

SENT VIA CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Date: [Insert Date]

[Borrower Name]
[Borrower Address]
[City, State, Zip Code]

RE: NOTICE OF DEFAULT AND INTENT TO ACCELERATE

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 the terms of your Promissory Note and Deed of Trust/Mortgage dated [Insert Original Loan Date].

The default has occurred due to a violation of the "Due-on-Sale" or "Transfer of Interest" provisions of your security instrument. Specifically, it has come to our attention that secondary financing or an additional subordinate lien has been placed against the property without the prior written consent of the Lender. This action constitutes a non-monetary breach of your contractual obligations.

Action Required to Cure Default:

To cure this default, you must provide documented evidence within thirty (30) days from the date of this notice that the unauthorized secondary financing or lien has been formally released and removed from the property title.

Intent to Accelerate:

If you fail to cure this default by [Insert Deadline Date], [Lender Name] hereby gives notice of its intent to accelerate the entire unpaid principal balance of the loan, plus accrued interest and any other fees, making the full amount immediately due and payable.

If the full amount is not paid following acceleration, the Lender will commence legal proceedings to initiate foreclosure to recover the debt, which may result in the loss of your property.

Please contact the undersigned at [Insert Phone Number] if you have any questions regarding this matter or to provide proof of the cured default.

Sincerely,

[Your Name/Representative Name]
[Title]
[Lender/Company Name]