

DATE: [Current Date]

BORROWER(S):

[Borrower Name(s)]

[Property Address]

[City, State, Zip Code]

LENDER / SERVICER:

[Lender Name]

[Lender Address]

[City, State, Zip Code]

RE: NOTICE OF DEFAULT AND INTENT TO FORECLOSE

VA LOAN NUMBER: [VA Case Number]

LOAN ACCOUNT NUMBER: [Account Number]

Dear [Borrower Name],

This letter serves as formal notice that your mortgage loan is in default due to non-payment. According to our records, your account is past due for the monthly payments originally due on [Date of first missed payment] through [Date of most recent missed payment].

AMOUNT REQUIRED TO CURE DEFAULT:

As of [Date], the total amount required to bring your loan current is **\$[Total Amount Due]**. This total includes past due principal, interest, late charges, and any applicable fees.

DEADLINE TO CURE:

You must pay the full amount stated above by **[Deadline Date]**. Payment must be made in certified funds (cashier's check or money order) and delivered to the address listed above.

INTENT TO FORECLOSE:

Failure to cure this default by the deadline date will result in the acceleration of your loan. If accelerated, the entire remaining balance of the loan will become immediately due and payable. We intend to initiate formal foreclosure proceedings to take possession of the property and sell it at public auction to satisfy the debt.

VA ASSISTANCE AND LOSS MITIGATION:

Because this is a VA-guaranteed loan, you have specific rights. You are encouraged to contact the Department of Veterans Affairs (VA) at 1-877-827-3702 to speak with a VA Loan Technician regarding your options. Alternatives to foreclosure may include:

- Loan Modification
- Repayment Plan
- Forbearance
- Special Forbearance
- Short Sale (Pre-foreclosure Sale)

- Deed-in-Lieu of Foreclosure

If you are currently on active military duty or have been within the last nine months, please contact us immediately, as you may be entitled to protections under the Servicemembers Civil Relief Act (SCRA).

Please contact our Loss Mitigation Department at [Phone Number] immediately to discuss your situation.

Sincerely,

[Name/Signature]

[Title]

[Lender Name]