

NOTICE OF ACCELERATION OF LOAN MATURITY

Date: [Date]

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

RE: Mortgage Loan Number: [Loan Number]

Dear [Borrower Name],

This letter serves as formal notice that you are in default of your residential mortgage loan agreement dated [Date of Note] for the property located at [Property Address].

As previously stated in the Notice of Default sent to you on [Date of Default Notice], you were required to pay the total past due amount of \$[Cure Amount] by [Deadline Date]. As of the date of this letter, the required payment has not been received, and the default has not been cured.

ACCELERATION OF LOAN: Because you have failed to cure the default, [Lender Name] hereby exercises its option to accelerate the maturity of the loan. The entire unpaid principal balance, all accrued interest, and all other fees and charges are now immediately due and payable in full.

The total payoff amount required to satisfy the debt as of [Current Date] is as follows:

- Unpaid Principal Balance: \$[Amount]
- Accrued Interest: \$[Amount]
- Late Fees and Late Charges: \$[Amount]
- Legal Fees/Costs: \$[Amount]
- **TOTAL PAYOFF AMOUNT: \$[Total Amount]**

Please be advised that interest continues to accrue daily. If the total payoff amount is not received by [Final Deadline Date], [Lender Name] will proceed with legal action to protect its interests, which may include the commencement of foreclosure proceedings against the property.

To prevent further legal action, you must provide certified funds for the full payoff amount to the following address:

[Lender/Service Name]
[Payment Address]
[City, State, Zip Code]

If you have any questions regarding this account, please contact our Loss Mitigation Department immediately at [Phone Number].

Sincerely,

[Name of Authorized Representative]

[Title]

[Lender/Service Name]