

URGENT NOTICE REGARDING DEFAULT AND INTENT TO FORECLOSE

Date: [Insert Date]

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

Re: Loan Number: [Insert Loan Number]

Dear [Borrower Name],

This letter serves as formal notice that your mortgage loan is currently in default due to non-payment. As of the date of this letter, your account is delinquent in the amount of \$[Insert Total Amount Due], which includes past due installments, late fees, and other charges.

ACTION REQUIRED TO CURE DEFAULT

To cure this default, you must pay the full amount of \$[Insert Total Amount Due] by no later than [Insert Deadline Date]. Payment must be made in certified funds (cashier's check or money order) and delivered to the address listed below.

NOTICE OF INTENT TO ACCELERATE

Failure to cure the default by the deadline stated above will result in the **acceleration** of your loan. Acceleration means that the entire remaining unpaid principal balance, along with all accrued interest and fees, will become immediately due and payable in full.

FORECLOSURE PROCEEDINGS

If the loan is accelerated and the full balance is not paid, [Lender Name] will initiate formal **property foreclosure proceedings** without further notice. Foreclosure may result in the loss of your home and its sale at a public auction.

You have the right to reinstate the loan after acceleration and the right to assert the non-existence of a default or any other defense in a foreclosure proceeding, depending on the laws of your state.

Please contact our Loss Mitigation Department immediately at [Insert Phone Number] to discuss potential alternatives to foreclosure.

Sincerely,

[Lender Name/Service Name]
[Contact Department]

[Address]
[Phone Number]