

DATE: [Date]

TO:

[Borrower Name]

[Borrower Address]

[City, State, Zip Code]

RE: NOTICE OF DEFAULT AND ACCELERATION

Loan Number: [Loan Number]

Property Address: [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 Mortgage].

Specifically, you have violated the "Due-on-Sale" clause (Section [Section Number] of your agreement), which prohibits the transfer of ownership interest in the property without the prior written consent of the Lender. We have received information indicating that an unauthorized transfer of title or interest occurred on or about [Date of Transfer] to [Name of Transferee].

As a result of this unauthorized transfer, the Lender hereby exercises its right to accelerate the loan. The entire unpaid principal balance, plus accrued interest and fees, is now due and payable in full immediately.

Total Amount Due: \$[Total Amount]

Payoff Deadline: [Date]

Failure to cure this default by paying the total amount due or by reverting the title to the original contracted state (if permitted by the Lender) will result in further legal action, which may include the initiation of foreclosure proceedings against the property.

Please contact our Loss Mitigation Department at [Phone Number] immediately to discuss this matter.

Sincerely,

[Your Name/Authorized Representative]

[Lender Name]

[Lender Address]