

**DATE:** [Insert Date]

**VIA CERTIFIED MAIL**

**TO:**

[Borrower Name]

[Borrower Address]

[City, State, Zip Code]

**RE: NOTICE OF DEFAULT AND OPPORTUNITY TO CURE**

Dear [Borrower Name],

Please be advised that you are in default of the terms and conditions of your Loan Agreement dated [Date of Original Loan], regarding the property located at [Property Address].

Specifically, you have violated the "No Secondary Financing" or "Due-on-Sale" provision of your agreement by encumbering the property with unauthorized secondary financing. Our records indicate that a secondary lien or mortgage was recorded on [Date] in favor of [Name of Secondary Lender] in the amount of \$[Amount].

Under the terms of our agreement, the placement of any secondary financing without prior written consent from [Lender Name] constitutes a material breach of contract.

**REQUIRED ACTION:**

To cure this default, you must provide written evidence that the secondary financing has been subordinated to our primary lien in a manner acceptable to us, or provide proof that the secondary lien has been fully released and discharged.

**DEADLINE:**

You have [Number, e.g., 30] days from the date of this letter to cure this default.

Failure to cure this default within the specified timeframe may result in [Lender Name] exercising its rights under the Loan Agreement, which may include the acceleration of the entire unpaid principal balance and the initiation of foreclosure proceedings.

Please contact our office immediately at [Phone Number] to discuss this matter.

Sincerely,

[Signature]

[Printed Name]

[Title]

[Lender Name]