NOTICE OF DEFAULT AND INTENT TO FORECLOSE

Date: [Insert Date]

To: [Borrower Name]
[Property Address]
[City, State, Zip Code]

Re: Loan Number: [Insert Loan Number]

NOTICE IS HEREBY GIVEN that you are in default of your obligations under the Promissory Note and Deed of Trust/Mortgage associated with the property located at [Insert Property Address].

1. Nature of Default:
Your account is past due for the payments covering the period from [Date of First Missed Payment] to [Current Date].

2. Amount Required to Cure:
As of [Insert Date], the total amount required to bring your account current is $[Insert Total Amount]. This amount includes:
- Past Due Principal and Interest: $[Amount]
- Late Charges: $[Amount]
- Legal Fees/Costs: $[Amount]
- Other Fees: $[Amount]

3. Deadline to Cure:
You must pay the "Amount Required to Cure" in full on or before [Insert Deadline Date, e.g., 30 days from notice]. Payment must be made by certified funds or cashier's check payable to [Lender Name].

4. Intent to Foreclose:
If you fail to cure this default by the deadline stated above, [Lender Name] intends to accelerate the maturity of the entire unpaid balance of the loan and commence formal foreclosure proceedings against the property. This may result in the sale of your home at a public auction.

5. Right to Reinstate:
You may have the right to reinstate the loan after acceleration and the right to assert the non-existence of a default or any other defense in the foreclosure proceeding.

If you have any questions or wish to discuss loss mitigation options, please contact our office immediately at [Insert Phone Number].

Sincerely,

[Sender Name/Representative]
[Lender/Servicer Name]
[Address]
[Phone Number]