

**NOTICE OF DEFAULT AND INTENT TO ACCELERATE
Property Abandonment During Forbearance**

Date: [Insert Date]

[Borrower Name]
[Last Known Mailing Address]
[City, State, Zip Code]

RE: 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 and the terms of your Forbearance Agreement dated [Insert Date of Agreement].

According to the terms of your forbearance, you were required to occupy and maintain the property as your primary residence. Based on a recent inspection conducted on [Insert Date], it has been determined that the property is currently vacant and abandoned. Property abandonment constitutes a breach of the security instrument and automatically terminates the protection offered by the forbearance plan.

FAILURE TO CURE THE DEFAULT:

To cure this default, you must provide proof of occupancy or contact our office immediately to discuss the status of the property. If the property remains abandoned, we will take the following actions:

- Termination of the Forbearance Agreement.
- Acceleration of the entire unpaid principal balance, including all accrued interest and fees.
- Commencement of foreclosure proceedings to sell the property.
- Securing the property (changing locks, winterization, and debris removal) to protect the collateral.

ACTION REQUIRED:

You have [Insert Number of Days, e.g., 30] days from the date of this letter to contact us at [Insert Phone Number] to resolve this matter. If you do not respond by [Insert Deadline Date], we will proceed with the legal remedies available under your loan contract.

If you have already vacated the property and wish to discuss a Deed-in-Lieu of Foreclosure or a Short Sale, please contact our Loss Mitigation Department immediately.

Sincerely,

[Name of Loan Officer/Representative]
[Lender/Service Name]
[Contact Phone Number]