

SENT VIA REGISTERED MAIL / EMAIL

Date: [Insert Date]

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

Attention: [Contact Person/Officer Name]

RE: NOTICE OF DEFAULT AND DEMAND FOR CURE

Dear [Borrower Name],

Reference is made to the [Name of Primary Agreement, e.g., Loan Agreement] dated [Date], (the "Agreement") by and between [Lender Name] ("Lender") and [Borrower Name] ("Borrower").

1. Notice of Cross-Default:

Pursuant to Section [Insert Section Number] of the Agreement, an Event of Default occurs if the Borrower defaults under any other indebtedness or agreement with Lender or any third-party creditor. Lender has become aware that a default has occurred under [Reference Other Agreement/Loan], specifically: [Briefly describe the external default].

2. Invocation of Rights:

As a result of the aforementioned default, a Cross-Default has been triggered under the Agreement. Consequently, an Event of Default now exists under the Agreement. Lender hereby formally invokes all rights and remedies available under the Agreement and applicable law.

3. Demand for Cure:

Lender hereby demands that Borrower cure the underlying default and provide written evidence of such cure to the Lender no later than [Insert Number of Days] days from the date of this letter. Failure to provide satisfactory evidence of cure within this timeframe may result in the Lender exercising further remedies, including but not limited to:

- Acceleration of all outstanding principal and interest;
- Termination of any further credit extensions;
- Commencement of legal action or foreclosure proceedings.

4. Reservation of Rights:

Neither this letter nor any delay by the Lender in exercising its rights shall be construed as a waiver of any Event of Default or any right, power, or remedy of the Lender. All rights and remedies remain expressly reserved.

Please contact [Name of Contact] at [Phone/Email] if you wish to discuss this matter further.

Sincerely,

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

CC: [Guarantor Name, if applicable]