

SENT VIA CERTIFIED MAIL / RETURN RECEIPT REQUESTED

Date: [Insert Date]

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

Re: NOTICE OF DEFAULT AND DEMAND TO CURE

Loan Information:

Loan Number: [Insert Loan Number for Subject Property]
Property Address: [Insert Address of Subject Property]
Related Loan Number(s): [Insert Loan Number(s) in Default]

Dear [Borrower Name/Representative],

This letter serves as formal notice that you are in default under the terms of the Loan Agreement and Promissory Note dated [Date of Agreement] regarding the property located at [Subject Property Address].

Specifically, a default has occurred under the "Cross-Default" provision of the Loan Documents. This default is triggered by your failure to perform obligations under a separate agreement, namely [Description of the other Loan/Debt that defaulted], which occurred on [Date of Original Default].

Pursuant to the Cross-Default provision, a default under any related indebtedness constitutes a simultaneous Event of Default under the Subject Loan. As a result of this Event of Default, the Lender hereby demands the following:

- Immediate cure of the default existing under Loan Number [Related Loan Number].
- Payment of any applicable late fees, default interest, and legal costs as specified in the Loan Documents.
- Written evidence that all related obligations are currently in good standing.

You are hereby given until [Insert Date/Timeframe, e.g., 10 days from receipt] to cure these defaults. Failure to cure within this timeframe may result in the Lender exercising its rights and remedies under the Loan Documents, which include, but are not limited to, the acceleration of the entire unpaid principal balance, the initiation of foreclosure proceedings, and the appointment of a receiver.

No delay or omission on the part of the Lender in exercising any right shall operate as a waiver of such right or any other right. This letter is not a waiver of any existing or future defaults.

Please direct all payments and correspondence regarding this matter to:

[Lender Name/Department]
[Contact Person]
[Phone Number]
[Mailing Address]

Sincerely,

[Signature]
[Printed Name]
[Title]
[Lender Entity Name]

cc: [Guarantor Name(s)]