

[Date]

[Borrower Name]

[Borrower Address]

[City, State, Zip Code]

RE: NOTICE OF ACCELERATION OF LOAN BALANCE

Dear [Borrower Name],

This letter serves as formal notice regarding your loan with [Lender Name], identified as Loan Account Number [Account Number], secured by the property located at [Property Address].

Pursuant to Section [Section Number] of the [Deed of Trust/Mortgage/Loan Agreement], the transfer of any interest in the property without the prior written consent of the Lender constitutes a default under the terms of the loan. We have determined that a violation of these transfer restrictions has occurred due to: [Description of unauthorized transfer, e.g., sale of property, transfer of title, or lease with option to purchase].

As a result of this violation, [Lender Name] hereby exercises its right to accelerate the maturity of the debt. **The entire unpaid principal balance, along with accrued interest and all other fees and charges, is now due and payable in full immediately.**

The total amount required to satisfy the loan as of [Date] is as follows:

- Unpaid Principal Balance: \$[Amount]
- Accrued Interest: \$[Amount]
- Late Fees/Penalties: \$[Amount]
- Other Costs: \$[Amount]
- **Total Payoff Amount: \$[Total Amount]**

Please remit the Total Payoff Amount to the following address by [Due Date] to avoid further legal action or the initiation of foreclosure proceedings:

[Payment Instructions/Address]

[Contact Department]

If you have any questions regarding this notice, you may contact our office at [Phone Number] during regular business hours.

Sincerely,

[Signature]

[Printed Name]

[Title]

[Lender Name]