

DATE: [Insert Date]

TO:

[Borrower Name]

[Borrower Address]

[City, State, Zip Code]

RE: NOTICE OF DEFAULT AND RIGHT TO CURE

Account Number: [Insert Account Number]

Property Address: [Insert Property Address, if applicable]

Dear [Borrower Name],

This letter serves as formal notice that you are in default of your loan agreement dated [Insert Date of Note] for failure to make required payments. As of the date of this letter, your account is past due.

1. Nature of the Default: Your loan is in default because you have failed to pay the monthly installments due for the months of [List Months Overdue].

2. Action Required to Cure the Default: To cure this default, you must pay the total past due amount of \$[Insert Total Amount], which includes late fees and charges.

3. Deadline to Cure: You must pay the total amount stated above on or before [Insert Date - Minimum 30 days from notice] (the "Cure Date").

4. Consequences of Failure to Cure: If you do not cure the default by the Cure Date, the Lender intends to **accelerate** the loan. Acceleration means that the entire remaining unpaid balance of your loan, including interest and costs, will become immediately due and payable in full.

5. Further Action: If the loan is accelerated and remains unpaid, the Lender may initiate legal proceedings to collect the debt or commence foreclosure proceedings against the property securing the loan.

6. Your Rights: You have the right to reinstate the loan after acceleration and the right to assert in any court proceeding the non-existence of a default or any other defense you may have to acceleration and sale.

Please send your payment to the following address:

[Lender Name]

[Payment Address]

[City, State, Zip Code]

If you have already sent your payment, please disregard this notice or contact us at [Phone Number] to confirm receipt.

Sincerely,

[Name of Sender/Lender Representative]

[Title]

[Lender Name]