

DATE: [Date]

FROM:

[Lender/Servicer Name]

[Address]

[City, State, Zip Code]

[Phone Number]

TO (BORROWER):

[Borrower Name]

[Property Address]

[City, State, Zip Code]

RE: NOTICE OF DEFAULT AND INTENT TO ACCELERATE

Loan Number: [Account Number]

Property Address: [Full Property Address]

Dear [Borrower Name],

This letter serves as formal notice that your mortgage loan is in default for failure to pay the monthly installments due for the following period(s): [List Months of Delinquency].

As of [Current Date], the total amount required to cure this default is: **\$(Total Amount Past Due)**. This amount includes past due principal, interest, late fees, and any applicable charges.

NOTICE OF INTENT TO ACCELERATE:

If you do not pay the full amount stated above by [Deadline Date, typically 30 days from notice], [Lender Name] intends to **accelerate** your loan. Acceleration means the entire unpaid principal balance of the loan, plus all accrued interest and fees, will become immediately due and payable in full.

CONSEQUENCES OF NON-PAYMENT:

Failure to cure the default by the deadline will result in the commencement of foreclosure proceedings. This may lead to the loss of your home and the sale of the property at a foreclosure sale.

RIGHT TO REINSTATE:

You have the right to reinstate your loan after acceleration and the right to assert the non-existence of a default or any other defense in a foreclosure proceeding. We strongly encourage you to contact us immediately to discuss potential loss mitigation options or payment plans.

Please send the total amount due to the address listed at the top of this letter. Payments must be made via certified funds (cashier's check or money order).

Sincerely,

[Signature/Name of Authorized Representative]
[Lender/Service Name]