

DATE: [Date]

TO: [Borrower Name]

[Borrower Address]

[City, State, Zip Code]

RE: NOTICE OF ACCELERATION AND DEMAND FOR PAYMENT

Dear [Borrower Name],

This letter serves as formal notice regarding your loan with [Lender/Company Name] (the "Lender"), identified as Loan Number [Loan Number], which is secured by the property located at [Property Address] (the "Property").

Pursuant to the terms of the Deed of Trust/Mortgage, specifically the "Due-on-Sale" clause, the Lender has been informed that an unauthorized transfer of interest in the Property has occurred. Specifically: [Description of Unauthorized Transfer, e.g., Sale, Transfer of Deed, or Long-term Lease].

The terms of your loan agreement require that the Property may not be sold or transferred without the prior written consent of the Lender. This unauthorized transfer constitutes a default under the terms of your loan documents.

ACCELERATION OF LOAN: Due to this default, the Lender hereby exercises its option to accelerate the entire unpaid balance of the loan. As of the date of this letter, the total amount due and payable is as follows:

- Principal Balance: \$[Amount]
- Accrued Interest: \$[Amount]
- Late Fees/Charges: \$[Amount]
- **TOTAL PAYOFF AMOUNT: \$[Total Amount]**

You are hereby demanded to pay the Total Payoff Amount in full by [Deadline Date]. Payment must be made via certified funds or wire transfer. Please contact [Department Name] at [Phone Number] for specific wiring instructions.

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

If you believe this notice is in error or if you wish to discuss a resolution, please contact us immediately.

Sincerely,

[Name of Representative]

[Title]

[Lender/Company Name]