

DATE: [Insert Date]

TO:

[Borrower Name]

[Property Address]

[City, State, Zip Code]

RE: NOTICE OF ACCELERATION AND FORECLOSURE WARNING

Loan Account Number: [Insert Loan Number]

Property Address: [Insert Property Address]

Dear [Borrower Name],

This letter serves as formal notice that you are in default of your mortgage loan agreement. As of the date of this letter, you have failed to pay the required monthly installments to bring your account current.

Total Amount Required to Cure Default: \$[Insert Amount]

Because you have failed to cure the default within the timeframe previously provided, **[Lender Name] hereby elects to ACCELERATE the maturity of the loan.**

This means that the entire unpaid principal balance of \$[Insert Principal Balance], plus accrued interest, late fees, and legal costs, is now due and payable in full immediately. Partial payments will no longer be accepted unless required by law or specifically agreed upon in writing.

URGENT FORECLOSURE WARNING:

If the full amount stated above is not received by [Insert Deadline Date], we will begin formal foreclosure proceedings against the property. This action may result in:

- The public sale of your home.
- Your eviction from the property.
- A deficiency judgment if the sale price does not cover the loan balance.
- Negative impact on your credit score.

To avoid foreclosure, you must contact our Loss Mitigation Department immediately at [Insert Phone Number] to discuss potential options such as a loan modification, short sale, or deed-in-lieu of foreclosure.

Please govern yourself accordingly.

Sincerely,

[Sender Name/Authorized Representative]
[Lender Name/Servicing Company]
[Phone Number]