City, State, Zip Code]

RE: NOTICE OF LOAN ACCELERATION AND DEMAND FOR PAYMENT

Loan Number: [Insert Loan Number]

Property Address: [Insert Property Address]

Dear [Borrower Name],

This letter serves as formal notice that [Lender Name] has become aware of a transfer of title or interest regarding the property located at [Property Address], recorded on [Date of Transfer].

Pursuant to the terms of your Promissory Note and Deed of Trust/Mortgage, specifically the "Due-on-Sale" clause, the transfer of any interest in the property without prior written consent from the Lender constitutes a default under the loan agreement.

As a result of this unauthorized transfer, [Lender Name] hereby exercises its right to **accelerate** the balance of the loan. The entire unpaid principal balance, along with accrued interest and applicable fees, is now due and payable in full immediately.

Total Amount Due: \$[Insert Total Amount]

Payoff Deadline: [Insert Date]

Failure to remit the full payoff amount by the deadline stated above will result in further legal action, which may include the initiation of foreclosure proceedings to recover the debt.

Please contact our Loan Servicing Department at [Phone Number] to request a formal payoff statement or to discuss the immediate resolution of this matter.

Sincerely,

[Signature]

[Name of Authorized Representative]

[Lender Name]