

URGENT NOTICE OF ACCELERATION AND INTENT TO FORECLOSE

Date: [Insert Date]

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

RE: Mortgage/Loan Account Number: [Insert Account Number]

Dear [Borrower Name],

This letter serves as formal notice that you are in default of your loan agreement for the property located at [Property Address]. As of the date of this letter, you have failed to cure the default previously notified to you on [Date of Default Notice].

NOTICE OF ACCELERATION: Due to your failure to cure the default, the Lender hereby exercises its option to accelerate the entire unpaid balance of your loan. The total amount now due and payable in full is \$[Total Balance Amount]. This amount includes the principal balance, accrued interest, late fees, and legal costs incurred to date.

DEMAND FOR PAYMENT: Demand is hereby made for the immediate payment of the total amount stated above. You have until [Insert Deadline Date, e.g., 30 days from date of letter] to pay the full balance.

NOTICE OF FORECLOSURE: If full payment is not received by the deadline stated above, the Lender will initiate formal foreclosure proceedings without further notice. Foreclosure may result in the loss of your property and a public sale.

Payment must be made via certified funds (cashier's check or wire transfer) payable to [Lender Name]. Please contact our office at [Phone Number] to obtain an exact payoff figure including daily interest through the date of payment.

Sincerely,

[Authorized Signature]
[Name of Lender/Service]
[Contact Information]