

DATE: [Insert Date]

TO:

[Borrower Name]
[Co-Borrower Name]
[Property Address]
[City, State, Zip Code]

FROM:

[Lender/Servicer Name]
[Department]
[Address]
[Phone Number]

RE: NOTICE OF INTENT TO FORECLOSE

Loan Number: [Insert Loan Number]

Property Address: [Insert Property Address]

Dear [Borrower Name],

This letter serves as formal notice that your mortgage loan is in default due to non-payment. According to our records, you have failed to make the required monthly payments as outlined in your Promissory Note and Mortgage/Deed of Trust.

Current Status of Loan:

- Total Monthly Payments Past Due: \$[Amount]
- Late Charges: \$[Amount]
- Other Fees (Property Inspections/Corporate Advances): \$[Amount]
- **TOTAL AMOUNT REQUIRED TO CURE DEFAULT: \$[Total Amount]**

Action Required:

To prevent further legal action and the initiation of foreclosure proceedings, you must pay the "Total Amount Required to Cure Default" listed above on or before **[Insert Deadline Date - typically 30 days from notice]**.

Consequences of Non-Payment:

If the full amount required to cure this default is not received by the date specified above, [Lender/Servicer Name] will accelerate the maturity of the loan. This means the entire remaining principal balance, plus interest and fees, will become immediately due. We will then begin formal foreclosure proceedings to sell the property at a public auction.

Right to Reinstate:

You may 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. Please refer to your original mortgage documents for specific details regarding these rights.

Available Resources:

If you are experiencing financial hardship, please contact our Loss Mitigation Department immediately at [Phone Number] to discuss potential alternatives to foreclosure, such as a loan modification, forbearance, or short sale. You may also contact the Department of Housing and Urban Development (HUD) at 1-800-569-4287 to find a certified housing counselor.

Sincerely,

[Name of Representative/Department]

[Lender/Service Name]

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.