URGENT: NOTICE OF DEFAULT AND INTENTION TO FORECLOSE

Date: [Insert Date]

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

RE: VA Loan Number: [Insert VA Loan Number]

Dear [Borrower Name],

This letter serves as formal notice that you are in default of your mortgage loan agreement. As of [Insert Date], your mortgage account is past due for the following payments:

- Missed Monthly Payments: [Number of payments]
- Total Past Due Amount: $[Insert Amount]
- Late Fees and Charges: $[Insert Amount]
- **Total Amount Required to Cure Default: $[Insert Total]**

Failure to pay the total amount required to cure this default by [Insert Deadline Date] will result in the acceleration of your loan. This means the entire remaining balance of your loan will become due immediately, and we will initiate legal proceedings to foreclose on your property.

VA ASSISTANCE AND YOUR RIGHTS:

Because this is a VA-guaranteed loan, you have specific rights and protections. We strongly encourage you to take the following actions immediately:

1. **Contact Us:** Please call our Loss Mitigation Department at [Insert Phone Number] to discuss repayment plans, loan modifications, or other alternatives to foreclosure.
2. **Contact the VA:** You may contact the Department of Veterans Affairs (VA) to speak with a VA Loan Technician at 1-877-827-3702. They can provide financial counseling and help you explore options to retain your home.
3. **Seek Housing Counseling:** You can find a HUD-approved housing counselor by calling 1-800-569-4287.

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 additional protections under the Servicemembers Civil Relief Act (SCRA).

Please give this matter your immediate attention to avoid the loss of your home.

Sincerely,

[Name of Loan Officer/Representative]
[Name of Lending Institution]
[Contact Phone Number]