[Sender Name/Lending Institution]

[Address Line 1]

[City, State, Zip Code]

[Date]

[Borrower Name]

[Address Line 1]

[City, State, Zip Code]

RE: NOTICE OF DEFAULT AND INTENT TO ACCELERATE

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 and conditions of your Promissory Note and Deed of Trust/Mortgage held by [Sender Name].

The nature of this default is the attachment of a junior lien against the subject property, recorded on [Date of Recording] by [Junior Lienholder Name] in the amount of $[Amount]. Pursuant to the "Due-on-Sale" or "Transfer of Interest" clauses (Section [Insert Section Number, e.g., 18]) of your security instrument, the creation of an encumbrance or lien subordinate to our first priority position without prior written consent constitutes a breach of your agreement.

Action Required:

To cure this default, you must provide evidence that the junior lien has been released or subordinated to our satisfaction within thirty (30) days from the date of this notice.

Failure to cure this default by [Deadline Date] may result in the acceleration of your loan. If accelerated, the entire unpaid principal balance, accrued interest, and any other fees will become immediately due and payable. Furthermore, [Sender Name] may commence foreclosure proceedings to recover the debt.

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

Sincerely,

[Authorized Signature]
[Printed Name]
[Title]