

SENT VIA CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Date: [Current Date]

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

Re: Loan Number: [Loan Number]
Property Address: [Property Address]

NOTICE OF DEFAULT AND INTENT TO ACCELERATE

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 associated with the above-referenced loan. As of [Date], your account is past due.

The Default:

You have failed to make the required monthly payments for the following period(s): [List Months/Dates].

Amount Required to Cure:

To bring your loan current, you must pay the total amount of \$[Total Amount Due], which consists of the following:

- Past Due Principal and Interest: \$[Amount]
- Late Charges: \$[Amount]
- Other Fees/Costs: \$[Amount]

Deadline to Cure:

You must pay the full "Amount Required to Cure" no later than [Deadline Date, e.g., 30 days from date of notice]. Payment must be made in certified funds (cashier's check or money order) and delivered to the following address: [Payment Address].

Intent to Accelerate:

If you do not cure this default by the Deadline Date specified above, [Lender/Service Name] intends to **ACCELERATE** the loan. This means the entire unpaid principal balance, along with all accrued interest and fees, will become immediately due and payable in full without further notice to you.

Consequences of Non-Payment:

Failure to cure the default may result in the commencement of foreclosure proceedings to sell the property. You may also be responsible for additional legal fees and costs incurred during the foreclosure process.

You have the right to reinstate the loan after acceleration and the right to assert the non-existence of a default or any other defense in a foreclosure proceeding, if applicable.

Sincerely,

[Name of Authorized Representative]
[Lender/Servicer Name]
[Phone Number]