

DATE: [Insert Date]

VIA: [Insert Method of Delivery, e.g., Certified Mail]

TO: [Borrower Name]

[Borrower Address]

[City, State, Zip Code]

RE: NOTICE OF DEFAULT AND OPPORTUNITY TO CURE

Loan Number: [Insert Loan Number]

Property Address: [Insert Property Address]

Dear [Borrower Name],

This letter serves as formal notice that you are in default of your obligations under the Promissory Note and Deed of Trust/Mortgage dated [Insert Date of Original Loan].

Nature of Breach:

Investigation of public records indicates that a secondary lien or additional financing has been recorded against the subject property on [Insert Date of Secondary Lien] in favor of [Insert Name of Junior Lender]. This action constitutes a violation of Section [Insert Section Number] of your Loan Agreement, which prohibits secondary financing or junior encumbrances without the express written consent of the Lender.

Required Action to Cure:

To cure this default and avoid the acceleration of your loan balance, you must perform one of the following actions within [Insert Number of Days, e.g., 30] days of the date of this notice:

- Provide recorded evidence that the secondary lien has been fully released and discharged.
- Provide proof that the secondary financing has been paid in full and the security instrument has been cancelled.

Consequences of Failure to Cure:

Failure to remedy this breach within the specified timeframe will result in the Lender exercising its rights under the Loan Documents. These rights include, but are not limited to, the acceleration of the entire unpaid principal balance, accrued interest, and any other fees, followed by the initiation of foreclosure proceedings against the property.

Please contact our office immediately at [Insert Phone Number] to confirm receipt of this notice or to provide the necessary documentation to resolve this matter.

Sincerely,

[Name of Authorized Representative]

[Title]

[Lender/Service Name]