URGENT NOTICE REGARDING YOUR LOAN

Date: [Insert Date]

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

Re: Account Number: [Insert Account Number]
Property Address: [Insert Property Address]

Dear [Borrower Name],

This letter serves as formal notice that you are in default of your mortgage loan agreement. Despite previous notices, you have failed to pay the required installments to bring your account current.

NOTICE OF ACCELERATION

Pursuant to the terms of your Promissory Note and Security Instrument, the Lender hereby exercises its option to **accelerate** the entire unpaid balance of your loan. As of the date of this letter, the total amount now due and payable in full is:

- Principal Balance: $[Amount]
- Accrued Interest: $[Amount]
- Late Charges/Fees: $[Amount]
- **Total Payoff Amount: $[Total Amount]**

NOTICE OF FORECLOSURE PROCEEDINGS

Because the debt has been accelerated, you must pay the Total Payoff Amount listed above by [Insert Deadline Date] to prevent further action. If payment is not received in full by this date, the Lender will initiate formal foreclosure proceedings against the property located at [Insert Property Address].

Foreclosure may result in the forced sale of your home, your eviction from the property, and a potential deficiency judgment against you.

RIGHT TO REINSTATE

You may have the legal right to reinstate your loan by paying all past-due amounts, late fees, and legal costs incurred to date. Please contact our Loss Mitigation Department immediately at [Insert Phone Number] to discuss payment options or to request a reinstatement quote.

If you are experiencing financial hardship, you may be eligible for foreclosure alternatives such as a loan modification, short sale, or deed-in-lieu of foreclosure. Time is of the essence.

Sincerely,

[Name of Loan Servicer/Lender]
[Department Name]
[Contact Phone Number]