DATE: [Insert Date]

FROM:
[Lender/Servicer Name]
[Address]
[City, State, Zip Code]
[Phone Number]

TO:
[Borrower Name]
[Property Address]
[City, State, Zip Code]

RE: NOTICE OF DEFAULT AND RIGHT TO CURE

Account Number: [Insert Account Number]

Dear [Borrower Name],

This letter serves as formal notice that you are in default on your mortgage loan for the property located at [Property Address]. As of [Current Date], your mortgage payments are past due.

1. Nature of the Default:
You have failed to make the monthly payments due for the following months: [List Missing Payment Months].

2. Amount Required to Cure:
To bring your loan current and "cure" this default, you must pay the total amount of **$[Total Amount Due]**. This amount consists of:

- Past Due Principal and Interest: $[Amount]
- Late Charges: $[Amount]
- Other Fees (Inspections/Corporate Advances): $[Amount]

3. Deadline to Cure:
You must pay the total amount due on or before **[Expiration Date - typically 30 days from notice]**.

4. How to Cure:
Payment must be made in certified funds (cashier's check or money order) and delivered to the address listed at the top of this letter.

5. Consequences of Failure to Cure:
If you do not pay the full amount specified above by the deadline, [Lender Name] intends to accelerate the mortgage loan. This means the entire remaining balance of your loan will become

due immediately. Failure to cure the default may result in the commencement of foreclosure proceedings to sell your home.

6. Right to Reinstate:
You have the right to reinstate your loan after acceleration and the right to assert the non-existence of a default or any other defense in a foreclosure proceeding.

If you are experiencing financial hardship, please contact our Loss Mitigation Department at [Phone Number] immediately to discuss potential options such as a loan modification, forbearance, or repayment plan.

Sincerely,

[Authorized Signature]
[Printed Name/Title]
[Lender/Servicer Name]