

[Date]

[Homeowner Name]
[Property Address]
[City, State, Zip Code]

Re: Important Options Regarding Your Mortgage - [Loan Number]

Dear [Homeowner Name],

We are contacting you because our records indicate that your mortgage account is currently past due. We understand that financial difficulties can happen, and we want to provide you with guidance on the options available to help you avoid foreclosure.

It is important that you take action immediately. You may be eligible for one of the following alternatives:

- 1. Loan Modification:** Adjusting the terms of your loan to make monthly payments more affordable.
- 2. Forbearance Plan:** Temporarily reducing or suspending your payments for a specific period.
- 3. Repayment Plan:** Spreading out your past-due amount over several months to get back on track.
- 4. Short Sale:** Selling your home for less than the remaining mortgage balance with lender approval.
- 5. Deed-in-Lieu of Foreclosure:** Voluntarily transferring the ownership of your property to the lender.

Next Steps:

Please call us today at [Phone Number] to speak with a dedicated specialist. We can review your financial situation and determine which programs you qualify for. Our office hours are [Hours of Operation].

Additionally, you may wish to contact a HUD-approved housing counseling agency for free professional advice. You can find a counselor near you by calling 1-800-569-4287.

Do not ignore this notice. The sooner you contact us, the more options we will have to assist you.

Sincerely,

[Your Name/Department]
[Company Name]
[Phone Number]