

DATE: [Insert Date]

TO:

[Borrower Name]

[Property Address]

[City, State, Zip Code]

RE: NOTICE OF DEFAULT AND INTENT TO ACCELERATE

Loan Number: [Insert Loan Number]

Property Address: [Insert Property Address]

Dear [Borrower Name],

This letter serves as formal notice that you are in default of your Mortgage/Deed of Trust. Our records indicate that a transfer of title or interest in the property has occurred without the prior written consent of the Lender.

Pursuant to the "Due-on-Sale" clause (Section [Insert Section Number]) of your Security Instrument, the Lender has the right to require immediate payment in full of all sums secured by this Mortgage if all or any part of the Property or any Interest in the Property is sold or transferred without Lender's prior written consent.

ACTION REQUIRED TO CURE DEFAULT:

To cure this default and avoid acceleration of the loan, you must provide documented proof within thirty (30) days from the date of this letter that the unauthorized transfer has been rescinded and the title has been restored to the original borrower(s) of record.

FAILURE TO COMPLY:

If the default is not cured on or before [Insert Expiration Date], the Lender will exercise its option to **accelerate** the loan. Acceleration means that the entire unpaid principal balance, along with accrued interest and any other fees, will become immediately due and payable in full.

If the full balance is not paid following acceleration, the Lender will commence foreclosure proceedings to sell the property at a public auction to satisfy the debt.

Please contact our Loss Mitigation Department at [Insert Phone Number] immediately to discuss this matter or to provide proof of title restoration.

Sincerely,

[Your Name/Company Name]

[Title]

[Phone Number]