

SENT VIA CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Date: [Insert Date]

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

Re: NOTICE OF DEFAULT AND DEMAND TO CURE

Loan Number(s): [Primary Loan Number] and [Secondary Loan Number]
Property Address(es): [Address 1] and [Address 2]

Dear [Borrower Name],

This letter serves as formal notice that you are in default under the terms of the Note and Security Instrument (Mortgage/Deed of Trust) for the above-referenced loans. Specifically, your failure to make required payments on Loan #[Number] has triggered a cross-default provision affecting all collateral secured under your agreements with [Lender Name].

Status of Default:

- Default Date: [Date of first missed payment]
- Past Due Principal and Interest: \$[Amount]
- Late Charges and Fees: \$[Amount]
- **Total Amount Required to Cure: \$[Total Amount]**

Cross-Collateralization Notice:

Pursuant to the "Dragnet" or Cross-Collateralization clause in your security agreements, the property located at [Address 2] stands as security for the debt of [Address 1]. Consequently, the default on one loan constitutes a default on all associated loans. We hereby demand the total amount required to cure the default as listed above.

Deadline to Cure:

You must pay the Total Amount Required to Cure on or before [Insert Date, typically 30 days from notice]. Payment must be made in certified funds (cashier's check or wire transfer) made payable to [Lender Name].

Failure to Comply:

If you fail to cure this default by the deadline stated above, [Lender Name] intends to exercise its legal rights, which may include:

1. Acceleration of the full balance of all cross-collateralized loans.
2. Commencement of foreclosure proceedings against ALL properties securing these debts.
3. Pursuit of a deficiency judgment, where permitted by law.

If you have any questions or wish to discuss loss mitigation options (such as a loan modification or short sale), please contact our Loss Mitigation Department immediately at [Phone Number].

Sincerely,

[Name of Representative]

[Title]

[Lender Name]

[Contact Information]

Note: This is an attempt to collect a debt, and any information obtained will be used for that purpose.