

DATE: [Insert Date]

TO:

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

FROM:

[Lender/Servicer Name]
[Lender Address]
[City, State, Zip Code]

RE: Notice of Acceleration and Demand for Payment

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 the terms of your Mortgage/Deed of Trust dated [Date of Original Loan].

Specifically, we have identified an unauthorized transfer of title or interest in the subject property to [Name of Transferee] recorded on [Date of Transfer]. Pursuant to the "Due-on-Sale" clause (Section [Insert Section Number, e.g., 18]) of your security instrument, the lender reserves 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 the Lender's prior written consent.

As a result of this breach, [Lender Name] hereby exercises its option to accelerate the balance of the loan. The total amount now due and payable is as follows:

- Principal Balance: \$[Amount]
- Accrued Interest: \$[Amount]
- Late Charges/Fees: \$[Amount]
- **Total Payoff Amount: \$[Total Amount]**

You are hereby demanded to pay the Total Payoff Amount in full by [Insert Deadline Date]. Failure to remit the full payment or provide evidence that the unauthorized transfer has been legally reversed will result in the commencement of foreclosure proceedings to sell the property at public auction.

Please contact our Loss Mitigation Department at [Phone Number] immediately if you wish to discuss this matter or provide documentation regarding the transfer.

Sincerely,

[Authorized Signature]

[Name and Title]

[Lender/Service Name]