

SENT VIA CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Date: [Insert Date]

To: [Borrower Name]
[Property Address]
[City, State, Zip Code]

Re: Notice of Default and Intent to Accelerate

Loan 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 for the property located at the address listed above. Your loan is currently delinquent because you have failed to make the required monthly payments.

Default Information:

- Monthly Payments Missed: [Number of Months]
- Total Past Due Amount: \$[Insert Amount]
- Late Charges and Fees: \$[Insert Amount]
- **Total Amount Required to Cure Default: \$[Insert Total Amount]**

Action Required:

To cure this default, you must pay the "Total Amount Required to Cure Default" listed above on or before [Insert Deadline Date - must be at least 30 days from notice]. Payment must be made in certified funds (cashier's check or money order) and delivered to the address provided below.

Consequences of Failure to Pay:

If you do not cure the default by the date specified above, [Lender Name] intends to **accelerate** the loan. This means the entire unpaid principal balance, along with all accrued interest and fees, will become due and payable immediately.

If the loan is accelerated, [Lender Name] will initiate formal foreclosure proceedings to sell the property at a public auction to satisfy the debt. You may also be responsible for legal fees and costs associated with the foreclosure process.

Your Rights:

You have the right to reinstate the loan after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense you may have to acceleration and sale. You may also have options to avoid foreclosure, such as a loan modification, short sale, or deed-in-lieu of foreclosure. Please contact our Loss Mitigation Department immediately at [Insert Phone Number] to discuss these options.

Sincerely,

[Sender Name/Lender Name]

[Department Name]

[Contact Phone Number]

[Payment Mailing Address]