

NOTICE OF DEFAULT AND INTENT TO ACCELERATE

Date: [Date]

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

Re: Mortgage Loan Number: [Loan Number]

Dear [Borrower Name],

This letter serves as formal notice that your mortgage loan is in default due to non-payment of the required monthly installments. As of [Date], your account is delinquent for the following period: [Dates of missed payments].

Amount Required to Cure Default:

- Past Due Principal and Interest: \$[Amount]
- Late Charges: \$[Amount]
- Other Fees (Escrow/Legal): \$[Amount]
- **Total Amount Due: \$[Total Amount]**

To cure this default, you must pay the "Total Amount Due" indicated above in certified funds no later than [Date - must be at least 30 days from notice]. Please send payment to the following address:

[Lender/Service Name]
[Payment Address]
[City, State, Zip Code]

Intent to Accelerate:

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 immediately due and payable in full. If the loan is accelerated, we will commence foreclosure proceedings to sell the property.

Right to Reinstate:

You may 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 terms of your Security Instrument and applicable state law.

Assistance Options:

If you are experiencing financial hardship, you may be eligible for loss mitigation options such

as a loan modification, forbearance, or short sale. Please contact our Loss Mitigation Department at [Phone Number] immediately to discuss these options.

Sincerely,

[Lender/Servicer Representative Name]

[Lender/Servicer Company Name]