

URGENT: NOTICE OF DEFAULT AND ACCELERATION

Date: [Insert Date]

[Borrower Name]

[Borrower Address]

[City, State, Zip Code]

Re: Loan Number: [Insert Loan Number]

Dear [Borrower Name],

This letter serves as formal notice that you are in default of your mortgage agreement regarding the property located at [Property Address].

Specifically, you have violated the "Due-on-Sale" clause of your security instrument. Our records indicate that a transfer of interest or title in the property has occurred without the prior written consent of the Lender. Under the terms of your contract, such a transfer allows the Lender to require immediate payment in full of all sums secured by the mortgage.

Total Amount Due: \$[Insert Total Payoff Amount]

To cure this default, you must perform one of the following actions by [Insert Date]:

- Pay the total outstanding balance of the loan in full.
- Reverse the unauthorized transfer and provide legal documentation proving that title has been restored to the original borrower.

Failure to cure this default by the date specified above will result in the commencement of foreclosure proceedings to recover the debt. This may lead to the loss of the property and negatively impact your credit rating.

Please contact our Loss Mitigation Department at [Insert Phone Number] immediately to discuss this matter or to provide proof that no unauthorized transfer occurred.

Sincerely,

[Name of Representative]

[Title]

[Lending Institution Name]