

SENT VIA CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Date: [Insert Date]

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

Re: Loan Number: [Insert Loan Number]

FINAL NOTICE OF DEFAULT AND NOTICE OF ACCELERATION

Dear [Borrower Name],

This letter serves as formal notice that you are in breach of the terms and conditions of your Mortgage/Deed of Trust and Promissory Note dated [Insert Date of Original Note] regarding the property located at:

[Insert Property Address]

You were previously notified of your default on [Insert Date of Previous Notice]. As of the date of this letter, you have failed to cure the default by paying the required past-due amount. Specifically, you have failed to make the monthly payments due from [Insert Date of First Missed Payment] to the present.

NOTICE OF ACCELERATION:

Due to your failure to cure the default, [Lender Name] hereby exercises its right to **ACCELERATE** the entire unpaid balance of your loan. The total amount now due and payable in full is:

- Unpaid Principal Balance: \$[Amount]
- Accrued Interest: \$[Amount]
- Late Charges/Fees: \$[Amount]
- **TOTAL AMOUNT DUE: \$[Total Amount]**

Please be advised that interest continues to accrue daily. To obtain a formal payoff statement, please contact our office immediately.

ACTION REQUIRED:

You are required to pay the Total Amount Due listed above by [Insert Deadline Date]. Payment must be made by certified funds or wire transfer.

Failure to pay the full accelerated balance by the date specified will result in the commencement of foreclosure proceedings to sell the property at a public auction to satisfy the debt. Once foreclosure begins, additional legal fees and costs will be added to your account balance.

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.

If you are experiencing financial hardship, you may have loss mitigation options available. Please contact our Loss Mitigation Department at [Insert Phone Number] immediately to discuss potential alternatives to foreclosure.

Sincerely,

[Authorized Signatory Name/Title]

[Lender/Servicer Name]

[Contact Phone Number]