

DATE: [Insert Date]

SENT VIA: [Insert Method, e.g., Certified Mail / Return Receipt Requested]

TO:

[Borrower Name]

[Borrower 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 breach of your mortgage contract dated [Insert Date of Mortgage/Deed of Trust] regarding the property located at the address referenced above.

Nature of Breach:

Under the terms of your Mortgage/Deed of Trust, specifically Section [Insert Section Number, e.g., 18 or "Transfer of the Property"], you are prohibited from transferring, selling, or conveying any interest in the property without the prior written consent of the Lender. We have received notice that a transfer of title occurred on [Insert Date of Transfer] to [Insert Name of Transferee] without such authorization.

Action Required to Cure:

To cure this default, you must perform the following actions within [Insert Number, e.g., 30] days from the date of this letter:

1. Reverse the unauthorized transfer and provide recorded documentation proving title has been restored to the original borrower(s); or
2. Provide evidence that the transfer falls under an exempt category as defined by the Garn-St Germain Depository Institutions Act of 1982.

Failure to Cure:

If you fail to cure this default by [Insert Deadline Date], the Lender intends to exercise the "Due-on-Sale" clause. This will result in the acceleration of the loan, making the entire unpaid principal balance, accrued interest, and all other charges immediately due and payable in full. Failure to pay the accelerated balance may result in the commencement of foreclosure proceedings.

Please contact the [Insert Department Name] at [Insert Phone Number] immediately to discuss this matter or to provide the necessary documentation.

Sincerely,

[Sender Name/Authorized Representative]

[Lender/Service Name]

[Contact Information]