

DATE: [Insert Date]

TO:

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

FROM:

[Lender/Servicer Name]
[Department]
[Address]
[Phone Number]

RE: NOTICE OF DEFAULT AND INTENT TO FORECLOSE

VA LOAN NUMBER: [Insert VA Case Number]

ACCOUNT NUMBER: [Insert Account Number]

Dear [Borrower Name],

This letter serves as formal notice that your mortgage loan is in default due to non-payment. As of [Date], your account is delinquent in the amount of \$[Total Amount Overdue]. This amount includes past due principal, interest, late fees, and any applicable charges.

REQUIRED ACTION TO CURE DEFAULT:

To prevent further legal action and the potential foreclosure of your property, you must pay the total amount overdue by [Deadline Date]. Payment must be made in certified funds (cashier's check or money order) and sent to the address listed above.

VETERANS AFFAIRS (VA) ASSISTANCE:

Because you have a VA-guaranteed loan, you have specific protections and alternatives to foreclosure. We strongly encourage you to take the following steps:

- **Contact Us Immediately:** We are willing to discuss loss mitigation options such as a repayment plan, loan modification, or forbearance.
- **VA Loan Technicians:** You may contact the VA Regional Loan Center at 1-877-827-3702 to speak with a technician who can advise you on your options to retain your home.
- **Housing Counseling:** You can find a HUD-approved housing counselor by calling 1-800-569-4287.

FAILURE TO ACT:

If you do not cure this default or reach an alternative agreement with us by [Deadline Date], we will proceed with the acceleration of your loan. This means the entire remaining balance of your mortgage will become due immediately, and we will begin formal foreclosure proceedings.

Foreclosure may result in the loss of your home, a negative impact on your credit score, and potential liability for a deficiency judgment or debt to the Department of Veterans Affairs.

Please give this matter your immediate attention.

Sincerely,

[Name of Representative]

[Title]

[Lender/Servicer Name]