**<Date>**

<Mortgagor’s Name(s) or Name of Spouse of Last Remaining Mortgagor or “Unknown Heirs” of Mortgagor>

<Borrower’s Mailing Address>

Reference Number: <\_\_\_\_\_\_\_\_\_\_\_\_\_>

<Insert Mortgagee’s Name> (“Mortgagee”)

**TAKE ACTION TO SAVE YOUR HOME FROM FORECLOSURE.**

**OFFICIAL NOTICE UNDER RCW 61.12**

The reverse mortgage on your home has become due because of the death of the last surviving borrower or is in default for failure to meet contractual demands. Specific information about the nature of the default is provided in the attached page.

**If you do nothing to cure the default, if any, we intend to start a lawsuit to foreclose your mortgaged property. If the mortgage is foreclosed, your mortgaged property will be sold to pay off the mortgage debt. You should contact a housing counselor or attorney as soon as possible.**

There are free and low-cost resources available to assist you in protecting your rights to the property. If you would like assistance, you may contact the following:

* The statewide FREE foreclosure counselors recommended by the Washington State Housing Finance Commission:   
  **Toll-free: 1-877-894-HOME (1-877-894-4663)**<http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm>
* United States Department of Housing and Urban Development:   
  **Toll-free: 1-800-569-4287  
  Local counseling agencies in Washington:**<http://www.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListAction=search&searchstate=WA&filterSvc=dfc>
* The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: **Toll-free: 1-800-606-4819**

**HOMEOWNER'S NAME(S):**

**PROPERTY ADDRESS:**

**LOAN ACCT. NO.:**

**ORIGINATING BENEFICIARY:**

**CURRENT BENEFICIARY:**

**CURRENT LOAN SERVICER:**

**REASON FOR THE DEFAULT**

* **The reverse mortgage has become due because of the death of the last remaining mortgagor.** You may have additional rights as the spouse or heir of the mortgagor. Contact a housing counselor or attorney for assistance.

**Or**

* **The reverse mortgage is in default**. The mortgage debt held by the above beneficiary on your property is in default because (use A or B only if applicable):

A. **You have not satisfied your obligation to maintain hazard insurance or pay the taxes for the property,** and the following amounts are now past due:

Unmade payments (explain/detail/itemize):

Other charges (explain/detail/itemize):

**Total Amount Past Due**:

B. **You have failed to take the following action**:

**HOW TO CURE THE DEFAULT**

You may cure the default **BY PAYING THE TOTAL AMOUNT DUE TO THE LENDER,** WHICH IS $ \_\_\_\_\_ PRIOR TO [DATE]**.**

Payments must be made in the following manner:

And made payable and sent to:

You may cure thedefault **BY TAKING THE FOLLOWING ACTION** within \_\_\_\_\_\_\_\_\_ DAYS of the date of this letter:

* *You must respond within 30 days of this letter. If you do not respond, a lawsuit to foreclose on your home may be filed against you. You may contact the loan servicer at (800) XXX-XXXX for more information or to discuss possible options.*