DATE: [Current Date]

BORROWER(S): [Borrower Name(s)]
PROPERTY ADDRESS: [Property Address]
LOAN NUMBER: [Loan Number]

NOTICE OF INTENT TO ACCELERATE

Dear [Borrower Name(s)],

This letter serves as formal notice that you are in default of your mortgage loan agreement for the property located at [Property Address]. As of the date of this letter, your account is past due and the following amounts are required to bring the loan current:

- **Past Due Monthly Payments:** $[Amount]
- **Late Charges:** $[Amount]
- **Other Fees/Costs:** $[Amount]
- **TOTAL AMOUNT TO CURE DEFAULT:** $[Total Amount]

You have the right to cure this default. To do so, you must pay the **Total Amount to Cure Default** listed above on or before [Deadline Date, typically 30 days from notice]. Payment must be made in certified funds (cashier's check or money order) and delivered to the address listed below.

FAILURE TO CURE THE DEFAULT:

If you do not pay the full amount required to cure the default by [Deadline Date], the lender intends to **ACCELERATE** the mortgage loan. Acceleration means that the entire unpaid principal balance, plus all accrued interest and fees, will become immediately due and payable in full. If the loan is accelerated, the lender may initiate foreclosure proceedings to sell the property.

You have the right to reinstate the loan after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense you may have to acceleration and sale.

If you are experiencing financial hardship, please contact our Loss Mitigation Department immediately at [Phone Number] to discuss potential alternatives to foreclosure.

Sincerely,

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