

NOTICE OF DEFAULT AND RIGHT TO CURE

Date: [Date]
From: [Sender Name/Lender]
To: [Recipient Name/Buyer]
Property Address: [Full Address of the Property]

Dear [Recipient Name],

This letter serves as formal notice that you are in breach of the real estate contract dated [Date of Contract] regarding the property located at the address listed above.

Description of Breach:

You have failed to comply with the terms of the agreement as follows:
[Detailed description of default, e.g., failure to make payment due on Date, failure to provide insurance, etc.]

Total Amount Required to Cure (if applicable):

Principal/Payment Amount: \$[Amount]
Late Fees/Interest: \$[Amount]
Total Required: \$[Total Amount]

Right to Cure:

Pursuant to the terms of our agreement and applicable state law, you have the right to cure this default. To prevent further action, you must take the necessary steps to remedy the breach(es) described above on or before [Deadline Date/Time].

Failure to Cure:

If you fail to cure the default by the date specified above, the undersigned intends to exercise all legal rights and remedies available under the contract and by law. This may include, but is not limited to, acceleration of the full balance of the debt, termination of the contract, or initiation of foreclosure/eviction proceedings.

Please send the required payment or proof of remedy to the following address:

[Payment/Contact Name]
[Address]
[City, State, Zip]

Sincerely,

[Signature]
[Printed Name]
[Phone Number]