

DATE: [Insert Date]

TO:

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

FROM:

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

RE: NOTICE OF INTENT TO FORECLOSE

VA Loan Number: [Insert VA Loan Number]

Property Address: [Insert Property Address]

Dear [Borrower Name],

This letter serves as formal notice that your mortgage loan is in serious default. As of [Date], your account is delinquent in the amount of \$[Total Amount Past Due], which includes principal, interest, late fees, and costs.

IMPORTANT: Because this is a Department of Veterans Affairs (VA) guaranteed loan, you have specific rights and protections. We are required to notify the VA of your default status.

To prevent the initiation of foreclosure proceedings, you must pay the total amount past due or reach an alternative agreement with us no later than [Expiration Date/30 Days from Notice].

VA Loss Mitigation Options:

You may be eligible for alternatives to foreclosure, including:

- Repayment Plans
- Special Forbearance
- Loan Modification
- VA Refund (Refunding the loan to the VA)
- Short Sale (Pre-foreclosure sale)
- Deed-in-Lieu of Foreclosure

Contact the VA:

We strongly encourage you to speak with a VA Loan Technician for financial counseling. You can reach the nearest VA Regional Loan Center at 1-877-827-3702.

If you do not take action by [Expiration Date], we will proceed with the foreclosure process as permitted by your mortgage contract and state law. This may result in the loss of your home and may affect your future eligibility for VA home loan benefits.

Sincerely,

[Authorized Signature]
[Printed Name and Title]
[Lender Name]